



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, October 20, 2020

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Francis Reddington (Chairperson), Scott Cummings (Vice-Chairperson), John Moreland, Sylvia Osewalt, Jeff Truhlar

Alternates: Daniel Janson, Alexi Gonzalez

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. Regular Board of Adjustment Meeting held August 19, 2020
- b. Regular Board of Adjustment Meeting held September 1, 2020
- c. Regular Board of Adjustment Meeting held September 15, 2020

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- a. **Case Numbers:** **BOA#20-100154 & BOA#20-100155**
Applicant: Robert E. Barnes, Sr.
Owner: Barnes Construction, LLC.
Property Address: 700 & 702 11th Avenue South
Parcel ID: 176751-0005 & 176751-0007 (Originally 176751-0010)
Legal Description: Lot 1, Block 118, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)f**, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling on Lot 1
Miscellaneous Info: No previous variance requests

Notes: _____

- b. **Case Numbers:** **BOA#20-100156 & BOA#20-100157**
Applicant: Robert E. Barnes, Sr.
Owner: Barnes Construction, LLC.
Property Address: 714 & 716 11th Avenue South
Parcel ID: 176751-0009 & 176751-0011 (Originally 176751-0010)
Legal Description: Lot 2, Block 118, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)f**, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling on Lot 2
Miscellaneous Info: No previous variance requests

Notes: _____

- c. **Case Numbers:** BOA#20-100158 & BOA#20-100159
Applicant: Robert E. Barnes, Sr.
Owner: Barnes Construction, LLC.
Property Address: 720 & 722 11th Avenue South
Parcel ID: 176751-0013 & 176751-0015 (Originally 176751-0010)
Legal Description: Lot 3, Block 118, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling
Miscellaneous Info: No previous variance requests

Notes: _____

- d. **Case Numbers:** BOA#20-100160 & BOA#20-100161
Applicant: Mark Nugent
Agent: Matthew Roberts
Owner: Joseph Donald Buffkin, Jr.
Property Address: 202 6th Street South
Parcel ID: 175720-0000
Legal Description: Lots 1 and 2, Block 27, *Pablo Beach South*
Current Zoning: RM-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for a side yard and corner side yard setback of 7.5 feet in lieu of 10 feet minimum and 34-339(e)(1)f, for 41.9% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 1
Miscellaneous Info: No previous variance requests

Notes: _____

- e. **Case Numbers:** BOA#20-100162 & BOA#20-100163
Applicant: Mark Nugent
Agent: Matthew Roberts
Owner: Joseph Donald Buffkin, Jr.
Property Address: 202 6th Street South
Parcel ID: 175720-0000
Legal Description: Lots 1 and 2, Block 27, *Pablo Beach South*
Current Zoning: RM-1
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum and 34-339(e)(1)f, for 41.9% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 2
Miscellaneous Info: No previous variance requests

Notes: _____

- f. **Case Number:** BOA#20-100164
Applicant/Owner: Mirza Pilakovic
Agent: Robert Levesque
Property Address: 630 3rd Avenue North
Parcel ID: 173842-0000
Legal Description: Lot 6, Block 37, *Atlantic Park Re-Plat of Pablo Beach North*
Current Zoning: RS-2
Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 62% lot coverage in lieu of 35% maximum (40% previously approved) and 34-337(e)(1)g, for an accessory structure (pavers) setback of 3.5 feet in lieu of 5 feet minimum to allow for a paver patio around an existing (under construction) pool at an existing single-family dwelling
Miscellaneous Info: One previously approved variance request (BOA#10-100138)

Notes: _____

- g. Case Number:** BOA#20-100166
- Applicant: Christopher S. Moale
- Owner: OGM Homes, LLC.
- Property Address: 435 10th Place South
- Parcel ID: 176424-0000
- Legal Description: Lot 19, Block 5, *Oceanside Park*
- Current Zoning: RS-2
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 45.3% lot coverage in lieu of 35% maximum and 34-373(a)(1), for a one-car garage space (off-street parking) 15 feet deep in lieu of 17 feet deep required to allow for a detached garage addition to an existing single-family dwelling
- Miscellaneous Info: No previous variance requests

Notes: _____

- h. Case Number:** BOA#20-100169
- Applicant/Owner: Daniel Rivera
- Property Address: 2535 Saint Johns Boulevard
- Parcel ID: 180850-0030
- Legal Description: Lot 3, Block 3, *Jacksonville Beach Heights*
- Current Zoning: RS-2
- Motion to Consider: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure setback of 3.7 feet in lieu of 5 feet minimum to allow for a deck and a shed addition to an existing single-family dwelling
- Miscellaneous Info: No previous variance requests

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, November 4, 2020. There are eight scheduled cases.

ADJOURNMENT**NOTICE**

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Board when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to cityclerk@jaxbchfl.net, (2) Postal mail to City Clerk, Board of Adjustment - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to City Clerk at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Board and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Board of Adjustment Meeting
held Wednesday, August 19, 2020, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Francis Reddington
Vice-Chairperson: Scott Cummings
Board Members: Sylvia Osewalt Jeff Truhlar John Moreland
Alternates: Daniel Janson (absent) Alexi Gonzalez (absent)

George Knight, Building Official, was also present.

EX PARTE COMMUNICATION: None

APPROVAL OF MINUTES:

It was moved by Ms. Osewalt, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- July 7, 2020

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

**A. Case Number: BOA#20-100088
Applicant/Owner: Eric Miller
Property Address: 2610 Horn Street
Parcel ID: 180855-0000**

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for the addition of a pool and paver patio to an existing single-family dwelling.

Owner: Eric Miller, 2610 Horn Street, stated this was a substandard lot. He stated two other properties on the street had been approved for 49.9% lot coverage.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

Board members discussed other neighbors receiving variances for increased lot coverage to accommodate their pools. Mr. Reddington objected to the request.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#20-100088, as presented and discussed, with lot coverage of 49.9% instead of 50%.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Jeff Truhlar and Francis Reddington
Nays – Sylvia Osewalt
The motion was approved 4-1.

B. Case Number: BOA#20-100089
Applicant/Owner: James and Sandra Thompson
Property Address: 2607 Ocean Drive South
Property ID: 181595-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a northerly side yard setback of 6.9 feet and a southerly side yard setback of 6.1 feet each in lieu of 10 feet minimum and 34-336(e)(1)(e), for 64.4% lot coverage in lieu of 35% maximum (60% previously approved) to allow for a second-floor addition and substantial improvements and to rectify existing non-conformities of an existing single-family dwelling.

Applicant/Owner: James Thompson, 2607 Ocean Drive South, Jacksonville Beach, said the addition would not change the footprint and they needed more space. Mr. Thompson further advised they spoke to all the neighbors, who supported the request.

Terry Simmons, 4110 Ponte Vedra Boulevard, Architect, said a previous owner had paved the entire yard. The current owner reduced the coverage. He further noted this project would not change the lot coverage. Mr. Simmons stated there are some existing pavers not listed on the original drawing the owners would be willing to remove if the Board required it.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

The Board discussed requiring the owner to reduce lot coverage to 60% per the previous variance.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100089, with the modification the lot coverage be 60%, not 64%.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Jeff Truhlar and Scott Cummings

Nays –Francis Reddington
The motion was approved 4-1.

- C. Case Number:** BOA#20-100090
Applicant/Owner: William Douglas Mordecai
Property Address: 1630 Lower 4th Avenue North
Property ID: 178025-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum to allow for a front porch addition to an existing single-family dwelling.

Applicant/Owner: William Douglas Mordecai, 1630 Lower 4th Avenue North, said this was an odd-shaped lot and the house needed proper stairs and porch with a landing. He stated the lot was also of substandard size.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Mr. Cummings stated five neighbors had indicated their support (on file) for this request.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA#20-100090, as presented and discussed.

Roll Call Vote: Ayes –Sylvia Osewalt, Jeff Truhlar, Scott Cummings, John Moreland and Francis Reddington
The motion was approved unanimously.

- D. Case Number:** BOA#20-100092
Applicant/Agent: Ryan Davis
Owner: ACW Holdings, Inc.
Property Address: 815 Penman Road
Property ID: 177866-0010

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 24.9 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for 43.4% lot coverage (41.5% previously approved) in lieu of 35% maximum to rectify non-conformities resulting from the construction of a new single-family dwelling.

The applicant/owner was not present.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to postpone hearing the request to a later date.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings and John Moreland

Nays – Sylvia Osewalt and Francis Reddington
The motion was approved 3-2.

E. Case Number: BOA#20-100094
Applicant/Owner: James Boughter
Agent: Joe Ofalt, Blue Haven Pools and Spas
Property Address: 128 36th Avenue South
Property ID: 181448-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 47.6% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Agent: Joe Ofalt, 2375 St. Johns Bluff Road South, Jacksonville, said this was an undersized, non-conforming lot.

Mr. Knight said per the survey, the current lot coverage was 42.3%.

Mr. Moreland stated the City had problems with Mr. Ofalt's company being granted variances but then exceeding them. He wanted to be sure the work did not ultimately exceed the request when the pool was built and pavers installed. Mr. Ofalt said there were trees in the rear yard to prevent them from extending farther. Mr. Moreland noted if this were a standard sized lot, the coverage requested would be 29.3%.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

Board members discussed the side yard reduction. Mr. Moreland stated considering how this company often exceeds what was granted, he wanted it on record that he would be very opposed to correcting an error in lot coverage once the pool was installed.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#20-100094, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Jeff Truhlar and Francis Reddington
Nays – Sylvia Osewalt
The motion was approved 4-1.

F. Case Number: BOA#20-100106
Applicant/Owner: Nickolas Stam
Agent: Michael Stauffer, Architect
Property Address: 3002 Ocean Drive South
Property ID: 181505-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum; 34-336(e)(1)g, for an accessory structure setback of 4 feet in lieu of 5 feet minimum (shower and utility yard); and 34-373(f), for a turf block driveway in lieu of required paving to allow for construction of a new single-family dwelling.

Agent: Michael Stauffer, 1417 Sadler Road, Fernandina Beach, said this was a substandard lot. He was unaware of the previous variance request.

Applicant/Owner: Nickolas Stam, 570 Ponte Vedra Boulevard, Ponte Vedra Beach, stated he was not the owner at the time of the previous variance request.

Public Hearing:

The following spoke in support of the request:

- Robert Grovenstein, 3007 Ocean Drive South, Jacksonville Beach

Mr. Cummings read into record an email (on file) in support of the application:

- Mr. and Mrs. Gray Mabry, 3015 Ocean Drive South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland felt this request was reasonable. He further stated if this were a standard-sized lot the coverage requested would only be 32.4%.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#20-100106, as presented and discussed.

Roll Call Vote: Ayes –John Moreland, Sylvia Osewalt, Jeff Truhlar, Scott Cummings and Francis Reddington
The motion was approved unanimously.

G. Case Number: **BOA#20-100107**
Applicant/Owner: Timothy and Sharon Pickering
Property Address: 1102 Theodore Avenue
Property ID: 179919-0000

City of Jacksonville Beach Land Development Code Section(s): 4-337(e)(1)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a covered porch addition to an existing single-family dwelling.

Applicant/Owner: Timothy Pickering, 1102 Theodore Avenue, said this is a substandard lot. He said no neighbor had expressed an objection.

Public Hearing:

Mr. Cummings read into record the names of four neighbors in support of the variance request.

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

Board members agreed it was a substandard lot. Mr. Moreland advised if this were a standard sized lot the lot coverage requested would only be 36.2%.

Motion: It was moved by Mr. Cummings, seconded by Ms. Osewalt, to approve BOA#20-100107, as presented and discussed.

Roll Call Vote: Ayes – Sylvia Osewalt, Jeff Truhlar, Scott Cummings, John Moreland and Francis Reddington
The motion was approved unanimously.

H. Case Number: **BOA#20-100108**
Applicant/Owner: Melissa and John Caputo
Property Address: 1010 20th Street North
Property ID: 179200-0040

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 45.5% lot coverage in lieu of 35% maximum (40% previously approved) to rectify existing nonconformities and add a coping only pool to an existing single-family dwelling.

Applicant/Owner: John Caputo, 1010 20th Street North, said this was a non-conforming lot. He said this was a lot and a half, and neighbors with smaller lots had greater coverage than this. Mr. Moreland explained if a lot was in excess of the standard size, which this one was, it was virtually impossible to get a variance, per their Land Development Code. Mr. Caputo noted the variance was for what was already on the lot.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#20-100108, as presented and discussed.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, John Moreland, Sylvia Osewalt and Francis Reddington
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, September 1, 2020**. There are seven scheduled cases.

ADJOURNMENT

Board of Adjustment Meeting
Wednesday August 19, 2020

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:54 P.M.

These minutes have been review by Planning & Development.

Submitted by: Sheila Boman
Office Assistant

Approval:

Chairperson

Date

understands parking requirements are determined by the size of the building and/or the type of business using them; however, a dog kennel is not listed as a specific use, so the number would then be determined by “closes like use” which in this case would be either a veterinary clinic or, due to the drop off/pick up aspect, a child care center.

Discussion ensued regarding the number of employees for the business, how many dogs would be kenneled at one time and the use of on-street parking to supplement any additional parking needed.

Mr. Moreland asked if it were possible to get 18 parking spaces on the property. Kevin Connors, Architect, 830-13 A1A North, Ponte Vedra Beach, advised the site plan could be revised to include 18 spaces verses the 15 currently listed. Mr. Knight noted the initial amount of 26 spaces was determined by Bill Mann, Director, Planning & Development, based on the Land Development Code requirements.

Public Hearing:

Mr. Cummings read into record letters from the following in support of the variance:

- Rich Posset Jr., Greater Beaches VFW Post 3270, 915 8th Avenue South, Jacksonville Beach
- Kathy Naugle, 740 10th Avenue South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued regarding the hardship of the property and interpretation of how many parking spots are required according to the Land Development Code.

Motion: It was moved by Mr. Moreland, seconded by Mr. Janson, to approve BOA#20-100086, for 18 parking spaces instead of 26.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, and Dan Janson
Nays – Sylvia Osewalt and Francis Reddington

The motion was approved 3-2.

NEW BUSINESS:

A. Case Number: BOA#20-100110 & BOA#20-100111
Applicant: BLV, Inc.
Owner: Jed Davis
Property Address: 415 9th Avenue North
Parcel ID: 174550-0000

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(1)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum each and 34-339(e)(1)f, for 45% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Agent: Tim Mallard, 415 9th Avenue North, Jacksonville Beach, advised the hardship was the lot is only 50 feet wide verses 60 feet required in an RM-1 zone. He further noted if this were a standard-sized lot, the coverage requested would only be 37% percent. Ms. Osewalt questioned the hardship regarding lot coverage as the lot is 6,250 square feet, which is larger than the 6,000 square feet minimum required for RM-1. Mr. Millard reiterated the hardship was caused by the width of the property.

Public Hearing:

The following spoke in opposition of the application:

- Mary Phillips, 934 10th Street North, Jacksonville Beach
- James Sorrell, 428 North 10th Avenue, Jacksonville Beach

Mr. Millard addressed the comments made by Ms. Phillips and Mr. Sorrell. Discussion ensued between Mr. Millard and the Board regarding the width of the property and lot coverage.

Mr. Reddington closed the public hearing.

Discussion:

There was no further discussion.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA#20-100110 & 20-100111, for the 5 foot setbacks on each side.

Roll Call Vote: Ayes – John Moreland and Sylvia Osewalt
Nays Scott Cummings, Dan Janson, and Francis Reddington

Discussion:

Discussion ensued regarding the lot, although not 60 foot wide, was still large enough to build on without the variance being granted.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#20-100110 & BOA#20-100111, as written and described.

Roll Call Vote: Nays – Sylvia Osewalt, Scott Cummings, John Moreland, Dan Janson, and Francis Reddington

The motion was unanimously disapproved.

B. Case Number: **BOA#20-100114**
Applicant/Owner: Alison and Matthew Moss
Agent: Bob Hamil, Henderson Pool Service
Property Address: 3831 Tropical Terrace
Parcel ID: 181249-0025

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 46.5% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Agent: Bob Hamil, 725 Palm Circle, Neptune Beach, advised the hardship was a substandard lot at 6,550 square feet instead of the 10,000 square feet required. Mr. Hamil stated current lot coverage was 35.5%. Mr. Moreland noted if the lot was standard in size, the coverage would be 30.5%.

Public Hearing:

Mr. Cummings read into record an email (on file) from the following who was in support of the application:

- Bryan Green, 3810 Tropical Terrace, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland stated the lot was clearly substandard and he agreed with the request.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 20-100114, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington

The motion was approved unanimously.

C. **Case Number:** BOA#20-100115
Applicant/Owner: Wesley Tranter
Property Address: 1021 19th Street North
Parcel ID: 179196-0120

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 44.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Applicant: Wesley Tranter, 1021 19th Street North, Jacksonville Beach, stated his hardship was the lot was substandard in size. He further advised his lot was only 5,069 square feet. Mr. Moreland stated if the lot were standard-sized, the requested coverage would only be 30.0%.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

Discussion:

Mr. Moreland stated this was a reasonable request.

Motion: It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA#20-100115, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson and Francis Reddington

The motion was approved unanimously.

D. Case Number: BOA#20-100116

Applicant: Janet L. Bonaventure
Owner: Janet L. & Christopher T. Bonaventure, Sr.
Property Address: 829 15th Avenue South
Parcel ID: 176904-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Applicant: Janet L. Bonaventure, 829 15th Avenue South, Jacksonville Beach, stated her hardship was the lot size.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

Discussion:

The Board found the request very reasonable. Mr. Moreland noted if this were a standard-sized lot, the coverage requested would be 33%.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA#20-100116 as written and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, Dan Janson and Francis Reddington

The motion was unanimously approved.

E. Case Number: BOA#20-100117

Applicant/Owner: Geovanni and Erin Orlando
Property Address: 3376 Isabella Boulevard
Parcel ID: 180820-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a northerly side yard setback of 5.5 feet in lieu of 10 feet minimum and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with a pool and detached garage.

Applicant: Geovanni Orlando and Erin Orlando, 3376 Isabella Boulevard, Jacksonville Beach, both came before the Board regarding this variance. Ms. Orlando stated their hardship was a nonconforming, substandard lot. She further stated they had talked to their neighbors, who were all in favor of the request. Ms. Orlando noted if the property were a conforming, 10,000 square foot lot, the requested coverage would only be 29.4%.

Public Hearing:

No one came before the Board to speak about this case.

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued regarding the property being undersized.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA#20-100117 as written and discussed.

Roll Call Vote: Ayes – Sylvia Osewalt, Scott Cummings, John Moreland, Dan Janson and Francis Reddington

The motion was unanimously approved.

F. Case Number: BOA#20-100124
Applicant: Daniel Elmaleh
Owner: Sherry Hayes
Property Address: 1828 Ocean Drive South
Parcel ID: 179359-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 13 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard setback of 5 feet in lieu of 10 feet minimum and total side yards of 10 feet in lieu of 15 feet; 34-338(e)(1)c.3, for a rear yard setback of 2 feet as measured to the adjacent city-owned parcel and 10 feet as measured to the westerly property line, both in lieu of 30 feet minimum; and 34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 6.

Applicant: Cathy and Dan Elmaleh, 1879 South 1st Street, Jacksonville Beach, advised the hardship was a substandard sized lot. He noted the majority of the lots on his street were substandard at only 40 feet frontage by 60 to 70 feet deep. Mr. Elmaleh advised when he ordered the title for his property, he found out the City of Jacksonville Beach owned a small sliver of property adjacent to his property. He spoke to Mike Staffopoulos, City Manager, who agreed to sell him the property

once City Council had voted on the sale. Mr. Elmaleh stated the plan was to build a single family home with a garage, which would bring the current lot coverage from 66% to 51%. He also stated he reached out to his neighbors in regards to this request, and they were in support of the application.

Public Hearing:

The following was in support of the variance application but did not wish to address the Board:

- Rob Ford, 29 20th Avenue South, Jacksonville Beach

Mr. Cummings read into record a memo (on file) from Michael Staffopoulos, City Manager, Jacksonville Beach, regarding the small piece of property adjacent to the Applicant's lot, which is owned by the city.

Mr. Cummings also read into record letters (on file) in support of the variance from the following:

- Kevin and Shannon Stout, 1902 Ocean Drive South, Jacksonville Beach
- Ann Pinner, 1902 1st Street South, Jacksonville Beach
- GR Wilson, 1893 Ocean Drive, Jacksonville Beach
- Ken and Carol Ackis, 1818 First Street South, Jacksonville Beach
- Mark Warner, 1819 Ocean Drive, Jacksonville Beach
- Steven Haerter and Justin Elsik, 106 19th Avenue South, Jacksonville Beach
- George Wilson, 1893 Ocean Drive South, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued and the Board agreed the lot was substandard in size. Mr. Moreland noted if this were a standard-sized lot, coverage would only be 24%. Mr. Cummings further noted with the addition of the small parcel owned by the city, the total lot coverage needed is actually 50.69%.

Motion: It was moved by Mr. Moreland seconded by Mr. Cummings, to approve BOA#20-1000124 as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt, Dan Janson, and Francis Reddington

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, September 15, 2020**. There are 6 scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:45 P.M.

Submitted by: Sheila Boman
Office Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, September 15, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Francis Reddington
Vice-Chairperson: Scott Cummings
Board Members: Sylvia Osewalt (*absent*) Jeff Truhlar John Moreland
Alternates: Dan Janson (*absent*) Alexi Gonzalez

Building Official George Knight was also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES: *None*

CORRESPONDENCE: *None*

OLD BUSINESS:

A. Case Number: **BOA#20-10080
Applicant/Owner: Ruben Lavarias
Property Address: 667 12th Avenue South
Parcel ID: 176743-0120**

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 42.8% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Ruben Lavarias, 667 12th Avenue South, Jacksonville Beach, stated the hardship was the lot was nonconforming because it was slightly narrower than what was allowed. Mr. Moreland asked about the lack of any setback requests, Mr. Lavarias explained they were only putting decking around an already permitted pool. Mr. Cummings noted the lot was only 50 feet wide verses the 60 minimum required.

Public Hearing:

The following spoke in support of the application:

- Robert Barnes Sr., 3317 Royal Palm Drive, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued and it was concluded this was an acceptable request.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA#20-100080 because it meets the standard of the Land Development Code, for 42.8% lot coverage in lieu of the 35% maximum.

Roll Call Vote: Ayes – Scott Cummings, Jeff Truhlar, Alexi Gonzalez, and Francis Reddington
Nays – John Moreland

The motion was approved 4-1.

NEW BUSINESS:

A. Case Number: **BOA#20-100128**
Applicant/Owner: Renee L. Baron
Property Address: 1104 7th Street North
Parcel ID: 175055-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 22 feet in lieu of 25 feet minimum and 34-336(e)(1)d, for no garage in lieu of a one-car garage to allow for a carport extension and front porch addition to an existing single-family dwelling.

Applicant: Renee L. Baron, 1104 7th Street North, Jacksonville Beach, advised her lot was an undersized lot for RS-1 zoning at only 8,720 square feet. Ms. Baron further noted they are not asking for lot coverage as they currently are under 30% coverage. She explained part of her plan was to have a covered entry from the house to the carport.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

There was no further discussion.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 20-100128, as it meets the standards.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Alexi Gonzalez and Francis Reddington

The motion was unanimously approved.

B. Case Number: BOA#20-100129
Applicant/Owner: Janis L. Porcari
Property Address: 1619 9th Avenue North
Parcel ID: 179193-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a corner side yard setback of 10.2 feet in lieu of 14 feet minimum; 34-337(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for an addition to an existing single-family dwelling.

Applicant: Janis L. Porcari, 1619 9th Avenue North, Jacksonville Beach, stated her lot was undersized at 7,140 square feet versus the 7,500 square feet minimum for an RS-2 zoned area.

Public Hearing:
No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:
Mr. Moreland noted if this were a standard-sized lot the coverage would only be 39.3%.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve BOA#20-100129 as written and described because it meets the standards.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, John Moreland, Alexi Gonzalez and Francis Reddington

The motion was approved unanimously.

C. Case Number: BOA#20-100130
Applicant/Owner: William and S. Cortney Cronin
Property Address: 4 Marsh Drive
Parcel ID: 179658-0202

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 10 feet for a garage addition and 20 feet for a pergola addition both in lieu of 30 feet minimum to allow for improvements to an existing single-family dwelling.

Applicant: S. Cortney Cronin, 4 Marsh Drive, Jacksonville Beach, advised the eastside of her lot was up against the main road and the north side has a severe slope, which makes it hard to build on. Mr. Truhlar stated there was a lack of hardship in regards to the size of Applicant's lot as it is 12,500 square feet, which is more than the 10,000 square foot minimum required for an RS-1 zoned area. Mr. Moreland advised the hardship could be due to the type of silt on the property, which is a special characteristic of the property that makes parts of it unusable. Mr. Knight advised the hardship would fall under Standard #1, Special Conditions and Circumstances.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued and the Board concluded there was a viable hardship.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 20-100130 because it meets the standards.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, John Moreland, and Alexi Gonzalez
Nays – Francis Reddington

The motion was approved 4-1.

D. Case Number: BOA#20-100131

Applicant: Delise Bowen
Owner: Pauline L. Boeneke Living Trust
Property Address: 340 23rd Avenue South
Parcel ID: 179601-1020

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(5), for 94.5% lot coverage in lieu of 85% maximum; 34-373(a)(1), for 12 parking spaces 8.5 feet wide in lieu of 9 feet required; 34-373(b), for a two-way drive aisle of 21 feet in lieu of 23 feet required; 34-373(c) for 21.5 feet turning and maneuvering space in lieu of 23 feet required; 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377, for 13 parking spaces in lieu of 19 spaces required; and 34-425(b)(1), for no landscaped area located between off-street parking and adjacent public rights-of-way in lieu of 5 feet wide landscape buffers required all to allow for the provision of additional parking spaces for an existing commercial property.

Applicant: Delise Bowen, 22207 Bella Lago Drive, Boca Raton, FL and Bobby Boeneke, 3047 St. Andrews Way, Tallahassee, FL, advised the property belonged to their parents. In the 1980s, their father gave away part of the property to another business owner. Ms. Bowen stated now they need to sell the property to facilitate their parent's long term care, but with only 5 parking spots currently on the property, it has been difficult. Ms. Bowen further stated if they were still in control of the property given away they would not need the variance. However, in order to make the property more attractive to potential buyers they are seeking a variance for additional parking.

Public Hearing:

The following spoke in support of the application:

- Nancy Love, 343 Plaza, Atlantic Beach, FL

The following was in support of the variance but did not wish to speak:

- Misti Stephens, 2609 Madrid Street, Jacksonville Beach

The following opposed the agenda item but did not wish to speak:

- Claire Heusinger, 2320 3rd Street South, Suite# 2 & 3, Jacksonville Beach
- Joseph Kevin Bing, 2320 South Third, Suite# 9 & 10, Jacksonville Beach

Mr. Cummings read into record emails (on file) from the following who opposed the variance:

- Todd Gilbertson, No Address Provided

Ms. Bowen addressed the email comments from Mr. Gilbertson.

Mr. Reddington closed the public hearing.

Discussion:

Discussion ensued regarding lack of hardship and the number of parking spots required per the Land Development Code.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to deny BOA#20-100131 as it does not meet the standards.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Jeff Truhlar, and Francis Reddington
Nays – Alexi Gonzalez

The motion to deny the variance was approved 4-1.

E. Case Number: BOA#20-100133
Applicant: MaliVai Washington
Owner: Jenoze NYC, LLC
Property Address: 127 16th Avenue South
Parcel ID: 176307-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.3, for a rear yard setback of 8.2 feet in lieu of 30 feet minimum; 34-338(e)(1)d, for no garage or carport in lieu of a required one-car garage or carport; and 34-338(e)(1)e, for 44% lot coverage in lieu of 35% maximum to rectify existing non-conformities and allow for the conversion and substantial renovation of a duplex into a single-family dwelling.

Applicant: MaliVai Washington, 554 Jacksonville Drive, Jacksonville Beach, stated his lot was substandard at 50 x 62.5 in width. He further stated the home, built in 1943, had two existing non-conformities (no garage and lot coverage over the 35% maximum) he would like to have rectified with the variance. His plan was to turn the existing structure from a duplex into a single-family home. Mr. Washington advised he provided an email (on file) from a neighbor who was in support of the variance. In addition, he spoke with another neighbor who was also in favor, but has no correspondence regarding that conversation. Mr. Truhlar asked if another variance would be needed

should Mr. Washington decide to tear down the existing structure in order to build a new home, Mr. Knight stated yes.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion: Discussion ensued regarding lot coverage.

Motion: It was moved by Mr. Moreland seconded by Mr. Truhlar, to approve BOA#20-1000133 as presented and discussed because it meets the standards.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Scott Cummings, Alexi Gonzalez, and Francis Reddington

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, October 6, 2020**. There are 7 scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:55 P.M.

Submitted by: Sheila Boman
Office Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



APPLICATION FOR VARIANCE

BOA NO. 20-100154/100155
HEARING DATE 10-20-20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

RECEIVED

AUG 24 2020

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Robert E. Barnes, Sr Telephone: (904) 424-9678
Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Agent Name: _____ Telephone: _____
Mailing Address: _____ E-Mail: _____

Landowner Name: Barnes Construction LLC Telephone: (904) 424-9678
Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 700 & 702 11th Ave S., Jax Bch, FL 32250 - 176751-0005 & 176751-0007
Legal description of property (Attach copy of deed): Lot 1, Blk 118, Oceanside Park, Jax Bch, FL 32250
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Increase of lot coverage from 35% to 38% to allow for new construction town home with a second floor balcony and a 6'x6' paver back patio. Requesting a rear setback of 25' in lieu of 30' for a paver patio within the 3% increase in lot coverage request. Front setback of the town home is 24' to accommodate the 4'x12' balcony within the setback of 20'.

AFFIDAVIT

I, Robert E. Barnes, Sr, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

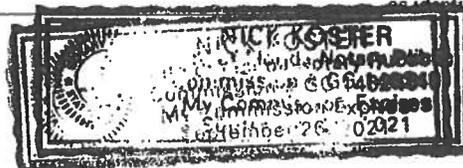
Robert E. Barnes, Sr
PRINT APPLICANT NAME

8/21/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of August, 2020, by Robert Barnes, who is personally known to me or produced FLID identification.

NOTARY PUBLIC SIGNATURE
Nick Koester
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (s):
34-338(e) (2) f, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling on Lot 1

VARIANCE APPLICATION STANDARDS AND CONDITIONS

20-100154
BOA No 20-100155

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

PLANNING & DEVELOPMENT

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | Lots are substandard, non-conforming to code. Impervious coverage has been changed to "lot coverage" which has caused a hardship. |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | No special privileges, common for construction of new homes in Jacksonville Beach. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | The construction on a balcony is commonly enjoyed and customary in this area of Jacksonville Beach. A rear patio is common to almost all homes and reduces the liability in the form of stabilizing the steps from a home. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | |

**EXISTING
&
PROPOSED**

PLOT PLAN OF

LOT 1, BLOCK 118, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

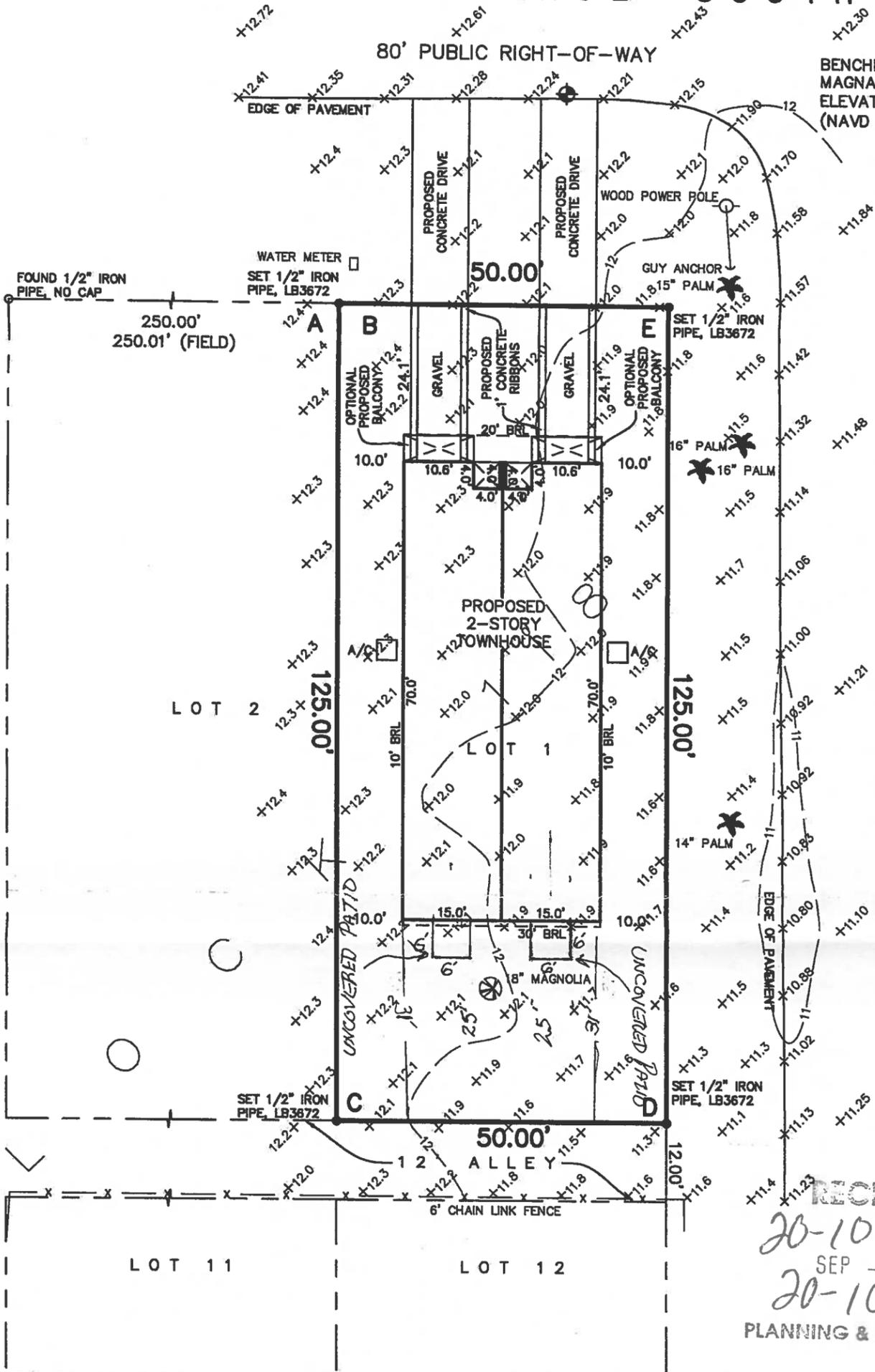
11TH AVENUE SOUTH

80' PUBLIC RIGHT-OF-WAY

BENCHMARK: SET
MAGNAIL & DISK, LB3672
ELEVATION = 12.31'
(NAVD 1988 DATUM)

8TH STREET SOUTH
50' PUBLIC RIGHT-OF-WAY

7TH STREET SOUTH
50' PUBLIC RIGHT-OF-WAY



RECEIVED
20-100154
SEP - 1 2020
20-100155
PLANNING & DEVELOPMENT

- NOTES:
- THIS IS A MAP ONLY AND NOT A BOUNDARY SURVEY.
 - INTERIOR ANGLES PER FIELD SURVEY:
 - A: 90°00'00"
 - B: 90°00'00"
 - C: 90°00'00"
 - D: 90°00'00"
 - E: 90°00'00"
 - NORTH PROTRACTED FROM PLAT.
 - NO BUILDING RESTRICTION LINES PER PLAT.
 - BENCHMARK USED IS A MAGNAIL IN A WOOD POWER POLE LOCATED 17' +/- NORTH OF THE CENTERLINE OF 12TH AVENUE SOUTH AND 75' +/- EAST OF THE CENTERLINE OF 7TH STREET SOUTH. ELEVATION = 12.61' (NAVD 1988 DATUM).

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

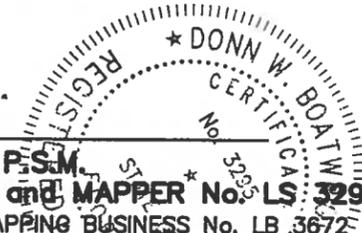
IMPERVIOUS CALCULATION:

LOT AREA = 6,250 SQUARE FEET
 PROPOSED HOUSE = 2,070 SQUARE FEET
 PROPOSED CONCRETE = 146 SQUARE FEET
 TOTAL PROPOSED IMPERVIOUS = 2,216 SQUARE FEET
 PROPOSED IMPERVIOUS PERCENTAGE = 35.4%

OPTIONAL PROPOSED BALCONY = 84 SQUARE FEET
 NOT INCLUDED IN ABOVE CALCULATIONS.
 PROPOSED LOT COVERAGE 3890
 TOTAL PROPOSED COVERAGE 2372 SQUARE FEET
 THIS SURVEY WAS MADE FOR THE BENEFIT OF
 BARNES CONSTRUCTION, LLC.



DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY: _____
 DRAWN BY: JDB
 FILE: 2020-218-PP

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: _____
 MARCH 12, 2020
 SHEET 1 OF 1

Ref. BOA# 20-100154-20-100159

LeeAnn Bassabe

From: willybigboy@aol.com
Sent: Monday, October 12, 2020 9:37 AM
To: Planning Division
Subject: variance request 155-159

I oppose this variance request , I don't believe he has a hardship. The builder has previously received a variance for the same issue on some properties on 12th ave south, (in the back yard of these duplexes) and at that hearing he said he corrected the problem on the 11th ave project. Now, after the duplex is built he is asking for more, I hope the board will not grant him this variance, he has over built enough.

william goodling

516 11th ave s.

please let me know you received this e mail.



APPLICATION FOR VARIANCE

BOA NO. 20-100156 / 100157
HEARING DATE 10-20-20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale on 11" x 17" paper or smaller.
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

AUG 24 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Barnes Construction LLC Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 714 & 716 11th Ave S., Jax Bch, FL 32250 - 176751-0009 & 176751-0011
 Legal description of property (Attach copy of deed): Lot 2, Blk 118, Oceanside Park, Jax Bch, FL 32250
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Increase of lot coverage from 35% to 38% to allow for new construction town home with a second floor balcony and a 6'x6' paver back patio. Requesting a rear setback of 25' in lieu of 30' for a paver patio, within the 3% increase in lot coverage request. Front setback of the town home is 24' to accommodate the 4'x12' balcony within the setback of 20'.

AFFIDAVIT

I, Robert E. Barnes, Sr, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature]
APPLICANT SIGNATURE

Robert E. Barnes, Sr
PRINT APPLICANT NAME

8/21/2020
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of August, 2020, by Robert Barnes, who is personally known to me or produced FLID as identification.

[Signature]
NOTARY PUBLIC SIGNATURE
Nick Koster
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (s):
34-338(e) (2) f, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling on Lot 2

VARIANCE APPLICATION STANDARDS AND CONDITIONS

20-100156
BOA NO. 20-100157

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

AUG 24 2020

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | Lots are substandard, non-conforming to code. Impervious coverage has been changed to "lot coverage" which has caused a hardship. |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | No special privileges, common for construction of new homes in Jacksonville Beach. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | The construction on a balcony is commonly enjoyed and customary in this area of Jacksonville Beach. A rear patio is common to almost all homes and reduces the liability in the form of stabilizing the steps from a home. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | |

**EXISTING
&
PROPOSED**

PLOT PLAN OF

LOT 2, BLOCK 118, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

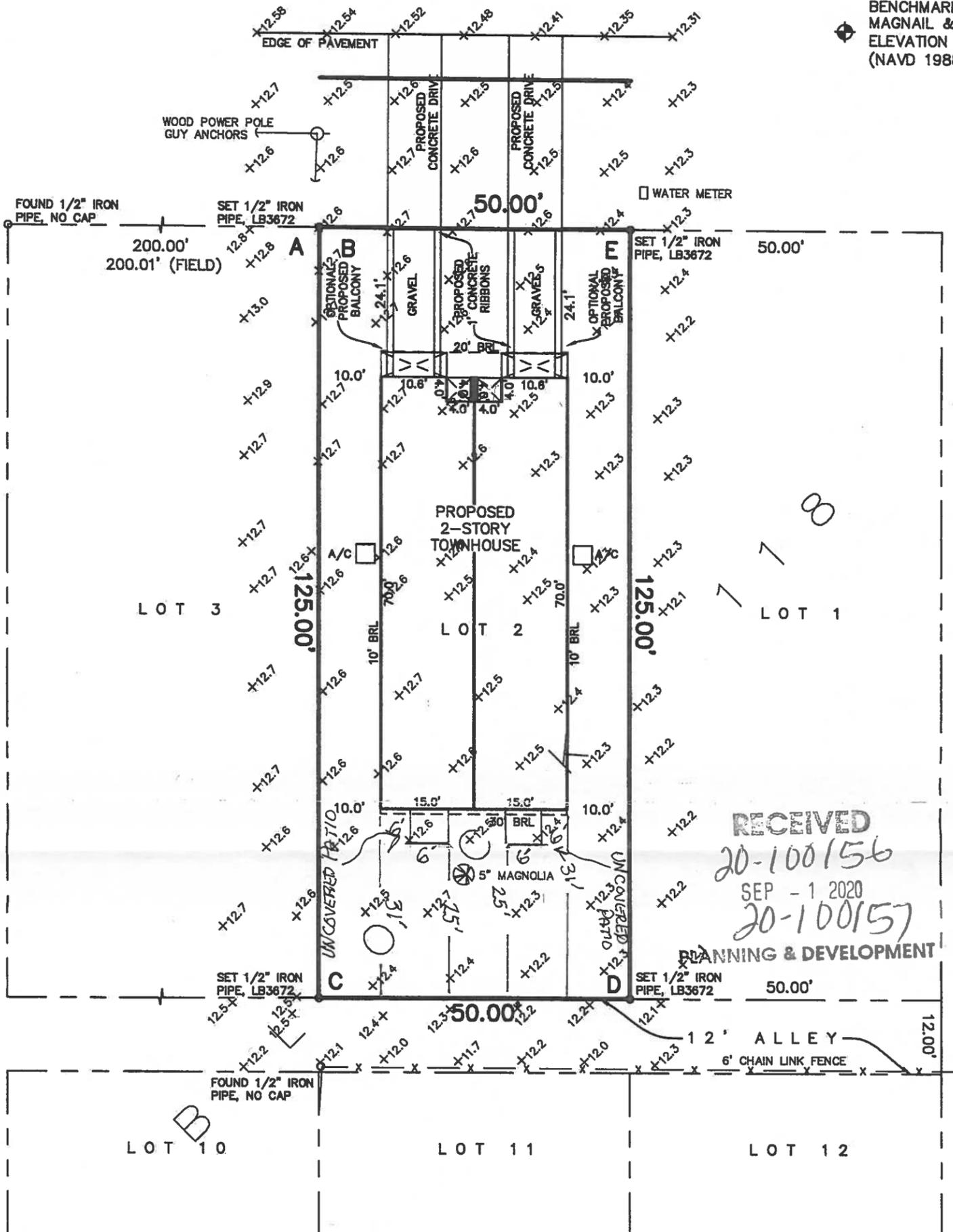
11TH AVENUE SOUTH

80' PUBLIC RIGHT-OF-WAY

BENCHMARK: SET
MAGNAIL & DISK, LB3672
ELEVATION = 12.31'
(NAVD 1988 DATUM)

8TH STREET SOUTH
50' PUBLIC RIGHT-OF-WAY

7TH STREET SOUTH
50' PUBLIC RIGHT-OF-WAY



RECEIVED
20-100156
SEP - 1 2020
20-100157
PLANNING & DEVELOPMENT

- NOTES:
- THIS IS A MAP ONLY AND NOT A BOUNDARY SURVEY.
 - INTERIOR ANGLES PER FIELD SURVEY:
 - A: 90°00'00"
 - B: 90°00'00"
 - C: 90°00'00"
 - D: 90°00'00"
 - E: 90°00'00"
 - NORTH PROTRACTED FROM PLAT.
 - NO BUILDING RESTRICTION LINES PER PLAT.
 - BENCHMARK USED IS A MAGNAIL IN A WOOD POWER POLE LOCATED 17' +/- NORTH OF THE CENTERLINE OF 12TH AVENUE SOUTH AND 75' +/- EAST OF THE CENTERLINE OF 7TH STREET SOUTH. ELEVATION = 12.61' (NAVD 1988 DATUM).

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATION:

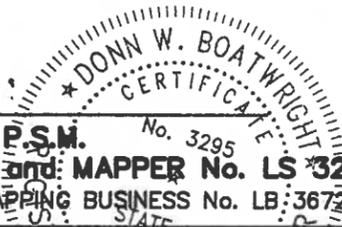
LOT AREA = 6,250 SQUARE FEET
 PROPOSED HOUSE = 2,070 SQUARE FEET
 PROPOSED CONCRETE = 146 SQUARE FEET
 TOTAL PROPOSED IMPERVIOUS = 2,216 SQUARE FEET
 PROPOSED IMPERVIOUS PERCENTAGE = 35.4%

OPTIONAL PROPOSED BALCONY = 84 SQUARE FEET
 NOT INCLUDED IN ABOVE CALCULATIONS.
 PROPOSED LOT COVERAGE 38%
 TOTAL PROPOSED COVERAGE 2372 SQUARE FEET
 THIS SURVEY WAS MADE FOR THE BENEFIT OF
 BARNES CONSTRUCTION, LLC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672



CHECKED BY: _____
 DRAWN BY: JDB
 FILE: 2020-219-PP

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MARCH 25, 2020
 SHEET OF 1

3



APPLICATION FOR VARIANCE

20-100158
BOA No. 20-100159
HEARING DATE 10-20-20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale on 11" x 17" paper or smaller.
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

AUG 24 2020

APPLICANT INFORMATION

PLANNING & DEVELOPMENT

Applicant Name: Robert E. Barnes, Sr Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Barnes Construction LLC Telephone: (904) 424-9678
 Mailing Address: 3317 Royal Palm Drive, Jacksonville Bch, FL 32250 E-Mail: barnesconstruction@bellsouth.net

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 720 & 722 11th Ave S., Jax Bch, FL 32250 - 176751-0013 & 176751-0015
 Legal description of property (Attach copy of deed): Lot 3, Blk 118, Oceanside Park, Jax Bch, FL 32250
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Increase of lot coverage from 35% to 38% to allow for new construction town home with a second floor balcony and a 6'x6' paver back patio. Requesting a rear setback of 25' in lieu of 30' for a paver patio, within the 3% increase in lot coverage request. Front setback of the town home is 24' to accommodate the 4'x12' balcony within the setback of 20'.

AFFIDAVIT

I, Robert E. Barnes, Sr, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] Robert E. Barnes, Sr 8/21/2020
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of August, 2020, by Robert Barnes, who is personally known to me or produced FLID identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Nick Koster
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-3 FLOOD ZONE: X

CODE SECTION (s):
34-338(e) (2) f, for 38% lot coverage in lieu of 35% maximum to allow for the construction of a new two-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

26,100158
BOA No 20-100159

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED

AUG 24 2020

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

PLANNING & DEVELOPMENT

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | Lots are substandard, non-conforming to code. Impervious coverage has been changed to "lot coverage" which has caused a hardship. |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | No special privileges, common for construction of new homes in Jacksonville Beach. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | The construction on a balcony is commonly enjoyed and customary in this area of Jacksonville Beach. A rear patio is common to almost all homes and reduces the liability in the form of stabilizing the steps from a home. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | |

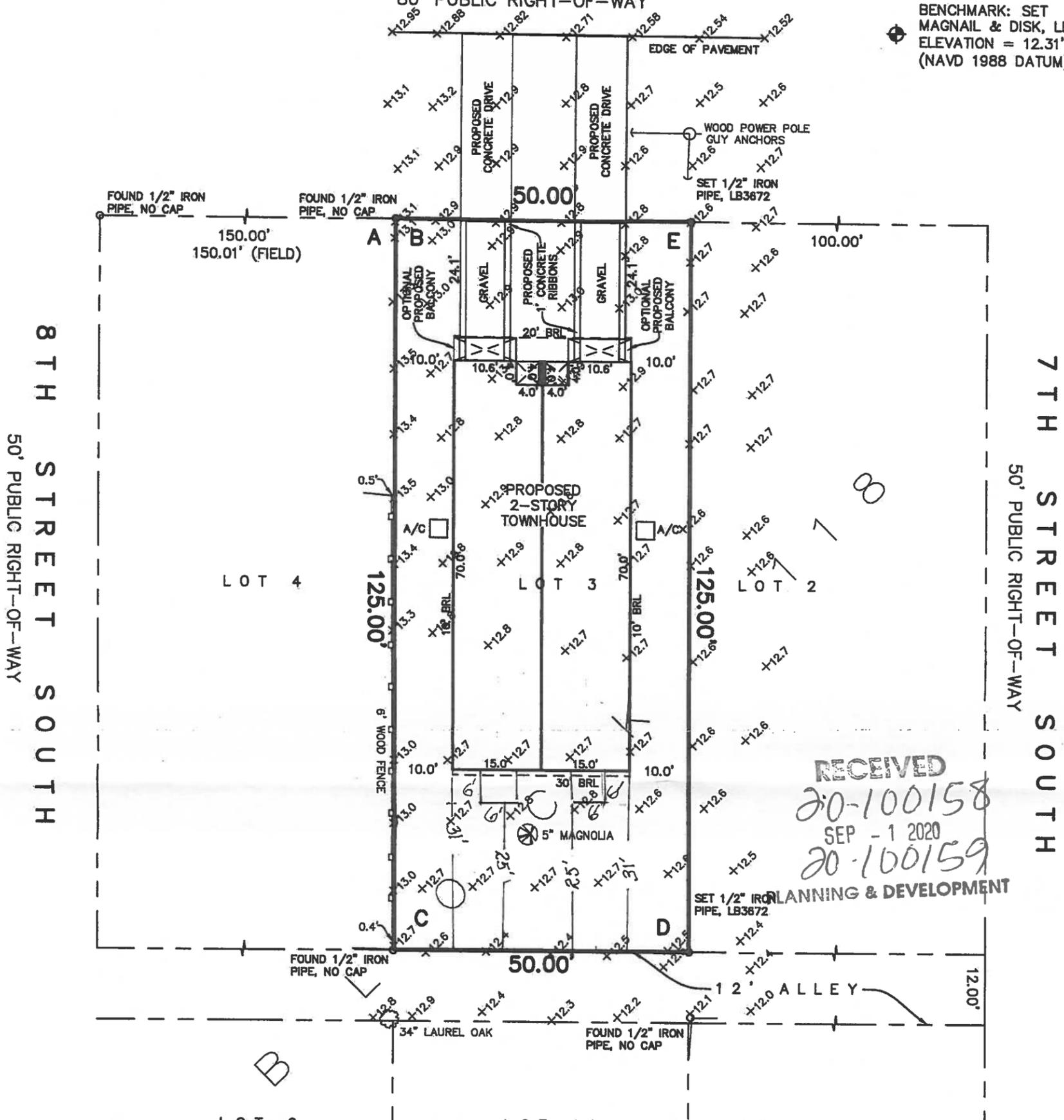
PLOT PLAN OF

LOT 3, BLOCK 118, OCEANSIDE PARK, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

11TH AVENUE SOUTH

80' PUBLIC RIGHT-OF-WAY

**BENCHMARK: SET
MAGNAIL & DISK, LB3672
ELEVATION = 12.31'
(NAVD 1988 DATUM)**



RECEIVED
20-100158
SEP - 1 2020
20-100159
PLANNING & DEVELOPMENT

- NOTES:**
- THIS IS A MAP ONLY AND NOT A BOUNDARY SURVEY.
 - INTERIOR ANGLES PER FIELD SURVEY:
 - A: 90°00'00"
 - B: 90°00'00"
 - C: 90°00'00"
 - D: 90°00'00"
 - E: 90°00'00"
 - NORTH PROTRACTED FROM PLAT.
 - NO BUILDING RESTRICTION LINES PER PLAT.
 - BENCHMARK USED IS A MAGNAIL IN A WOOD POWER POLE LOCATED 17' +/- NORTH OF THE CENTERLINE OF 12TH AVENUE SOUTH AND 75' +/- EAST OF THE CENTERLINE OF 7TH STREET SOUTH. ELEVATION = 12.61' (NAVD 1988 DATUM).

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

IMPERVIOUS CALCULATION:

LOT AREA = 6,250 SQUARE FEET

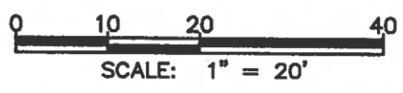
PROPOSED HOUSE = 2,070 SQUARE FEET
 PROPOSED CONCRETE = 146 SQUARE FEET
 TOTAL PROPOSED IMPERVIOUS = 2,216 SQUARE FEET

PROPOSED IMPERVIOUS PERCENTAGE = 35.4%

OPTIONAL PROPOSED BALCONY = 84 SQUARE FEET
 NOT INCLUDED IN ABOVE CALCULATIONS.

PROPOSED LOT COVERAGE 3890
 TOTAL PROPOSED COVERAGE 2372 SQUARE FEET
 THIS SURVEY WAS MADE FOR THE BENEFIT OF
 BARNES CONSTRUCTION, LLC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

| | | |
|---|--|-------------------------------------|
| CHECKED BY: _____ DRAWN BY: JDB FILE: 2020-220-PP | BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550 | DATE: MARCH 2, 2020 SHEET 1 OF 1 |
|---|--|-------------------------------------|

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment

REQUIRED DOCUMENTATION

- 1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

AUG 25 2020

APPLICANT INFORMATION

Applicant Name: MARK Nugent
Mailing Address: 1144 Fruit Cove Rd, Saint Johns, FL 32259
Agent Name: Matthew Roberts
Mailing Address: 941 Ruth Ave, Jax Beach, FL 32250
Landowner Name: Joseph Buffkin Jr.
Mailing Address: 106 9th Ave S., Jax Beach, FL 32250

PLANNING & DEVELOPMENT

Telephone: 904-704-3777
E-Mail: XLPrepJax@AOL.com
Telephone: 727-488-6529
E-Mail: matt@somebodyhomes.com
Telephone: 904-333-1822
E-Mail: donniebuffkin@gmail.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

#175720-0000

Street address of property and Real Estate Number: 202 6th St. S., Jacksonville Beach, FL 32250
Legal description of property (Attach copy of deed): 3-28 33-2S-29E Pablo Beach South Lots 1, 2 B/LK 27
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Side yard setback of 7.5ft per side in lieu of 10ft. Total lot coverage of 41.9% in lieu of 35% for a two-family dwelling on Lot 1

AFFIDAVIT

I, MARK Nugent, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

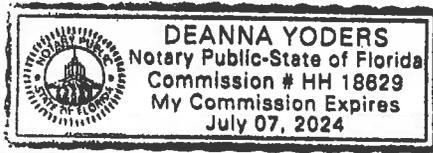
MARK Nugent
PRINT APPLICANT NAME

8/25/20
DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 25th day of August, 2020, by Mark Nugent, who is personally known to me or produced as identification.

NOTARY PUBLIC SIGNATURE
PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1

FLOOD ZONE: X

CODE SECTION (S):
34-339(e)(1)c.2, for a side yard and corner side yard setback of 7.5 feet in lieu of 10 feet minimum and
34-339(e)(1)f, for 41.9% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 1

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100160

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED
20-100160 / 161
AUG 25 2020

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | The lots are undersized and do not fit the width requirement for building per code |
| Special circumstances and conditions do not result from the actions of the applicant. | YES | The two lots were already established lots by the city of Jax Beach. |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | YES | Granting this variance will allow us to build as most of the other townhomes are already currently built. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES | It would deprive the applicant rights enjoyed by other parcels in same zoning district. It would not allow us to build adequate width of residence or width for enough parking for the residents. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | YES | Granting the variance would allow us to build with 7.5' side setbacks, which then increases the total lot coverage due to the small width. |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | YES | Granting this variance will allow us to build like other townhomes are currently built. This will help the appeal and prices and parking and will not adversely affect adjacent land. |

LOT 1

PROPOSED

Lot Coverage = 41.9%

BUILDING : 2,450 sf

A/C : 18 sf

DRIVEWAY : 155 sf

2,623 sf

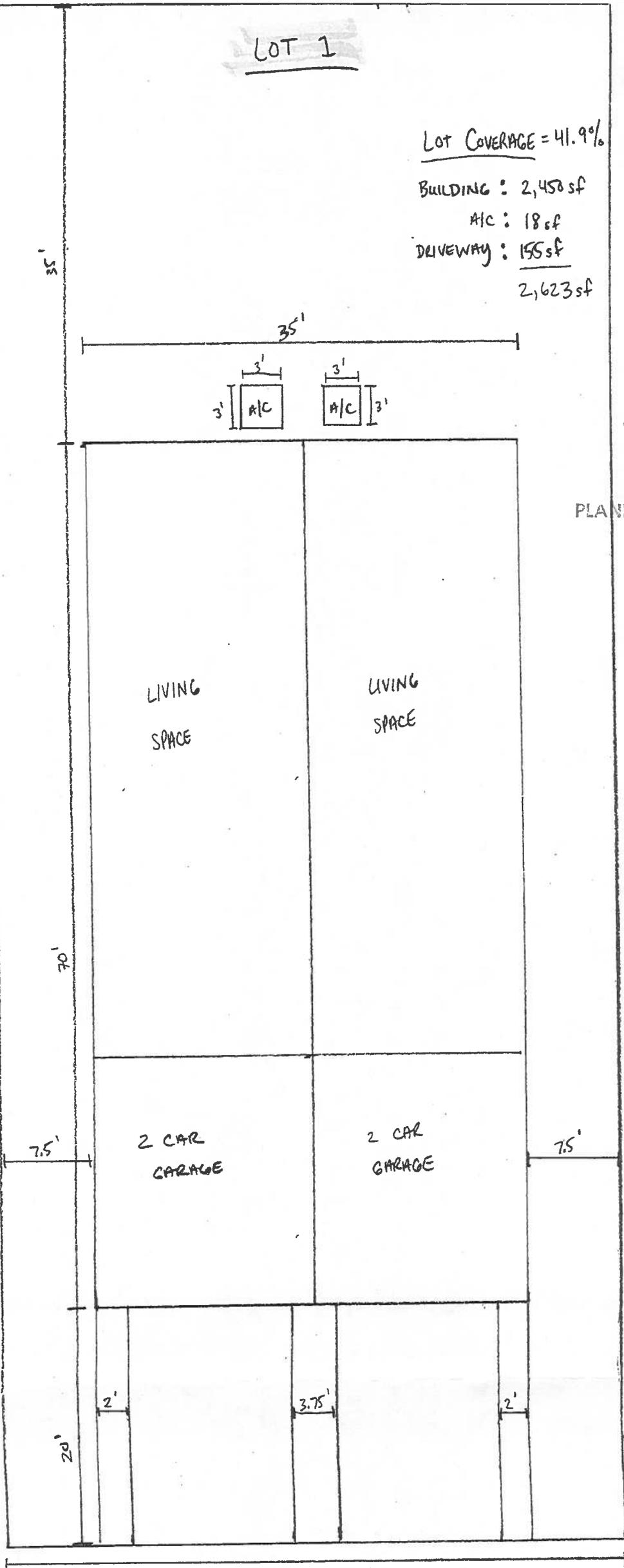
RECEIVED
20-100160

SEP 15 2020

20-100161

PLANNING & DEVELOPMENT

6TH ST S. [125']



2ND AVE S. [50']

SCALE
1" = 10'

MAP SHOWING BOUNDARY SURVEY OF
LOT'S 1 & 2 BLOCK 27 AS SHOWN ON MAP OF
PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE PUBLIC RECORDS OF DUVAL CO., FLA.
 CERTIFIED FOR: BILLY & KATHLEEN EATMON, U.S. TITLE & ESCROW CORP. &

HOME SAVINGS OF AMERICA, F.A.

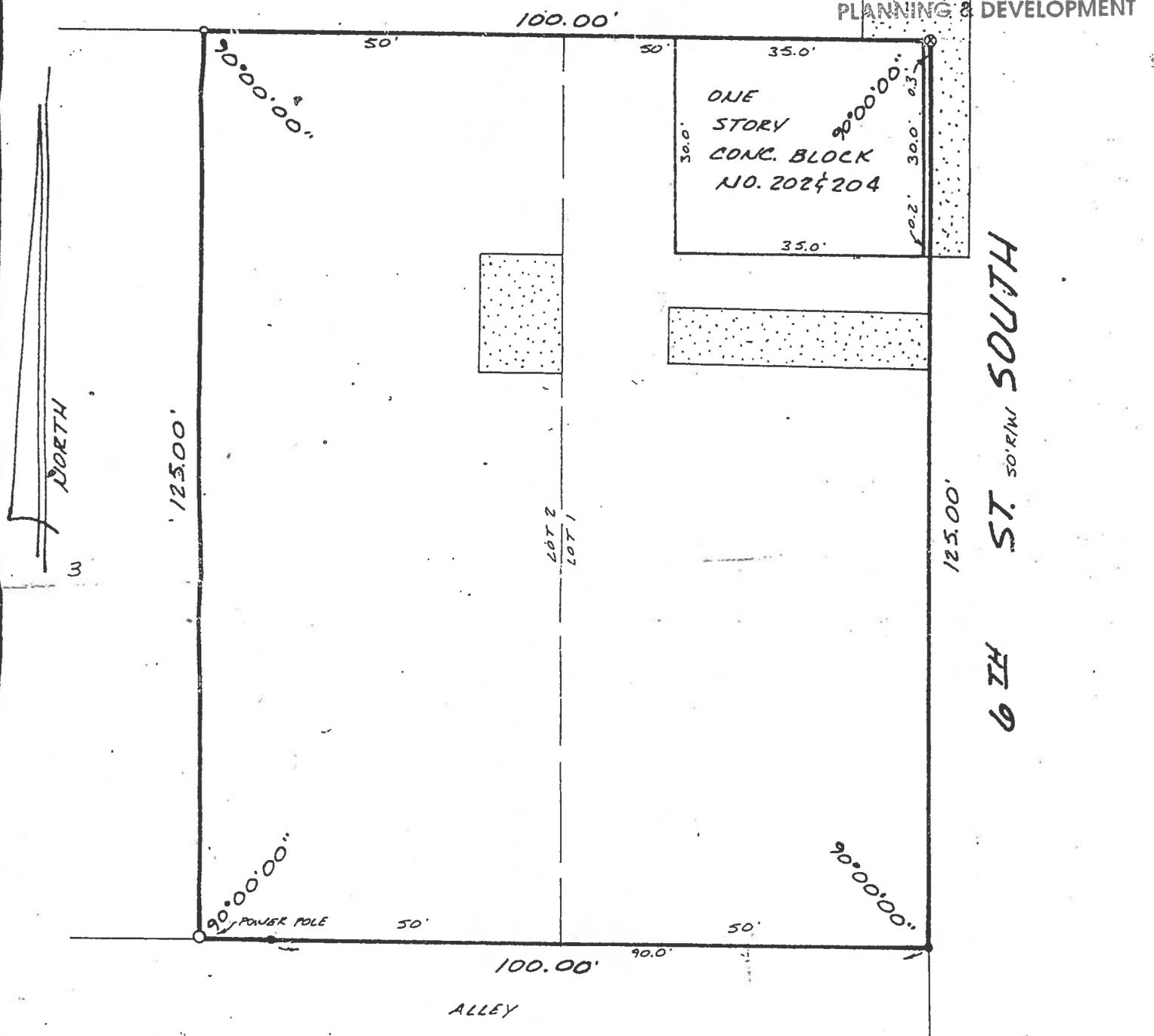
100 X 125

EXISTING

RECEIVED
 20-100160
 AUG 25 2020
 20-100161

2ND AVE. 80' R/W SOUTH

PLANNING & DEVELOPMENT



REVISED: 10-10-88

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE C AS SHOWN
 ON FLOOD INSURANCE RATE MAP 0001 FOR JACKSONVILLE BEACH FLORIDA, DATED 4-18-83

TRI-STATE LAND SURVEYORS INC.

LAND SURVEYORS - 8411 BAYMEADOWS WAY - JACKSONVILLE, FLORIDA 32256 - (904) 731-7235

- LEGEND:
- ⊙ CONC. MON.
 - IRON COR. (SET WITH CAP #LS 4144)
 - X- FENCE
 - IRON COR. (FOUND)
 - ⊗ CROSS CUT

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA, STATUTES

LARRY G. EDDY, P. L. S. No. 4144

SCALE 1"=20'

DATE 9-26-88

(Signature)
 REGISTERED SURVEYOR, STATE OF FLORIDA



This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

- 1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED SEP - 3 2020

APPLICANT INFORMATION

Applicant Name: Mark Nugent
Mailing Address: 1144 Fruit Cove Rd, St. Johns, FL 32259
Agent Name: Matthew Roberts
Mailing Address: 941 Ruth Ave, Jacksonville Beach, FL 32250
Landowner Name: Joseph Buffkin Jr.
Mailing Address: 106 9th Ave S, Jacksonville Beach, FL 32250
PLANNING & DEVELOPMENT
Telephone: 904-704-3777
E-Mail: XLPROPJAX@aol.com
Telephone: 727-488-6529
E-Mail: matt@somebodyhomes.com
Telephone: 904-333-1822
E-Mail: donniebuffkin1@gmail.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 202 6th St. S., Jacksonville Beach, FL 32208 #175720-000
Legal description of property (Attach copy of deed): 3-28 33-2S-29E Pablo Beach South Lots 1,2 Blk 27
Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Side yard setback of 7.5ft per side in lieu of 10ft. Total lot coverage of 41.9% in lieu of 35%. For a two-family dwelling on Lot 2

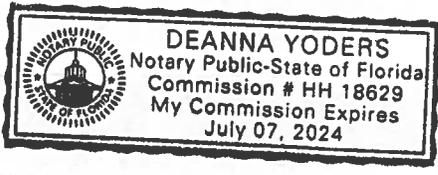
AFFIDAVIT

I, Mark Nugent, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE: [Signature] PRINT APPLICANT NAME: MARK NUGENT DATE: 9/3/20

STATE OF FLORIDA, COUNTY OF DUVAL: This instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 3rd day of September, 2020, by Mark Nugent, who is personally known to me or produced FL DL as identification.

NOTARY PUBLIC SIGNATURE: [Signature] PRINT NOTARY NAME: Deanna Yoders



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 FLOOD ZONE: X
CODE SECTION (S): 34-339(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum and 34-339(e)(1)f, for 41.9% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 2

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-10016
20-10016

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

SEP 9 2020
 PLANNING & DEVELOPMENT

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | The lot widths are undersized and do not fit the width requirement for building, per code. |
| Special circumstances and conditions do not result from the actions of the applicant. | YES | The two lots were already established lots by the city of Tax Beach. |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | YES | Granting this variance will allow us to build as most of the other townhomes are already built in the same area. |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES | It would deprive the applicants rights enjoyed by other properties enjoyed in the same zoning district. It would not allow us to build adequate width of residence or width for enough parking for the residents. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | YES | Granting of variance would allow us to build with 7.5' setbacks, which then increases the total lot coverage. |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | YES | Granting this variance, would allow us to build like other townhomes are currently built. This will help the home appeal, prices, and parking and will not adversely affect adjacent land. |

LOT 2

PROPOSED

LOT COVERAGE = 41.9%

BUILDING : 2,458 sf

A/C : 18 sf

DRIVEWAY : 155 sf

2,623 sf

RECEIVED

20-100162

SEP 15 2020

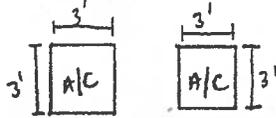
20-100163

PLANNING & DEVELOPMENT

[52']

35'

35'



LIVING SPACE

LIVING SPACE

70'

7.5'

2 CAR GARAGE

2 CAR GARAGE

7.5'

20'

2'

3.75'

2'

2ND AVE S. [50']

SCALE
1" = 10'

MAP SHOWING BOUNDARY SURVEY OF
 LOT'S 1 & 2 BLOCK 27 AS SHOWN ON MAP OF
 PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE PUBLIC RECORDS OF DUVAL CO., FLA.
 CERTIFIED FOR: BILLY & KATHLEEN EATMON, U.S. TITLE & ESCROW CORP &

EXISTING

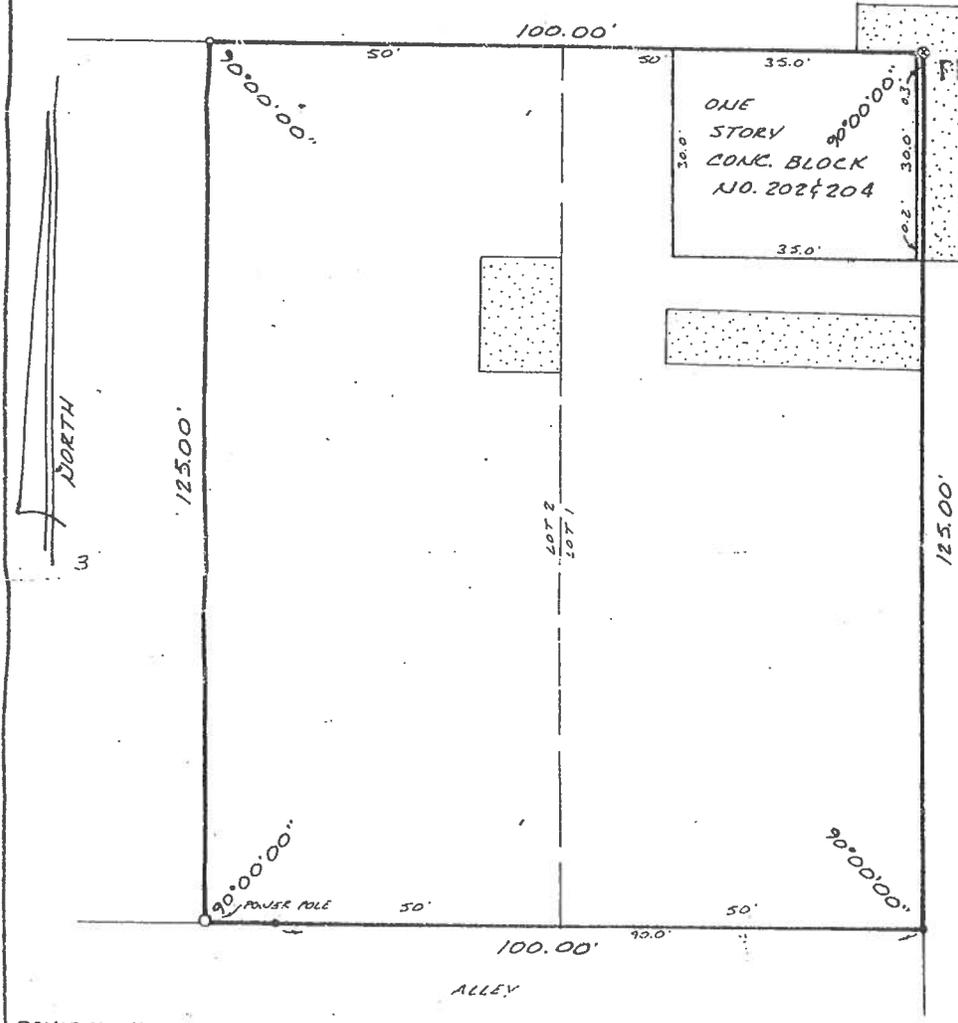
HOME SAVINGS OF AMERICA, F.A.

100 X 125

2ND AVE. 60' R/W SOUTH

RECEIVED
 20-100162
 SEP - 3 2020
 20-100163

PLANNING & DEVELOPMENT



REVISED: 10-10-88

I HEREBY CERTIFY THAT THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP 0001 FOR JACKSONVILLE BEACH FLORIDA, DATED 4-18-83

TRI-STATE LAND SURVEYORS INC.

LAND SURVEYORS - 8411 BAYMEADOWS WAY - JACKSONVILLE, FLORIDA 32256 - (904) 731-7235

- LEGEND.
- ⊙ CONC. MON.
 - IRON COR. (SET WITH CAP #LS 4144)
 - X- FENCE
 - IRON COR. (FOUND)
 - ⊗ CROSS CUT

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA, STATUTES

LARRY G. EDDY, P. L. S. No. 4144

SCALE 1" = 20'

DATE 9-26-88

[Signature]
 REGISTERED SURVEYOR, STATE OF FLORIDA





APPLICATION FOR VARIANCE

BOA No. 20-100164
HEARING DATE 10/20/20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

8/25/20
INSUFFICIENT

(Beneficial Pools dropped off)

APPLICANT INFORMATION

Applicant Name: Mirza Pilakovic Telephone: (904) 861-4941
 Mailing Address: 630 3rd Ave North E-Mail: mirza@boldcityac.com
Jax Beach, FL 32250
 Agent Name: Robert Levesque Telephone: 904.247.1313
 Mailing Address: 101 Levy Rd E-Mail: JHETERNAL@gmail.com
Atlantic Bch, Fla 32233
 Landowner Name: Mirza Pilakovic Telephone: (904) 861-4941
 Mailing Address: 630 3rd Ave North E-Mail: mirza@boldcityac.com
Jax Beach, FL 32250

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 630 3rd Ave N, Jax B. 32250 173842-0000
 Legal description of property (Attach copy of deed): 9-15 33-25-29 E Atlantic Park R/P PT Dable Beach North Lot 6 Blk 37
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Requesting 424 FT² of Pavers to be placed around 15x30 Pool, in config of 5' on house side, 4' on each end and 3' on backside (as per drawing)

AFFIDAVIT

I, Mirza Pilakovic, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

Mirza Pilakovic Mirza Pilakovic 08/05/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:
 This instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of August, 2020, by Mirza Pilakovic, who is personally known to me or produced personally known as identification.

Emina Pilakovic
 NOTARY PUBLIC SIGNATURE
 PRINT NOTARY NAME



SEP 14 2020

(Affix Notary Seal Above) PLANNING & DEVELOPMENT

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S):
 34-337(e)(1)e, for 62% lot coverage in lieu of 35% maximum (40% previously approved) and 34-337 (e)(1)g, for an accessory structure (pavers) setback of 3.5 feet in lieu of 5 feet minimum to allow for a paver patio around an existing (under construction) pool at an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100164

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|----------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | yes | |
| Special circumstances and conditions do not result from the actions of the applicant. | yes | |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | yes | |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes | |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | yes | |

INTERNAL USE



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 4, 2010

Matthew Vallez
630 3rd Avenue North
Jacksonville Beach, FL 32250

RECEIVED

20-100164

SEP 14 2020

PLANNING & DEVELOPMENT

RE: BOA #10-100138
630 3rd Avenue North

Dear Mr. Vallez:

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, November 3, 2010 to consider your variance application.

As indicated in the application, the request was for the following:

- 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum; and
- 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum

To allow for improvements to a single family dwelling.

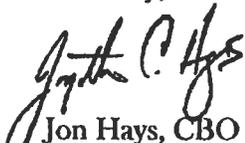
The results of the meeting were:

- Approved

You are required to apply for a building permit for this project. A copy of the building permit application, as well as a checklist for the required submittals is attached. Please complete and submit the application along with the required information to our office before you begin work on this project.

Please remove the public hearing notice posted on your property. If you have any questions regarding this variance, please feel free to call me at (904) 247-6235.

Sincerely,

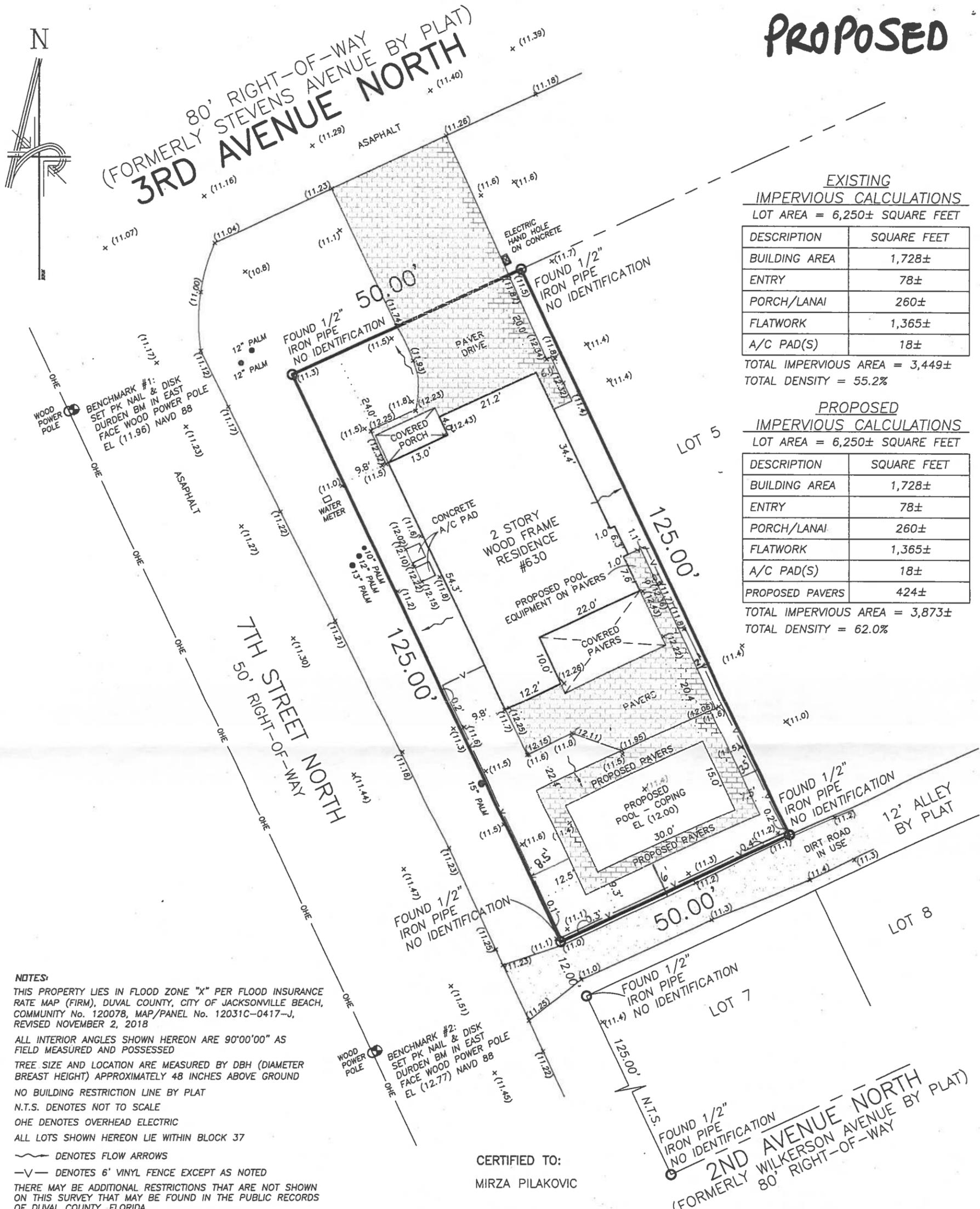

Jon Hays, CBO
Building Department

Proposed

MAP SHOWING SITE PLAN OF:

LOT 6, BLOCK 37, ATLANTIC PARK RE-PLAT OF PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PROPOSED



EXISTING IMPERVIOUS CALCULATIONS
LOT AREA = 6,250± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|--------------------------------|-------------|
| BUILDING AREA | 1,728± |
| ENTRY | 78± |
| PORCH/LANAI | 260± |
| FLATWORK | 1,365± |
| A/C PAD(S) | 18± |
| TOTAL IMPERVIOUS AREA = 3,449± | |
| TOTAL DENSITY = 55.2% | |

PROPOSED IMPERVIOUS CALCULATIONS
LOT AREA = 6,250± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|--------------------------------|-------------|
| BUILDING AREA | 1,728± |
| ENTRY | 78± |
| PORCH/LANAI | 260± |
| FLATWORK | 1,365± |
| A/C PAD(S) | 18± |
| PROPOSED PAVERS | 424± |
| TOTAL IMPERVIOUS AREA = 3,873± | |
| TOTAL DENSITY = 62.0% | |

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
 ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD MEASURED AND POSSESSED
 TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND
 NO BUILDING RESTRICTION LINE BY PLAT
 N.T.S. DENOTES NOT TO SCALE
 OHE DENOTES OVERHEAD ELECTRIC
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 37
 ——— DENOTES FLOW ARROWS
 -V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MIRZA PILAKOVIC

DURDEN
 SURVEYING AND MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.023 Florida Statutes and Chapter 5317 Florida Administrative Code

H. Bruce Durdan, Jr.
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, JR.

RECEIVED
 20-100164
 SEP 14 2020

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED JUNE 17, 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20195

PLANNING & DEVELOPMENT

B-9688

Existing

MAP SHOWING SITE PLAN OF:

LOT 6, BLOCK 37, ATLANTIC PARK RE-PLAT OF PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



(FORMERLY 80' RIGHT-OF-WAY STEVENS AVENUE BY PLAT) **3RD AVENUE NORTH**

630 3rd Ave N **EXISTING**
RECEIVED
20-100164
SEP 14 2020

PLANNING & DEVELOPMENT

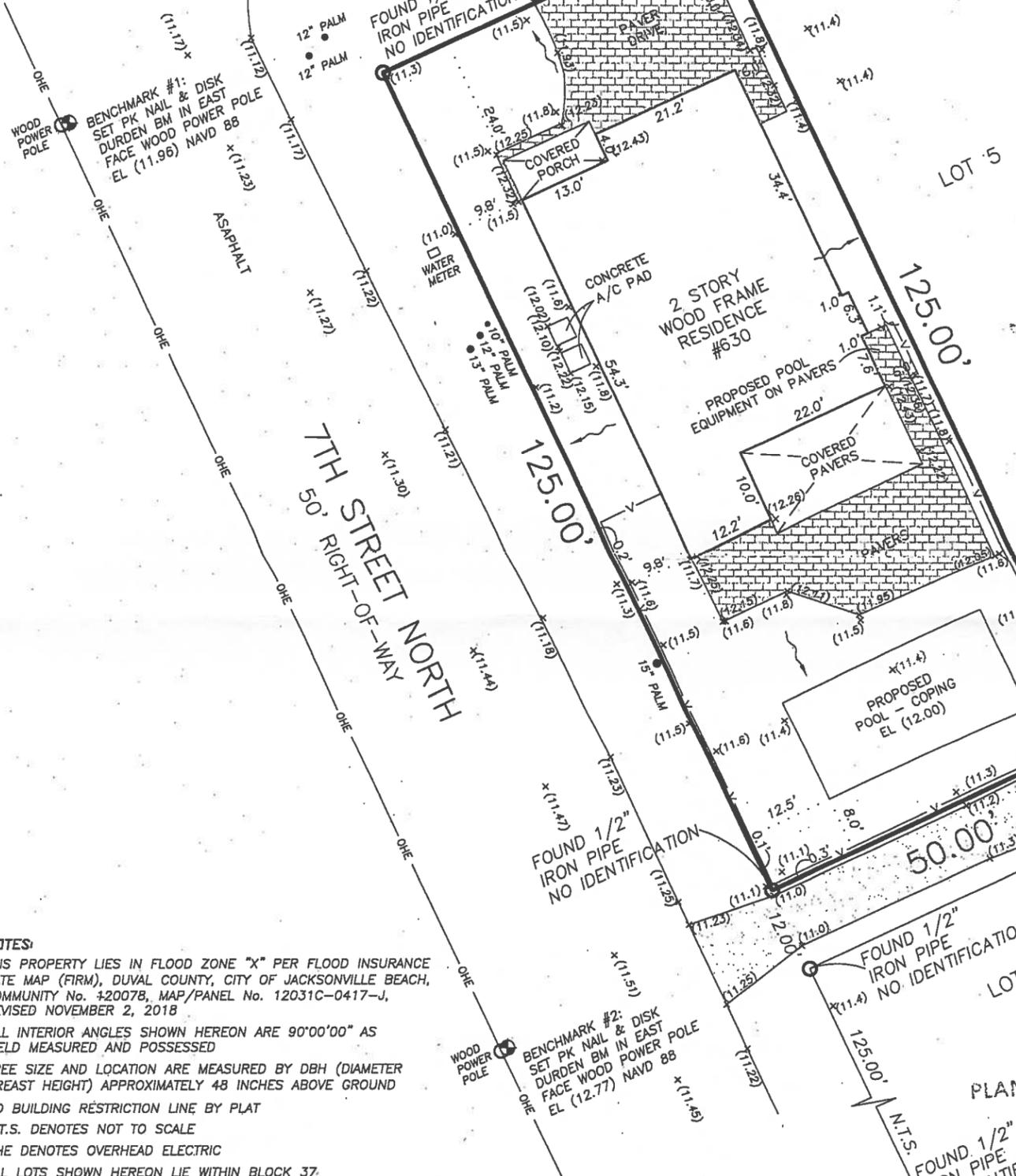
EXISTING & PROPOSED IMPERVIOUS CALCULATIONS

LOT AREA = 6,250± SQUARE FEET

| DESCRIPTION | SQUARE FEET |
|---------------|-------------|
| BUILDING AREA | 1,728± |
| ENTRY | 78± |
| PORCH/LANAI | 260± |
| FLATWORK | 1,365± |
| A/C PAD(S) | 18± |

TOTAL IMPERVIOUS AREA = 3,449±
TOTAL DENSITY = 55.2%

FILE COPY



NOTES

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, CITY OF JACKSONVILLE BEACH, COMMUNITY No. 420078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD MEASURED AND POSSESSED

TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

N.T.S. DENOTES NOT TO SCALE

OHE DENOTES OVERHEAD ELECTRIC

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 37.

— DENOTES FLOW ARROWS

-V- DENOTES 6' VINYL FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
MIRZA PILAKOVIC

RECEIVED
JUN 18 2020
PLANNING & DEVELOPMENT

RECEIVED
20-950
LOT 8
2ND AVENUE NORTH
(FORMERLY 80' RIGHT-OF-WAY WILKERSON AVENUE BY PLAT)

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durden Jr.
FLORIDA REGISTERED SURVEYOR No. 4701
H. BRUCE DURDEN, JR.

SIGNED: JUNE 17, 2020

SCALE: 1" = 20'

WORK ORDER NUMBER: 20195

B-9688



APPLICATION FOR VARIANCE

BOA NO. 20-100166
HEARING DATE 10-20-20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

- ✓ 1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
- ✓ 3. Proof of ownership (copy of deed or current property tax notification).
- ✓ 4. If applicant is not owner, notarized written authorization from owner is required.
5. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
6. Completed application.

RECEIVED
AUG 27 2020

APPLICANT INFORMATION

Applicant Name: Christopher S. Moale **Telephone:** (954) 439-2231
Mailing Address: 14079 Carson Court **E-Mail:** cmoale@yahoo.com
Jacksonville Beach, FL 32224

Agent Name: _____ **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: OGM Homes LLC **Telephone:** (954) 439-2231
Mailing Address: 14079 Carson Court **E-Mail:** cmoale@yahoo.com
Jacksonville Beach, FL

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 435 10th Place South, Jax Bch, FL **RE#** 176424-0000
 Legal description of property (Attach copy of deed): _____
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Installing concrete wheel strips per code for the garage addition.
This will increase the impervious percentage over the allowable of 35% lot coverage to 45.3%

AFFIDAVIT

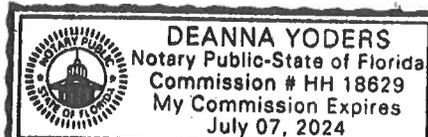
I, Christopher S. Moale, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] Christopher S. Moale 8/27/20
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of August, 2020, by Christopher Moale, who is personally known to me or produced FL DV as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Deanna Yoders
 PRINT NOTARY NAME



(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 **FLOOD ZONE:** X

CODE SECTION (S):
34-337(e)(1)e, for 45.3% lot coverage in lieu of 35% maximum and 34-373(a)(1), for a one-car garage space (off-street parking) 15 feet deep in lieu of 17 feet deep required to allow for a detached garage addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20.100166

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

RECEIVED

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

PLANNING & DEVELOPMENT

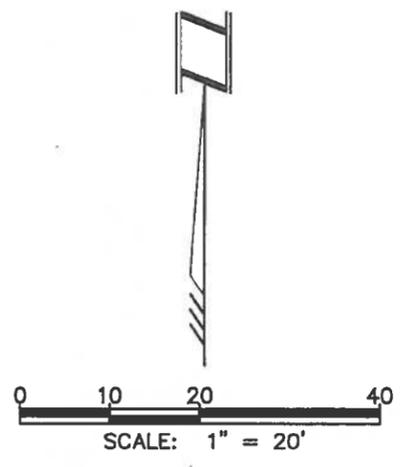
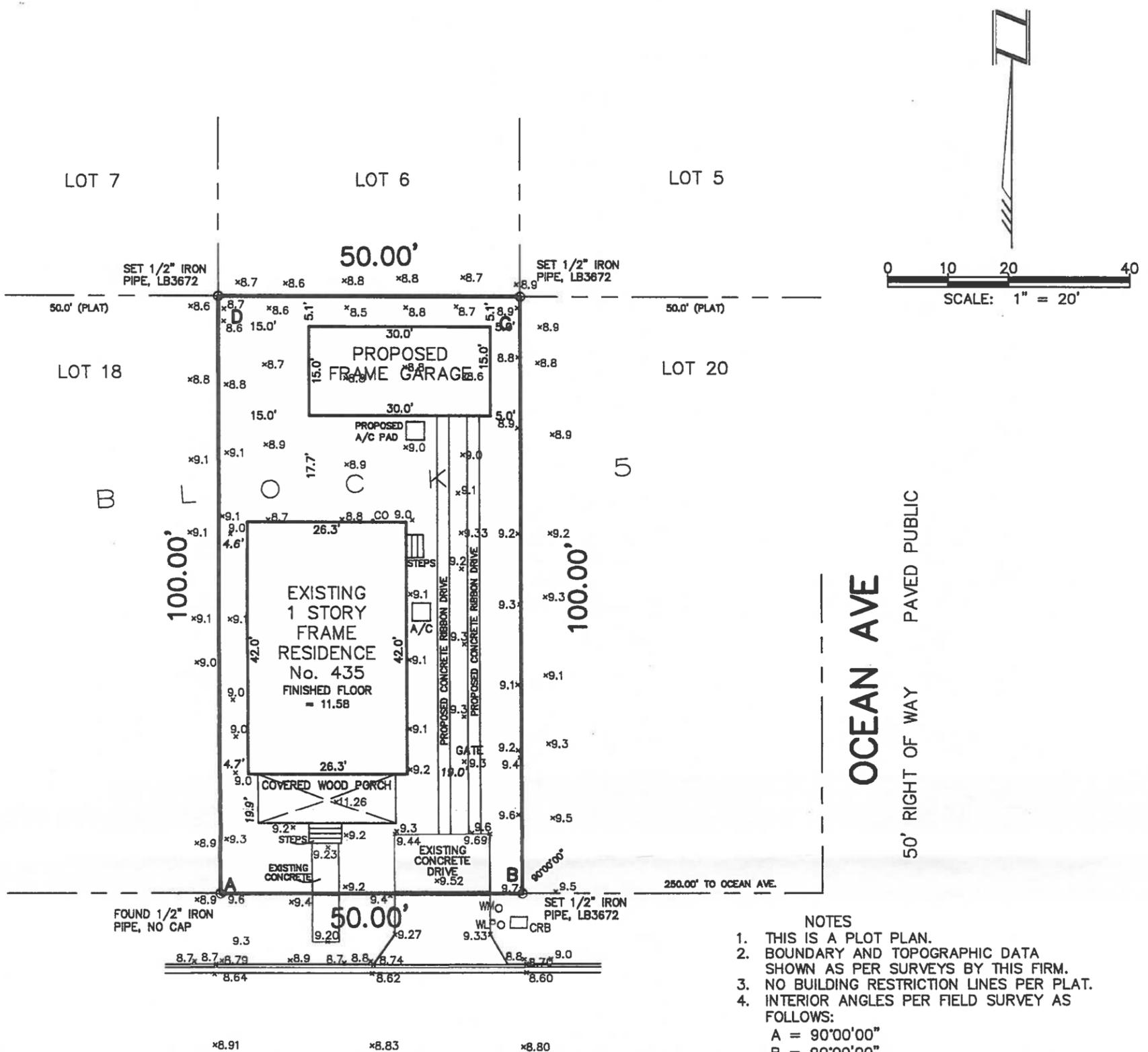
| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|---|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | yes | The existing structure built in 1950's does not follow the current zoning codes and offsets. |
| Special circumstances and conditions do not result from the actions of the applicant. | yes | adding a garage addition requires for a paved driveway to garage door |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | no | |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | yes | There are other parcels within the same zoning district that have received impervious coverage increases. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | yes | Current driveway location will redesigned with wheel strips and extended to garage. |

PROPOSED

PLOT PLAN OF

PROPOSED

LOT 19, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



10TH PLACE SOUTH

FORMERLY PURSEL STREET
50' RIGHT OF WAY PAVED PUBLIC

BENCH MARK: SET MAGNAIL IN PAVEMENT. ELEVATION = 8.52 N.A.V.D. 1988

LEGEND:

- CRB □ DENOTES CABLE RISER BOX
- WLPO □ DENOTES WOOD LIGHT POLE
- WM ○ DENOTES WATER METER
- CO ○ DENOTES CLEAN OUT
- S.F. DENOTES SQUARE FEET

- NOTES
1. THIS IS A PLOT PLAN.
 2. BOUNDARY AND TOPOGRAPHIC DATA SHOWN AS PER SURVEYS BY THIS FIRM.
 3. NO BUILDING RESTRICTION LINES PER PLAT.
 4. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90°00'00"
B = 90°00'00"
C = 90°00'00"
D = 90°00'00"
 5. NORTH PROTRACTED FROM PLAT.
 6. BENCH MARK USED IS NGS MONUMENT "X 323". ELEVATION = 6.87 N.A.V.D. 1988. SET SITE BENCH MARK AS SHOWN HEREON.

IMPERVIOUS CALCULATIONS:

LOT AREA = 5,000 S.F.

EXISTING:
 HOUSE AREA = 1,105 S.F.
 WOOD PORCH = 185 S.F.
 EXISTING CONCRETE = 237 S.F.
 TOTAL EXISTING = 1,527 S.F.

PROPOSED:
 GARAGE AREA = 450 S.F.
 PROPOSED CONCRETE = 288 S.F.
 TOTAL PROPOSED = 738 S.F.

TOTAL IMPERVIOUS = 2,265 S.F. = 45.3%

RECEIVED
 20.100166
 AUG 27 2020

PLANNING & DEVELOPMENT

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS PLOT PLAN WAS MADE FOR THE BENEFIT OF OGM HOMES LLC.

DONN W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: SWC
 FILE: 2020-0733PP

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JUNE 24, 2020
 SHEET 1 OF 1

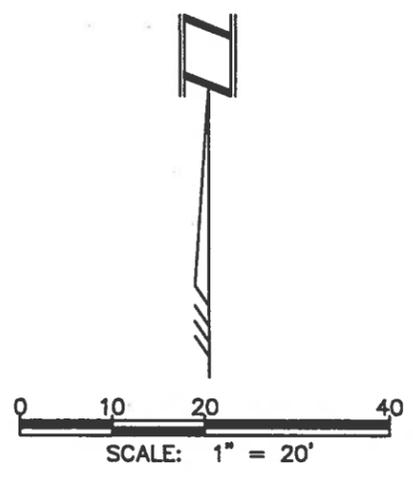
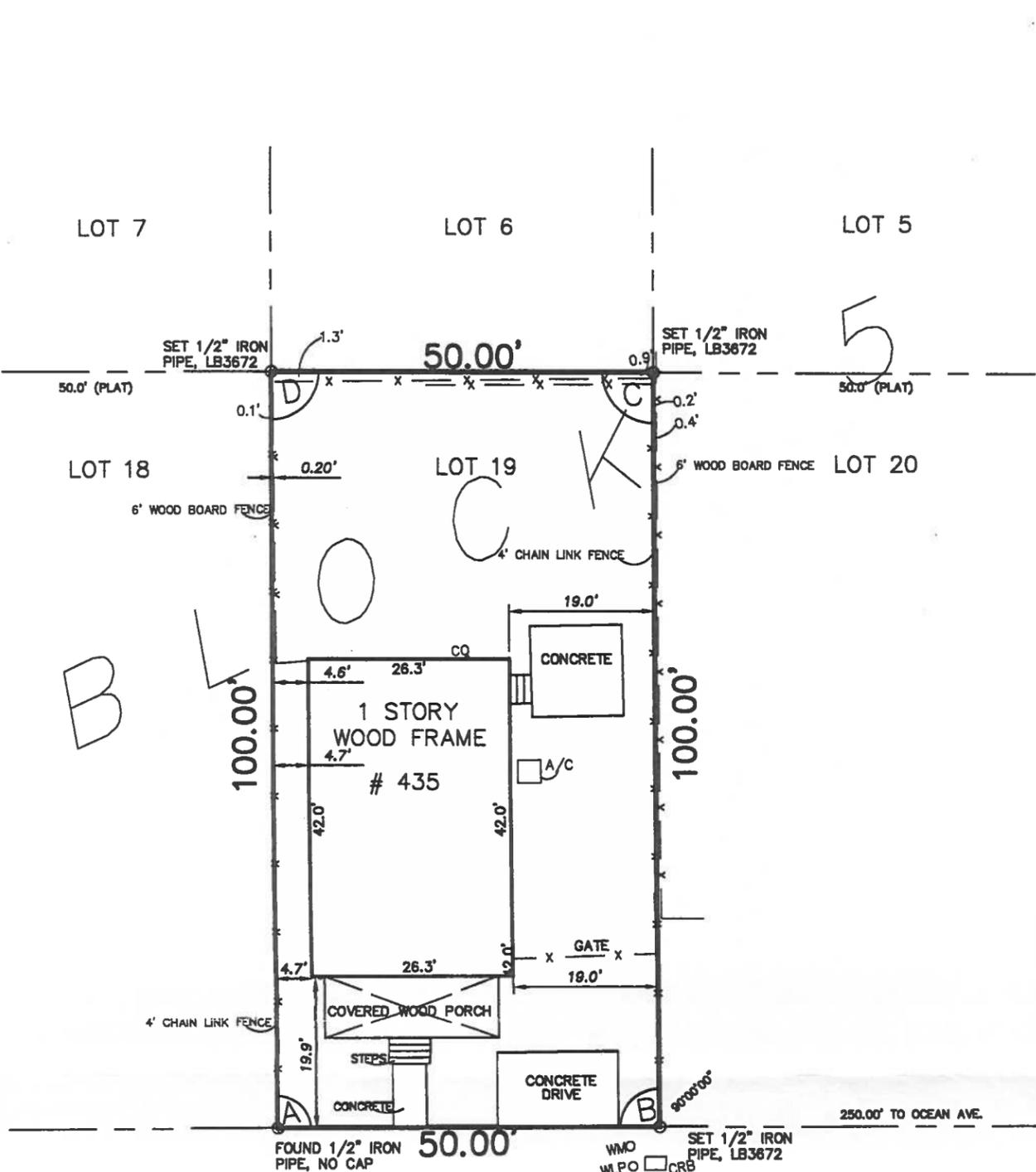
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXISTING

EXISTING

MAP SHOWING SURVEY OF

LOT 19, BLOCK 5, OCEANSIDE PARK AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



OCEAN AVE
PAVED PUBLIC
50' RIGHT OF WAY

10TH PLACE SOUTH

50' RIGHT OF WAY PAVED PUBLIC

RECEIVED
20-100/66
AUG 27 2020

PLANNING & DEVELOPMENT

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A = 90° 00' 00"
B = 90° 00' 00"
C = 90° 00' 00"
D = 90° 00' 00"
4. NORTH PROTRACTED FROM PLAT.

LEGEND:

- CRB □ DENOTES CABLE RISER BOX
- WLPO ○ DENOTES WOOD LIGHT POLE
- WM ○ DENOTES WATER METER
- CO ○ DENOTES CLEAN OUT

IMPERVIOUS CALCULATIONS:

| | |
|---------------------------------------|--------------|
| LOT AREA = | 5,000 SQ FT. |
| BUILDING AREA = | 1,105 SQ FT |
| REAR CONCRETE PATIO & STEPS AREA = | 155 SQ FT |
| FRONT PORCH AREA = | 185 SQ FT |
| A/C PAD AREA = | 9 SQ FT |
| FRONT CONCRETE STEPS AREA & WALKWAY = | 56 SQ FT |
| FRONT CONCRETE AREA = | 161 SQ FT |
| TOTAL IMPERVIOUS AREA = | 1,671 SQ FT |
| % IMPERVIOUS USED FROM LOT = | 33.4% |

THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419J, REVISED NOVEMBER 2, 2018 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF OGM HOMES LLC



DON W. BOATWRIGHT, P.S.M.
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CHECKED BY: _____
 DRAWN BY: AAY
 FILE: 2020-0308

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 321-8550

DATE: MARCH 17, 2020
 SHEET 1 OF 1



APPLICATION FOR VARIANCE

BOA No. 20-100/69
HEARING DATE 11/4/20

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

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5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

AUG 31 2020

PLANNING & DEVELOPMENT

APPLICANT INFORMATION

Applicant Name: Daniel Rivera Telephone: 904-742-9192
 Mailing Address: 2535 Saint Johns Blvd Jacksonville Beach, FL 32250 E-Mail: dtrivera@gmail.com

Agent Name: _____ Telephone: _____
 Mailing Address: _____ E-Mail: _____

Landowner Name: Daniel Rivera & Donna Haessig Telephone: 904-742-9192
 Mailing Address: 2535 Saint Johns Blvd Jacksonville Beach FL 32250 E-Mail: dtrivera@gmail.com

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 2535 Saint Johns Blvd Re# 18050-0030
 Legal description of property (Attach copy of deed): RES LD 3-7 Units Per AC Lot 3 Block 3
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary): 49% lot coverage in lieu of 35% to add a shed and expand deck in back yard. Jax Bch height

180850-0030

AFFIDAVIT

I, Daniel Rivera, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

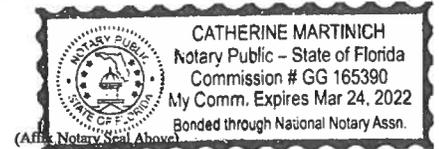
Daniel Rivera
 APPLICANT SIGNATURE PRINT APPLICANT NAME

8/31/2020
 DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of September, 2020, by Daniel Rivera, who is personally known to me or produced FDL as identification.

NOTARY PUBLIC SIGNATURE
CATHERINE MARTINICH
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RS-2 FLOOD ZONE: X

CODE SECTION (S):
34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure setback of 3.7 feet in lieu of 5 feet minimum to allow for a deck and a shed addition to an existing single-family dwelling

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 20-100169

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|--------------------|----------------------------|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | Yes | Undersized lot |
| Special circumstances and conditions do not result from the actions of the applicant. | Yes | RECEIVED AUG 31 2020 |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | Yes | PLANNING & DEVELOPMENT |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | Yes | |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | Yes | |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | Yes | |

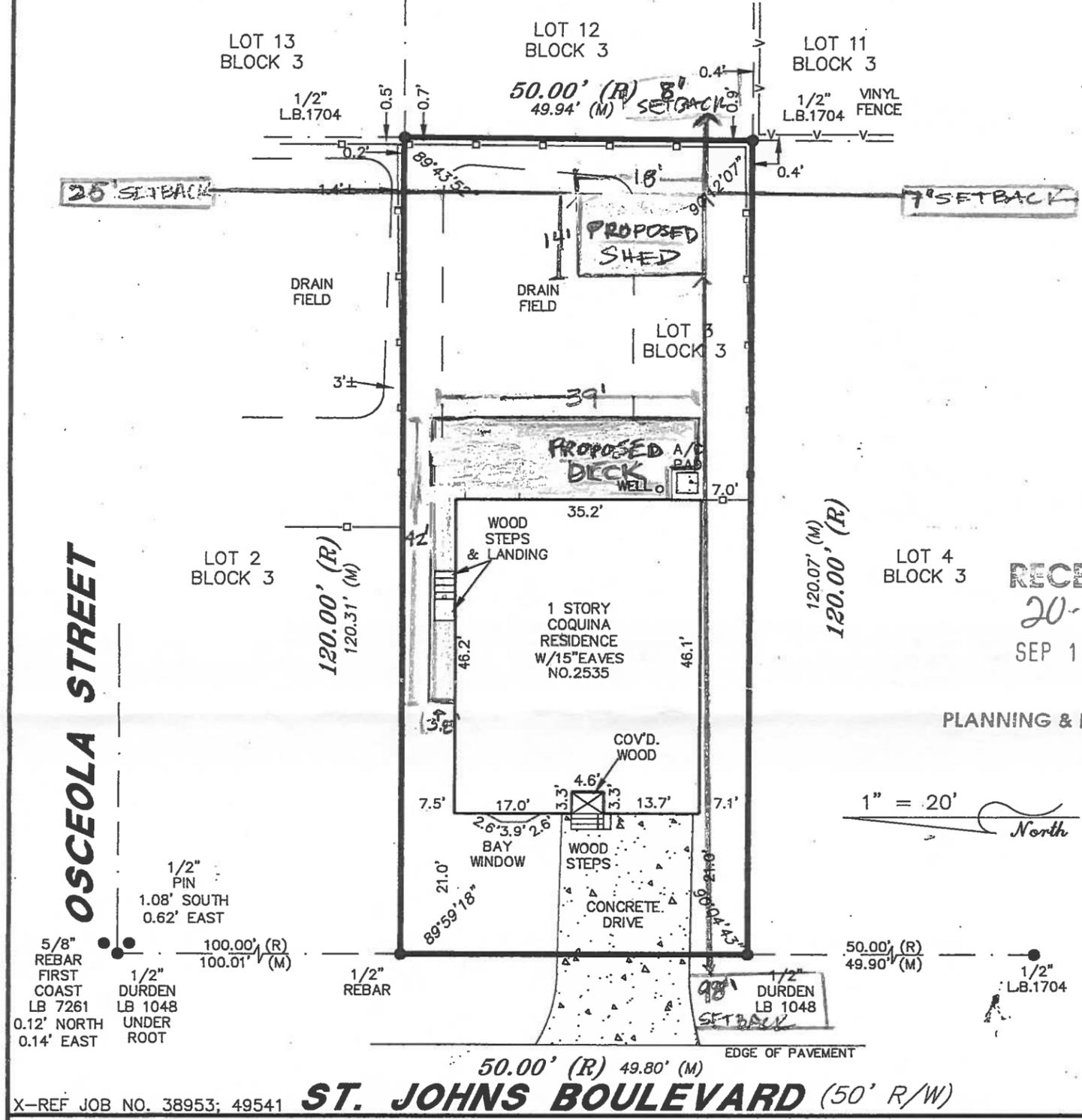
Proposed Lot Coverage
 Lot Size - 6,000 ft² (50' x 120')

- House - 1,625 ft² (35.2' x 46.15')
- Driveway - 420 ft² (20' x 21')
- Deck - 64 ft² (8' x 8')
- Wood Steps and Landing - 21 ft² (3' x 7')
- AC Pad - 16 ft² (4' x 4')
- Proposed Shed - 252 ft² (14' x 18')
- Proposed Deck - 588 ft²

Total Proposed Lot Coverage - 2986 ft² - 4%

MAP SHOWING BOUNDARY SURVEY 0
 LOT 3 BLOCK 3 ACCORDING TO THE PLAT OF
JACKSONVILLE BEACH HEIGHTS
 AS RECORDED IN PLAT BOOK 11, PAGE(S) 40 OF THE CURRENT
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 DANIEL T. RIVERA, EVERBANK,
 STEWART TITLE GUARANTY COMPANY, GLOBAL TITLE PROFESSIONALS, L.L.C.



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 20-100169
 SEP 17 2020

PLANNING & DEVELOPMENT

1" = 20'
 North

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.
 LAND & ENGINEERING SURVEYS
 3846 BLANDING BOULEVARD
 JACKSONVILLE, FLORIDA 32210
 904-771-6468
 CERTIFICATE OF AUTHORIZATION NO. LB 0005488

- GENERAL NOTES:**
1. ANGLES ARE SHOWN FOR THIS SURVEY.
 2. STRUCTURE NO. 2535 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 2 DATED 04-17-1989.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
 6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles L. Starling*
 CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
 CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
 RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 59410 DATE 07-05-2012
 SCALE: 1" = 20' DRAFTER W. Padgett \CLS

LEGEND/ABBREVIATIONS

| | | |
|--|------------------------------|---------------------|
| ○ SET IRON PIPE OR REBAR | P.C. = POINT OF CURVE | CH = CHORD |
| "ASSOC.SURVEY" OR L.B.5488 | P.T. = POINT OF TANGENCY | (R) = RECORD |
| ● FOUND IRON PIN OR PIPE (IP) | -O.U.- = OVER HEAD UTILITIES | (M) = MEASURED |
| ■ FOUND CONCRETE MONUMENT (C.M.) | ○ = FIRE HYDRANT | (C) = COMPUTED DATA |
| X = CROSS CUT OR DRILL HOLE | CONC. = CONCRETE | R. = RADIUS |
| O.R.B. = OFFICIAL RECORD BOOK | A/C = AIR CONDITIONER | L = ARC LENGTH |
| O.R.V. = OFFICIAL RECORD VOLUME | ⊠ = WATER METER | ⊠ = PHONE RISER |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.EQ. = POOL EQUIPMENT | R/W = RIGHT OF WAY |
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| E.T. = ELECTRIC TRANSFORMER & PAD | W-W WIRE FENCE | ○ = UTILITY POLE |
| J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY | ⊠ ⊠ WOOD FENCE | → = GUY ANCHOR |
| C & R = COVENANTS & RESTRICTIONS | -I-I- IRON FENCE | COVD = COVERED |
| P.C.C. = POINT OF COMPOUND CURVE | BTN. = BETWEEN | E.B. = ELECTRIC BOX |
| P.R.C. = POINT OF REVERSE CURVE | (E.T.) = EAVE TIE | |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Existing Lot Coverage
 Lot Size - 6,000 ft² (50' x 120')

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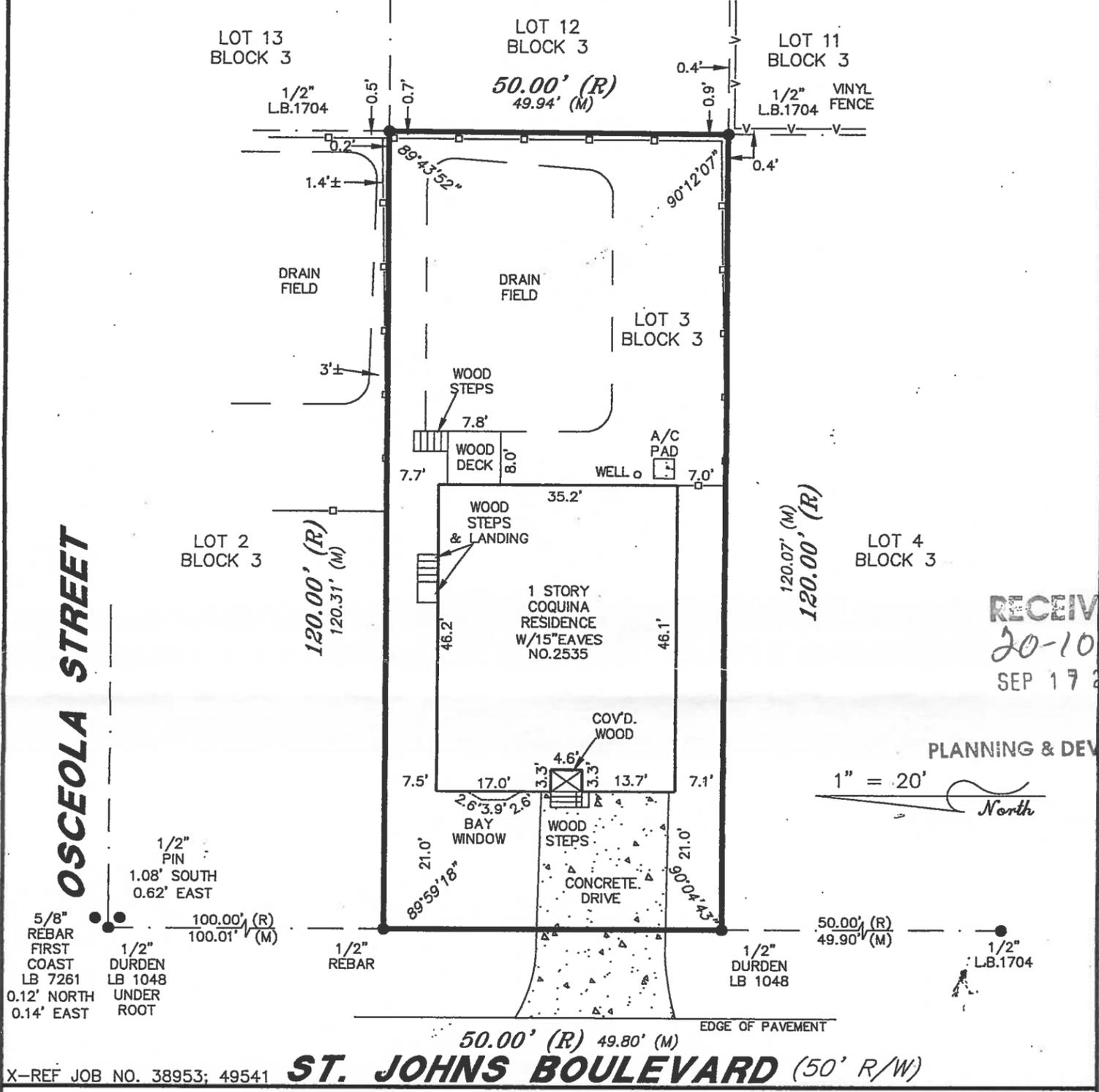
Total Lot Coverage - 2146 ft² - 35%

MAP SHOWING BOUNDARY SURVEY OF LOT 3 BLOCK 3 ACCORDING TO THE PLAT OF **JACKSONVILLE BEACH HEIGHTS**

AS RECORDED IN PLAT BOOK 11, PAGE(S) 40 OF THE CURRENT
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CERTIFIED TO:

DANIEL T. RIVERA, EVERBANK,
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RECEIVED
 20-100169
 SEP 17 2020

PLANNING & DEVELOPMENT

X-REF JOB NO. 38953; 49541

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