



**AGENDA
BOARD OF ADJUSTMENT
REGULAR MEETING
AUGUST 15, 2018
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. OLD BUSINESS**
 - 2.1 BOA 2018-11: ROBERT L. WIGGINS, SR. C/O ROGERS TOWERS, P.A. C/O JON C. LASSERRE, ESQ., S. FLETCHER AVENUE, LOT 5 BLOCK 10**
VARIANCE from LDC Section 4.02.03 E to reduce the front yard setback to 15 feet. *(Quasi-Judicial)*
 - 2.2 BOA 2018-12: DOUGLAS KOHLMAN, 324 ELM STREET**
VARIANCE from LDC Section 1.03.05 A to restore three 25' x 100' underlying lots of record. *(Quasi-Judicial)*
- 3. NEW BUSINESS**
 - 3.1 BOA 2018-14: JAMES & KIM MADDOX, 1409 HIGHLAND DR**
VARIANCE from LDC section 7.01.05(D) to allow for a travel trailer to be parked in the front yard. *(Quasi-Judicial)*
- 4. BOARD BUSINESS**
 - 4.1 BOARD MEMBER APPLICATION FOR CONSIDERATION: Steven D. Papke**
 - 4.2 CONSIDERATION FOR REAPPOINTMENT: Lynn Williams**
- 5. STAFF REPORT**
- 6. PUBLIC COMMENT**
- 7. ADJOURNMENT**

NEXT BOA REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 19, 2018.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact (904) 310-3115 or through the Florida Relay Services at 711 at least 24 hours in advance to request such accommodations.

All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



BOA 2018-11
South Fletcher Avenue
July 11, 2018

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2018-11

Meeting Date July 18, 2018

Owner/Applicant Robert L. Wiggins Sr. / Rogers Towers, P.A. C/O Jon Lasserre, Esq.

Property Location: South Fletcher Avenue, Lot 5 or Block 10 Ocean City Plat

Parcel Number: 00-00-31-1520-0010-0050

Requested action: VARIANCE from LDC Section 4.02.03(E) Standards for Building Heights and Setbacks

Current zoning: R-3

FLUM land use category: High Density Residential

Existing uses on the site: Vacant

All required application materials have been received. All fees have been paid. All required notices have been made.

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking a variance to reduce the twenty-five foot front yard setback to fifteen feet from the property line. The site plan submitted with the application shows a 23'11" x 50' structure complying with the Land Development Code minimum setbacks.

The entire property is located seaward of the Coastal Construction Control Line (CCCL). Along this section of beach, the minimum requirement for the lowest horizontal structural member is 18.75' NAVD, eliminating the possibility for habitable space on the first floor. The rock revetment in this stretch of South Fletcher is closer to the road and encroaches farther west on these particular properties than it does to the north and the south, limiting the seaward construction.

The City's Context Sensitive Review (CSR) application was not a feasible option for this particular property because of the location on the block face. Two CSRs have been administratively processed just to the south of this property.



BOA 2018-11
South Fletcher Avenue
July 11, 2018

II. CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 – The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.

III. CONSISTENCY WITH THE LAND DEVELOPMENT CODE:

Variance procedures and criteria are set forth in sections 10.02.01 through 10.02.04.

- Section 10.02.01(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.
 6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
 7. A variance shall not be granted for procedure or process components of this Land Development Code.
 8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

Staff's review of this application finds it is not subject to any of these limitations and can therefore be considered by the Board.



In order for an application for a variance to be approved or approved with conditions, the BOA shall make a positive finding with regard to each of the following provisions:

**Consistent
with
Criteria?**

All questions must be answered in the affirmative in order for staff to recommend approval of a variance. Negative answers must be addressed in the findings.

☒ Yes ☐ No	1. <u>Special Conditions:</u> <i>Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.</i> Yes. Special conditions <u>do</u> exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Given the location of the rock revetment and the LDC setback requirements, this lot is left with a building envelope of 24' x 50'. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development cost.
☐ Yes ☒ No	2. <u>Special Privilege:</u> <i>Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.</i> No. Granting the variance <u>does confer</u> upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. The administrative tool for reducing the front yard setback is not feasible because of the unusually long block face. The request is not out of "context" with the block face to the south.
☐ Yes ☒ No	3. <u>Literal Interpretation:</u> <i>Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.</i> No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by others properties in the same zoning district. A structure can be built on this lot with the literal interpretation of the LDC. However, there are limiting factors, such as the location of the rock revetment and minimum elevations for habitable space.
☐ Yes ☒ No	4. <u>Minimum Variance:</u> <i>The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.</i> No. The variance requested <u>is not</u> the minimum variance needed to make possible the reasonable use of the land, structure, or building. It would allow for 500 square feet of additional space per floor to be constructed on this site.



☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. The LDC has an administrative tool for reducing front setback on blocks with nonconforming structures. Granting the variance will not be out of context with the surrounding properties on the east side of South Fletcher Avenue
☒ Yes ☐ No	6. <u>Public Interest</u>: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Yes. Granting of a variance <u>is</u> compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

V. ANALYSIS:

The variance requested is consistent/inconsistent with the criteria for granting a variance as follows:

	Consistent	Inconsistent
1. Special Conditions	X	
2. Special Privilege		X
3. Literal Interpretations		X
4. Minimum Variance		X
5. General Harmony	X	
6. Public Interest	X	

The applicant appears to meet criteria 1, 5 and 6 but does not meet criteria 2, 3 and 4 for granting a variance, therefore staff has to recommend denial.

VI. MOTION TO CONSIDER:

I move to approve or deny BOA

case number 2018-11; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2018-11, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Jacob M. Platt, Planner II
Community Development Department

OFFICE USE ONLY

REC'D: 6/18/18 BY: RR
PAYMENT: \$ 650 TYPE: CH#23247
APPLICATION #: 2018-000960
CASE #: BOA 2018-11
BOARD MEETING DATE: 7/18/18

**APPLICATION FOR VARIANCE FROM THE LDC****APPLICANT INFORMATION**

Owner Name: Robert L. Wiggins, Sr.
Mailing Address: P.O. Box 798, Baxley, Georgia 31515
Telephone: (904) 962-4227 **Fax:** N/A
Email: toddbates1@yahoo.com

Agent Name: Rogers Towers, P.A. C/O Jon C. Lasserre, Esq.
Mailing Address: 960185 Gateway Blvd., Suite 203, Fernandina Beach, Florida 32034
Telephone: (904) 261-5618 **Fax:** (904) 396-0663
Email: JLasserre@RTLAW.com

PROPERTY INFORMATION

Street Address: U/A S. Fletcher Avenue, Fernandina Beach, Florida 32034
Parcel Identification Number(s): 00-00-31-1520-0010-0050
Lot Number: 5 **Block Number:** 10

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): 4.02.03.D & 4.02.03.E

Brief description of work proposed (use additional sheets if necessary):

Owner is requesting a 15' reduction in the front yard setback, as has
been granted with other properties in the vicinity of this property,
due to the limited depth allowed as a result of the location of a dune
and rock revetment.

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. **Special Conditions:** Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

The location of a dune, as shown on the drawings by Gillette and Associates, along with a rock revetment, seriously limit the depth of allowable area in which to construct on this property. Further, respecting the depth of neighboring properties limits how far east that this property can be developed.

2. **Special Privilege:** Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Granting this variance would not confer upon the applicant a special privilege because similar properties within the vicinity of the subject property, having a similar limitation as to depth, have been granted variances allowing the same reduction in setback.

3. **Literal Interpretation:** Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

The literal interpretation of the provisions of the LDC would deprive the applicant of rights enjoyed by other properties in the vicinity and would also encroach into a dune and possibly limit the visibility of adjoining structures.

4. **Minimum Variance:** The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

The variance requested is the minimum variance that will make possible the reasonable use of the land and is inline with other uses in the vicinity of the subject property. The subject property's limitations may be even greater than the others as it is located along a curve.

5. **General Harmony:** Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

The variance will be inline with other uses in the vicinity and will is in harmony with the general intent and purpose of the LDC and Comprehensive Plan.

6. Public Interest: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Granting the variance is compatible with surrounding properties, the property to the north is a duplex and the property to the west is a triplex, and is in line with the building lines of other properties in the vicinity.

☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

June 18, 2018

Date

[Signature]

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Subscribed and sworn to before me this 18th day of June, 2018.

Jennifer T. Athavale

Notary Public: Signature

Jennifer T. Athavale

Printed Name

9-30-18

My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE Robert L. Wiggins
(print name of property owner(s))

hereby authorize: Rogers Towers, P.A., Jon C. Lasserre, Esq.
(print name of agent)

to represent me/us in processing an application for: Variance Application
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Robert L. Wiggins
(Signature of owner)

(Signature of owner)

Robert L. Wiggins
(Print name of owner)

(Print name of owner)

STATE OF FLORIDA }
COUNTY OF NASSAU }
ss }

Subscribed and sworn to before me this 18th day of June, 2018.

Kristina M. Alderson
Notary Public: Signature

Kristina M. Alderson
Printed Name



KRISTINA M. ALDERSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF180963
Expires 12/3/2018

12/3/18
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____

PREPARED BY & RETURN TO:

Name: Wood & Smith, P.A.
Address: 303 Centre Street
Suite 100
Fernandina Beach, FL 32034
File No. 17-200002
Sales Price: \$590,000.00

Parcel No.: 00-00-31-1520-0010-0050

This **WARRANTY DEED**, made the **17th day of January, 2018**, by **James A. Hill, a married person, individually and as Trustee of the James Hill Amended and Restated Revocable Trust Agreement dated 9/10/97** (whether one or more, the "Grantor"), to **Robert L. Wiggins, a married man**, whose post office address is Post Office Box 798, Baxley, GA 31515 (whether one or more, the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Nassau, State of Florida, viz:

Lot Five (5), Block Ten (10) OCEAN CITY, according to plat thereof recorded in Deed Book "U", Page 384; public records of Nassau County, Florida. The above described lands are intended to be the same lands described in Official Records Book 181, Page 458 and Deed Book 80, Page 101, Public Records of Nassau County, Florida.

The land described herein is not the homestead of the Trustee, and neither the Trustee nor any spouse of the Trustee, nor anyone for whose support the Trustee is responsible, resides on or adjacent to said land.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Paul Farnsworth Jr.
Witness Signature
Printed Name: Paul Farnsworth Jr.

James A. Hill
James A. Hill, individually and as Trustee
of the James Hill Amended and Restated
Revocable Trust Agreement dated
9/10/97

Ressie Gross
Witness Signature
Printed Name: Ressie Gross

Address:
2852 BELLWIND Circle
Rockledge, FL 32955

STATE OF Florida
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 16 day of January, 2018, by James A. Hill, individually and as Trustee of the James Hill Amended and Restated Revocable Trust Agreement dated September 10, 1997, who is personally known to me or who produced a FID as identification.

Rachael R. Hull
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FID





Jon C. Lasserre

JLasserre@rtlaw.com

960185 Gateway Boulevard • Suite 203
Amelia Island, Florida 32034

904 . 261 . 5618 Main
904 . 261 . 9159 Fax
www.rtlaw.com

June 18, 2018

Mr. Jacob Platt
Planner II
City of Fernandina Beach
Community Development Dept.
204 Ash Street
Fernandina Beach, Florida 32034

**RE: BOARD OF ADJUSTMENT APPLICATION FOR VARIANCE
U/A SOUTH FLETCHER AVENUE, FERNANDINA BEACH, FLORIDA
(THE "PROPERTY")**

REVISED 07/09/2018

Dear Mr. Platt:

Our firm represents Robert L. Wiggins (the "Applicant") in the matter involving the enclosed application for variances from the front yard setback for the vacant lot located at the Northeast Corner of Alabama Avenue and South Fletcher Avenue, Fernandina Beach, Florida (the "Application"). Included with the Application is a check for the \$650.00 application fee.

As you are also aware, the adjacent oceanfront properties are narrow in comparison to many of the properties along S. Fletcher and are subject to a rock revetment that was installed by the Army Corps of Engineers. The location of the revetment creates a burdensome hardship to constructing a home on these particular properties in that it limits the depth in which the structure can be located. This is evident by viewing the aerial photograph shown within the application; many of the other oceanfront structures within the vicinity already cross the front yard setback as is proposed by the Applicant and some go even further into the setback area.

The Applicant also seeks to minimize impacts to nearby properties by lining up the easterly edge of their structure so that it does not extend beyond their projections and remains in line with their leading edges. Further, the Applicant desires to minimize impact on the existing sand dune that has developed as a result of the installation of the revetment mentioned above. Further impact into the dune would require additional permitting by the DEP which may not be allowed. By allowing the variance, they are able to reasonably utilize their property without these further impacts.

Mr. Jacob Platt
March 18, 2018
Page 2

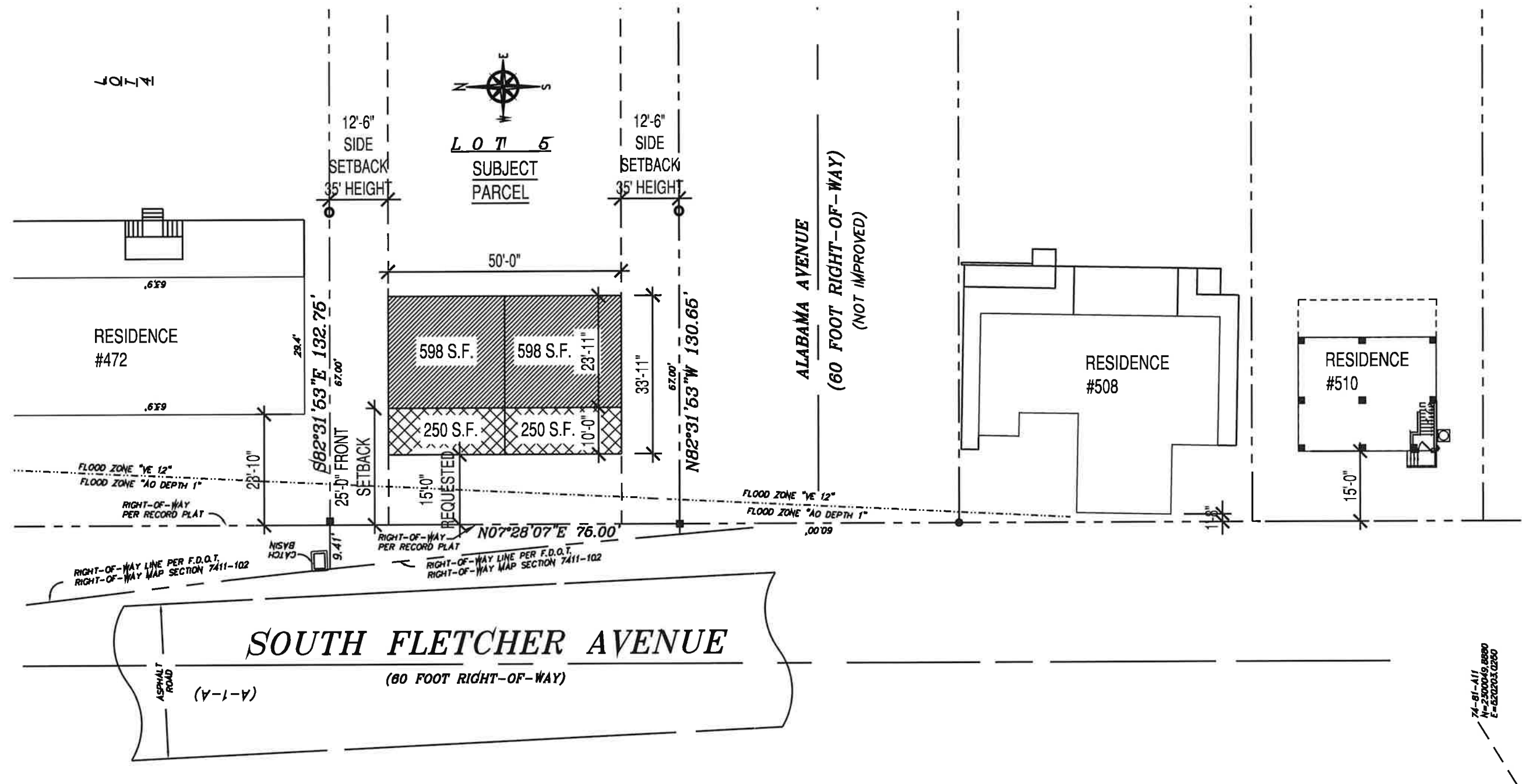
On behalf of the Applicant, I hope that your review of the Application will be viewed favorably, and look forward to presenting the Application to the Board of Adjustment on July 18, 2018.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon C. Lasserre", with a long horizontal flourish extending to the right.

Jon C. Lasserre, Esq.

Cc: Client



DEPARTMENT OF NATURAL RESOURCES
COASTAL CONSTRUCTION CONTROL LINE
FILED APRIL 6, 1983 IN SET BACK
LINES BOOK PAGES 10-16.

OWNER: WIGGINS, ROBERT 5-5-18

SITE PLAN
1" = 30'

74-91-A11
N=2500049 28890
E=620203 02960

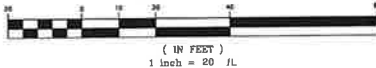
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOT 5, BLOCK 10, OCEAN CITY

AS RECORDED IN DEED BOOK "U", PAGE 384 OF THE
PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS ARE INTENDED
TO BE THE SAME LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 181, PAGE 458 AND
DEED BOOK 80, PAGE 101, OF THE PUBLIC
RECORDS OF NASSAU COUNTY, FLORIDA.

CERTIFIED TO:
JAMES HILL

GRAPHIC SCALE



ATLANTIC OCEAN

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	75.34'	3859.83'	1'07'06"	N1°59'54"E	75.34'

LEGEND

○ = CENTERLINE
□ = WOOD PLATFORM
F.D.G.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEY NOTES:

- The "Legal Description" hereon is in accord with the description provided by the client.
- Underground improvements were not located or shown.
- Lands shown hereon were not abstracted by this office for assessments, rights-of-way, sewerage or other instruments of record.
- Boundaries and coordinates shown hereon are based on the State Plane Coordinate System, East Zone, State of Florida, North American Datum of 1983 (NAD '83).
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- The property shown hereon lies within Flood Zone "A0" DEPTH 1", "A1" 12" as per F.E.M.A. Flood Insurance Rate Map, Panel 120295-0241G, Dated 08/02/2012. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 51-17, Florida Administrative Code, pursuant to Section 472.037, Florida Statutes.
- Site Benchmark is as shown hereon.
- Elevations shown hereon refer to North American Vertical Datum of 1988. (N.A.V.D. '88) and were GPS derived.
- The Reference Benchmark is a Brass Disk Stamped R24 Found in Driveway of Residence #425 South Fletcher Avenue. (Elevation = 81.27 MSLD - 383).
- This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.
- Ownership of the strip of land lying between the easterly right-of-way line of South Fletcher Avenue (60' in width per F.D.G.T. Map Section 7411-102) and the westerly line of Lot 5 has not been determined.

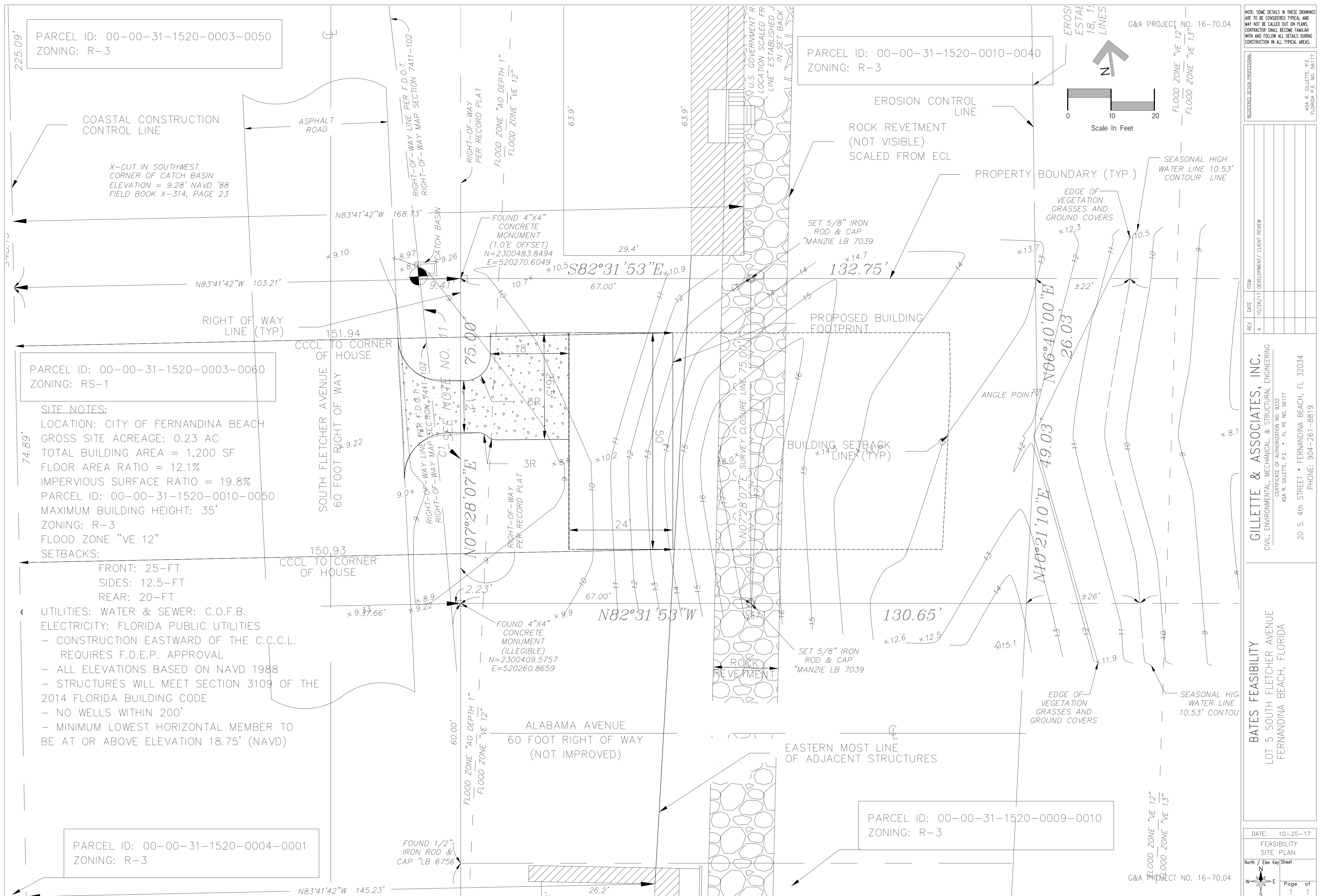
THE INFORMATION SHOWN HEREON MEETS THE
STANDARDS OF PRACTICE SET FORTH BY THE
FLORIDA BOARD OF PROFESSIONAL SURVEYORS
AND MAPPERS IN CHAPTER 51-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION
472.027, FLORIDA STATUTES.

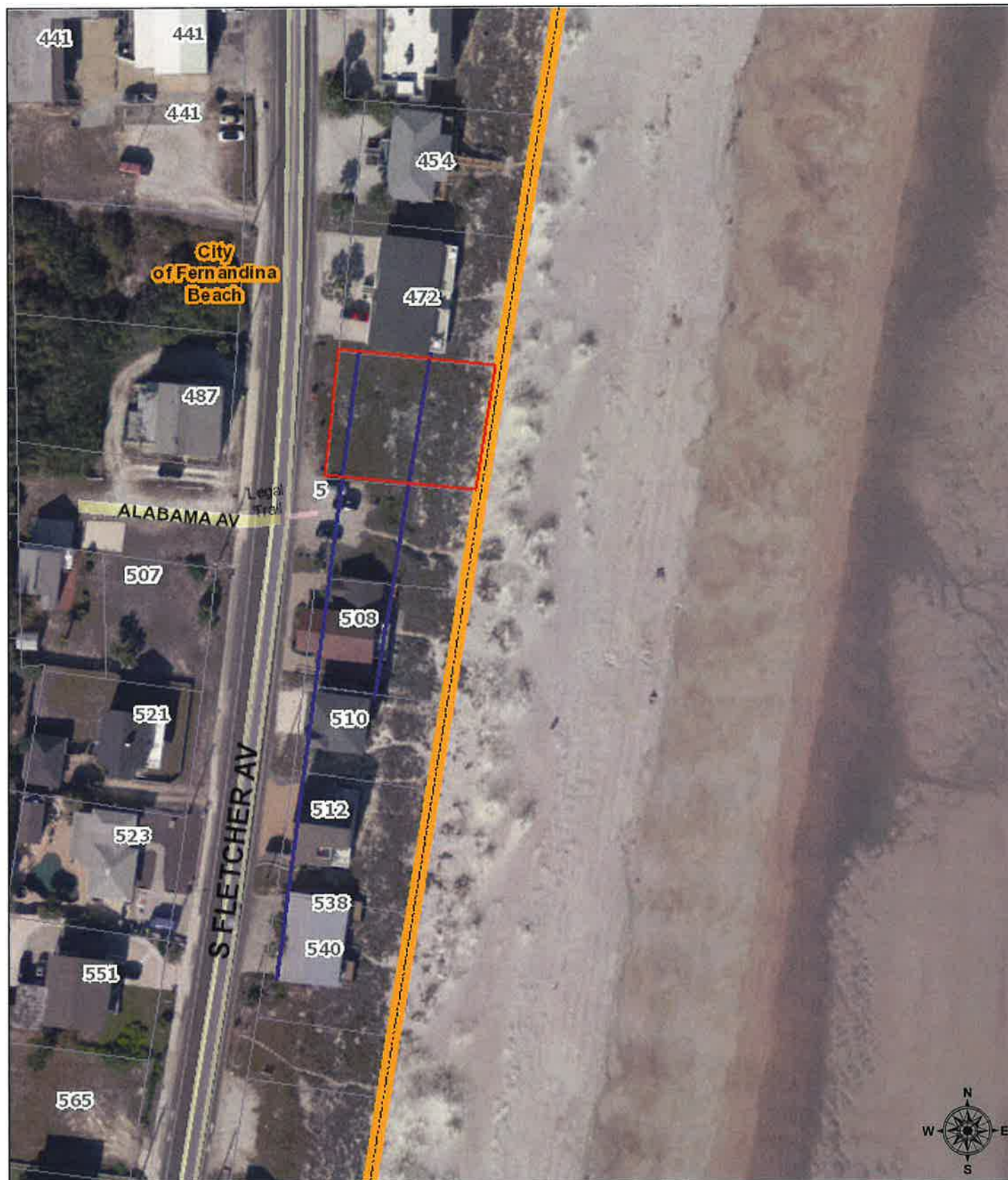
MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034
(904) 491-5700 FAX (904) 491-5777
Certificate of Authorization Number "LB 7039"
"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

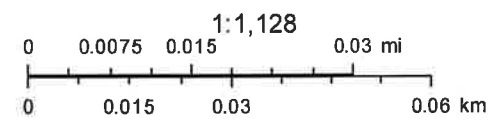
□ MICHAEL A. MANZIE, P.L.S. 4069
□ GUY L. MELVIN, P.L.S. 4329

SCALE: 1"=20' JOB NO: 20094 DATE: 09/19/17 CADD: BH
F.B. NO: X-314 PAGE NO: 23 FIELD CREW: CB FILE NO: C-827





June 18, 2018





BOA 2018-11
324 Elm Street
April 11, 2018

BOARD OF ADJUSTMENT STAFF REPORT

Case Number 2018-11
Meeting Date July 18, 2018
Owner/Applicant Douglas S. Kohlman
Property Location: 324 Elm Street
Parcel Number: 00-00-31-1800-0279-0110 & 00-00-31-1800-0279-0101

Requested action: VARIANCE from LDC Sections 1.03.05(A) A. In order to maintain open space, visual corridors, neighborhood character, property values and visual attractiveness of residential areas, wherever there may exist a single-family residence, a two-family building or any auxiliary building or structure, including but not limited to, swimming pools, or any other improvement which was heretofore constructed on property containing one or more platted lots or portions thereof (excluding walls or fences), such lots shall thereafter constitute one building site and shall be considered the "lot of record", and no permit shall be issued for the construction of more than one residence or two-family building on the site. All construction on the building site must comply with all existing zoning and density requirements

Current zoning: MU-1 (lots 15, 16, 17 & 18 R-2?)
Researching the conflicting Zoning and FLUM Maps at this time
FLUM land use category: Mixed Use/Medium Density Residential
Existing uses on the site: Single family House and 6 undeveloped 25' x 100' lots

All required application materials have been received. All fees have been paid. All required notices have been made.

I. SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant owns nine 25 x 100 foot lots of record that front Elm Street between South 3rd and South 4th Street; as lithographed and issued by the Florida Railroad Company in 1857 and enlarged revised and reissued by the Florida Town Improvement Company in 1887 and 1901¹.

Three of those lots of record were combined when the existing single family home was constructed, which according to the Property Appraiser's website was in 1940.

The applicant is seeking a variance to restore those three lots of record which could allow for a more flexible redevelopment of the entire property.

¹ The 1901 Florida Town Improvement Company Plat



BOA 2018-11
324 Elm Street
April 11, 2018

II. **CONSISTENCY WITH THE COMPREHENSIVE PLAN:**

The following Comprehensive Plan statements are applicable in this case:

- Policy 1.02.07 – The City shall implement the Fernandina Beach Comprehensive Plan in a manner that acknowledges private property rights.
- Policy 1.02.10 – The City shall protect privacy and access to light, air, and open space. The City shall consider regulations such as building placement on a site, building design, and building orientation as one means to achieve this policy.
- Objective 1.04 - The City shall reduce blight and encourage redevelopment of underutilized areas and inefficient land use patterns through redevelopment, reuse, and/or removal and replacement of blighted structures and uses. The City will focus its redevelopment and infill efforts to encourage development in its already urbanized areas that provide housing near job centers, preserve open space, capitalize on existing community assets such as parks, create new community assets such as child-care centers, arts districts and shopping centers and removes the crime associated with vacant, underutilized or abandoned properties.
- Policy 1.05.04 - Existing platted lots of record located in Central Business District, Mixed Use, and Low, Medium, or High Density Residential land use districts shall not be prohibited from the construction of one (1) residential unit due to a nonconforming lot size.
- Objective 1.06 Community Character - Community character is reflected in lot sizes, house sizes, site placement, height, architectural features and existing vegetation. The City shall strive to stabilize and preserve neighborhoods and establish urban design standards which protect and promote quality of life, in order to prevent teardowns, encourage re-use, infill and new development.
- Policy 1.06.04 - The City shall, through appropriate land development regulations, allow and encourage a range of housing patterns.

III. **CONSISTENCY WITH THE LAND DEVELOPMENT CODE:**

Variance procedures and criteria are set forth in Sections 10.02.01 through 10.02.04.

- Section 10.02.01(B) states that the BOA may authorize a variance from the design and improvement standards of the LDC, except for areas within the Historic District Overlay or the CRA Overlay, where requirements of Section 10.02.00 are met.
- Section 10.02.02(B) states that the applicant for a variance has the burden of proof of demonstrating that the variance application complies with each of the requirements of Section 10.02.02(A).
- Section 10.02.04 sets forth the application requirements. This application includes information necessary for the BOA to make the required findings.
- Section 10.02.01(C) sets forth the limitations on the grant of a variance:
 1. A variance shall not be granted which authorizes a use that is not permissible in the zoning district in which the property subject to the variance is located.
 2. A variance shall not be granted which authorizes any use or standard that is prohibited by the City's Comprehensive Plan.
 3. No nonconforming use of adjacent lands, structures, or buildings in the same zoning district, and no permitted use of land, structures, or buildings in other zoning districts, shall be considered grounds for the authorization of a variance.
 4. A variance shall not change the requirements for concurrency.
 5. A variance shall not be granted to permit the use of a single media peonia for the construction of a dwelling unit.



BOA 2018-11
324 Elm Street
April 11, 2018

6. A variance shall not be granted if the evidence submitted by an applicant is a demonstration of financial hardship or economic considerations.
7. A variance shall not be granted for procedure or process components of this Land Development Code.
8. A variance shall not be granted to deviate from LDC section 4.02.02 to combine two (2) or more lots which would result in a lot width greater than 100 feet for lots or parcels that abut Ocean Avenue, North Fletcher Avenue, or South Fletcher Avenue.

Staff's review of this application finds it is not subject to any of these limitations and can therefore be considered by the Board.

I. SECTION 10.02.02(A) – REQUIRED FINDINGS FOR GRANTING OF A VARIANCE

In order for an application for a variance to be approved or approved with conditions, the BOA shall make a positive finding with regard to each of the following provisions:

**Consistent
with
Criteria?**

All questions must be answered in the affirmative in order for staff to recommend approval of a variance. Negative answers must be addressed in the findings.

☐ Yes ☒ No	1. <u>Special Conditions</u>: Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs. No. Special conditions <u>do not</u> exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. The three lots are the “lot of record” as established by the existing structure. Although granting the variance could allow for a housing type in keeping with the platted lots.
☐ Yes ☒ No	2. <u>Special Privilege</u>: Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. No. Granting the variance <u>does confer</u> upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district. This section of code applies to all residentially zoned lots of record to preserve neighborhood character. However, Lot sizes vary in the area and the block to the south is undeveloped with the exception of one house which appears to be on two lots of record.
☐ Yes ☒ No	3. <u>Literal Interpretation</u>: Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. No. Literal interpretation of the Land Development Code <u>would not</u> deprive the applicant of rights enjoyed by others properties. The property owner could still redevelop the parcels including the undeveloped 25' x 100' lots of record.



BOA 2018-11
324 Elm Street
April 11, 2018

☒ Yes ☐ No	4. <u>Minimum Variance</u>: The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building. Yes. The variance requested <u>is</u> the minimum variance needed to make possible the reasonable use of the land and allow for flexible redevelopment of the parcels as encouraged by Comp. Plan Objective 1.04.
☒ Yes ☐ No	5. <u>General Harmony</u>: Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan. Yes. Granting the variance <u>will</u> be in harmony with the general intent and purpose of Land Development Code and Comprehensive Plan. The LDC and Comp. Plan speak to honoring underlying lots of record as well as encouraging redevelopment with varying housing types in already urbanized areas.
☒ Yes ☐ No	6. <u>Public Interest</u>: Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment. Yes. Granting of a variance <u>is</u> compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

V. ANALYSIS:

The variance requested is consistent/inconsistent with the criteria for granting a variance as follows:

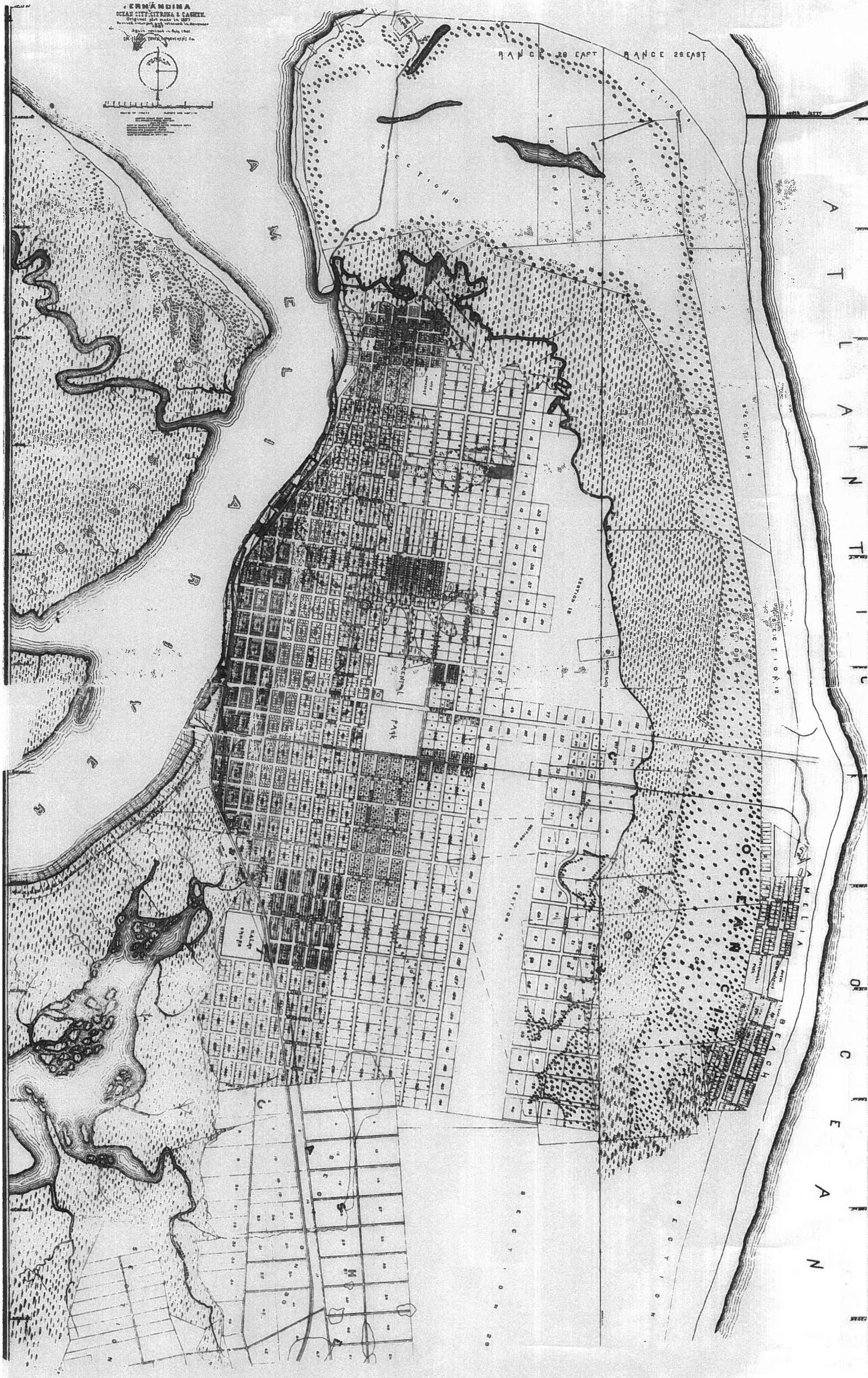
	Consistent	Inconsistent
1. Special Conditions		X
2. Special Privilege		X
3. Literal Interpretations		X
4. Minimum Variance	X	
5. General Harmony	X	
6. Public Interest	X	

The applicant appears to meet criteria 4, 5 and 6, but does not meet 1, 2 and 3, for granting a variance, therefore, staff has to recommend denial.

VI. MOTION TO CONSIDER:

I move to **approve or deny** BOA case number 2018-12; AND I move that the BOA make the following findings of fact and conclusions of law part of the record: That BOA case 2018-12, item, as presented, **is or is not** substantially compliant with the Comprehensive Plan and Land Development Code to warrant approval at this time.

Jacob M. Platt, Planner II
Community Development Department



OFFICE USE ONLY

REC'D: 5/21/18 BY: HD
 PAYMENT: \$ 650- TYPE: CK 1020
 APPLICATION #: 2018-001048
 CASE #: BOA 2018-12
 BOARD MEETING DATE: July 18, 2018



APPLICATION FOR VARIANCE FROM THE LDC

APPLICANT INFORMATION

Owner Name: DOUGLAS KOHLMAN
 Mailing Address: 324 ELM ST. Fernandina Beach FL 32034
 Telephone: 904 556 2988 Fax: _____
 Email: KOHLMAN@SK@ME.COM

Agent Name: SAME AS ABOVE
 Mailing Address: _____
 Telephone: _____ Fax: _____
 Email: _____

PROPERTY INFORMATION

Street Address: 324 ELM ST. FERNANDINA BEACH FL. 32034
 Parcel Identification Number(s): ~~10000000~~ 00-00-31-1800-0219-0110
 Lot Number: ~~12, 13, 14~~ Block Number: 279

PROJECT INFORMATION

Variance(s) requested from LDC Section(s): Lot restoration 1.03.05 A

Brief description of work proposed (use additional sheets if necessary):

A house currently sits across Lots 12, 13, 14 at this address. The applicant would like to restore these three lots as planned for the future potential development of the home so that each lot can enjoy the use intended under the current
Zone MU-1

In order for an application for a variance to be approved or approved with conditions, the BOA or the HDC must make a positive finding with regard to each of the provisions below. The applicant has the burden of proof of demonstrating that the application for a variance complies with each of the requirements. Please explain in detail how your case meets the following requirements:

1. **Special Conditions:** Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. Special conditions or circumstances do not result from actions of the applicant and are not based on a desire to reduce development costs.

The lots are currently zoned MV-1 which is ~~uncommon~~
has changed ~~since the home was built before this zoning~~

2. **Special Privilege:** Granting the variance does not confer upon the applicant a special privilege that is denied by the Land Development Code to other lands, structures, or buildings in the same zoning district.

Such Lot restorations have been granted

3. **Literal Interpretation:** Literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

Other properties within the same zoning district
have been granted a variance of a similar kind

4. **Minimum Variance:** The variance requested is the minimum variance needed that will make possible the reasonable use of the land, structure, or building.

This variance is simply to restore the original
platted lots

5. **General Harmony:** Granting the variance will be in harmony with the general intent and purpose of the Land Development Code and Comprehensive Plan.

The granting of this variance will allow the
development of this property to adhere to the
Land Development Code and Comprehensive Plan ideas
for the current designation of MV-1 zoning

6. **Public Interest:** Granting the variance is compatible with surrounding properties, will not cause injury to the area involved, or otherwise be detrimental to the public health, safety, welfare or environment.

Granting the variance is compatible with the adjacent properties going south on 3rd St. Development will fall within the parameters of the MUV-1 designation and will in no way be detrimental

☐ If your property is located within the Historic Districts or the Community Redevelopment Area, please fill out responses to the supplemental variance criteria, attached as Appendix A, on a separate sheet of paper.

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

5/21/18
Date

[Signature]
Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss



Subscribed and sworn to before me this 21 day of May, 2018

Harriet Davis
Notary Public: Signature

Harriet Davis
Printed Name

3/22/21
My Commission Expires

Personally Known ☒ OR Produced Identification _____ ID Produced: _____

Rec: 1,736.00
Stamps 1,736.00

OTTC-04-1013

Return to: (enclose self-addressed stamped envelope)
Name: **Olde Towne Title Company**

Address: **21 North 3rd Street
Fernandina Beach, Florida 32034**

This Instrument Prepared by:

Address: **Olde Towne Title Company
21 North 3rd Street
Fernandina Beach, Florida 32034**

Property Appraisers Parcel Identification (Folio) Number(s):
00-00-31-1800-0279-0110

Grantee(s) S.S. #(s):

INSTR # 200506991
OR BK 01297 PGS 0439-0441
RECORDED 02/23/2005 12:42:05 PM
JOHN A. CRAWFORD
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD (F.S. 201.02) 1,736.00
RECORDING FEES 27.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this **31st** day of **January 2005**, BETWEEN
Daphne Lovell Cryder a single person

whose post office address is: **4127 River Marsh Drive, Fernandina Beach**

of the County of **Nassau**, State of **Florida**, grantor, and
Douglas Scott Kohlman an unmarried

whose post office address is: **324 Elm Street, Fernandina Beach**

of the County of **Nassau**, State of **Florida**, grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Ten and no/100** Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is
hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and
assigns forever, the following described land, situate, lying and being in **Nassau** County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

EXHIBIT "A"

ALL OF LOTS 13, 14, 15, 16, 17, 18 AND A PORTION OF LOTS 11 AND 12, ALL IN BLOCK 279, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 18, BLOCK 279, SAID POINT BEING AT A POINT WHERE THE NORTHERLY RIGHT OF WAY OF ELM STREET INTERSECTS THE WESTERLY RIGHT OF WAY OF SOUTH 4TH STREET (BOTH STREETS HAVING A 60 FOOT RIGHT OF WAY); THENCE NORTH 82 DEGREES 45 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ELM STREET, A DISTANCE OF 154.13 FEET TO A POINT; THENCE NORTH 17 DEGREES 38 MINUTES 10 SECONDS WEST, A DISTANCE OF 110.69 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 279, AFOREMENTIONED; THENCE SOUTH 82 DEGREES 38 MINUTES 32 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOTS 11, 12, 13, 14, 15, 16, 17 AND 18, BLOCK 279, A DISTANCE OF 201.21 FEET TO THE NORTHEAST CORNER OF LOT 18, BLOCK 279, AFOREMENTIONED (SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH 4TH STREET, AFOREMENTIONED; THENCE SOUTH 07 DEGREES 32 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

Legal - SP-04-1013 Kohman

JOHN M. DREW, CFC
NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0279-0110	2017	REAL ESTATE	13337	002	CL-0010578

KOHLMAN DOUGLAS SCOTT
324 ELM ST
FERNANDINA BEACH, FL 32034

324 ELM

BLOCK 279 LOTS 11 12 13 14
E OF SAL RR &
ALL OF LOTS 15 THRU 18
IN Q

2017 Paid Real Estate

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED	
BOARD OF COUNTY COMMISSIONERS						
GENERAL FUND	5.9768	111,040	50,000	61,040	364.82	
TRANSPORTATION	0.5902	111,040	50,000	61,040	36.03	
AI BEACH RENOURISHMENT MSTU	0.1021	111,040	50,000	61,040	6.23	
SCHOOL BOARD						
BASIC DISCRETIONARY	0.7480	111,040	25,000	86,040	64.36	
CAPITAL OUTLAY	1.5000	111,040	25,000	86,040	129.06	
SCHOOL BOARD LOCAL EFFORT	4.3500	111,040	25,000	86,040	374.27	
ST JOHNS RIVER MGMT DIST	0.2724	111,040	50,000	61,040	16.63	
FL INLAND NAVIGATION DIST	0.0320	111,040	50,000	61,040	1.95	
MOSQUITO CONTROL DISTRICT	0.1495	111,040	50,000	61,040	9.13	
CITY OF FERNANDINA BEACH						
FERNANDINA BEACH	6.0000	111,040	50,000	61,040	366.24	
VOTER APPROVED DEBT	0.2097	111,040	50,000	61,040	12.80	
TOTAL MILLAGE				19.9307	AD VALOREM TAXES	\$1,381.52

NON-AD VALOREM ASSESSMENTS					
LEVYING AUTHORITY		RATE			AMOUNT
NON-AD VALOREM ASSESSMENTS					\$0.00
COMBINED TAXES AND ASSESSMENTS		\$1,381.52			
If Paid By Please Pay	Nov 30, 2017 \$0.00				

JOHN M. DREW, CFC
NASSAU COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	TAX YEAR	TYPE	ALT KEY	MILLAGE CODE	ESCROW
00-00-31-1800-0279-0110	2017	REAL ESTATE	13337	002	CL-0010578

RETURN WITH
PAYMENT

KOHLMAN DOUGLAS SCOTT
324 ELM ST
FERNANDINA BEACH, FL 32034

324 ELM

BLOCK 279 LOTS 11 12 13 14
E OF SAL RR &
ALL OF LOTS 15 THRU 18
IN Q

2017 Paid Real Estate

PLEASE PAY IN U.S. FUNDS TO JOHN M. DREW, CFC TAX COLLECTOR -86130 LICENSE ROAD, FERNANDINA BEACH FL 32034 , OR ONLINE AT WWW.NASSAUTAXES.COM

If Paid By	Nov 30, 2017				
Please Pay	\$0.00				

Paid 11/29/2017

Receipt # EEX-17-00029002

\$1,326.26

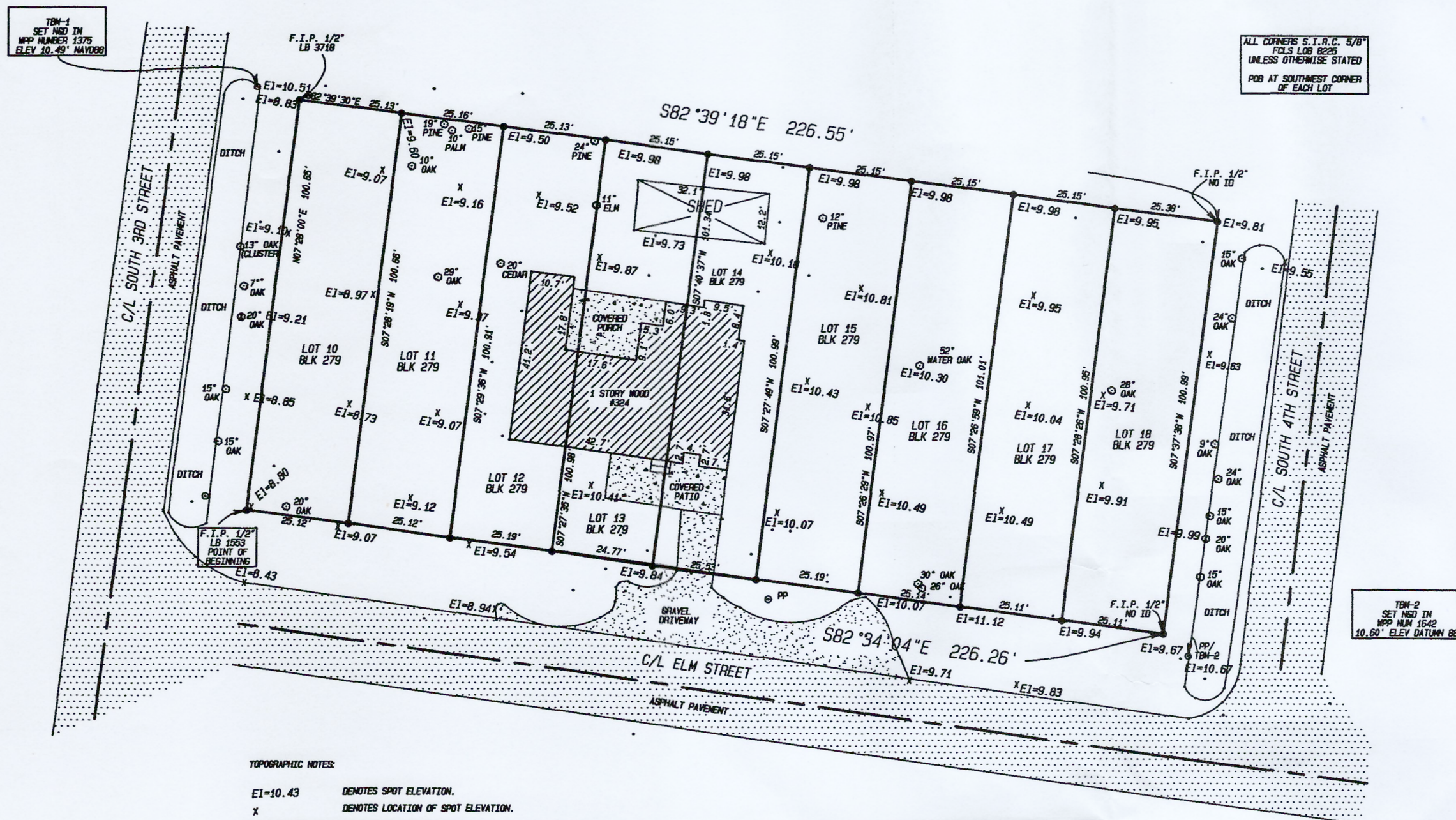
Paid By CORELOGIC



MAP OF BOUNDARY/TOPOGRAPHIC/ TREE SURVEY

DESCRIPTION:

PROPOSED LEGAL DESCRIPTION
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1887 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS: ALL OF LOTS 10 THROUGH 18, BLOCK 279, CITY FERNANDINA BEACH, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 279 AND RUN NORTH 07° 28' 00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH THIRD STREET (A 60 FOOT R/W), A DISTANCE OF 100.64 FEET; THENCE RUN SOUTH 82° 39' 18" EAST, A DISTANCE OF 226.55'; THENCE RUN SOUTH 07° 37' 38" WEST, A DISTANCE OF 100.96 FEET; THENCE RUN SOUTH 82° 34' 04" EAST, FOR A DISTANCE OF 226.26 FEET TO THE POINT OF BEGINNING.



TOPOGRAPHIC NOTES:

E1-10.43 DENOTES SPOT ELEVATION.
X DENOTES LOCATION OF SPOT ELEVATION.

ELEVATIONS WERE SURVEYED FROM MGS BENCHMARK SHOWN AS 820150 ON H&S DATA SHEET ALSO KNOWN AS TIDAL BENCHMARK WM 648 HAVING A PUBLISHED ELEVATION OF 12.36 FEET, NAVD 83

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:

STREET ADDRESS:
ELM STREET

REF 00-00-31-1800-0279-0110
REF 00-00-31-1800-0279-0101

SURVEY NOTES:

- #1 BEARINGS ARE BASED ON PLAT WITH THE SOUTH LINE OF LOT 25, BEING S89°38'00"W.
- #2 UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- #3 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP PANEL NO. 12031C 0506 H, EFFECTIVE 06/03/2013, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- #4 THIS SURVEY PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE.
- #5 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND MEASURED UNLESS SHOWN OTHERWISE.
- #6 ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- #7 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY WHICH ARE NOT SHOWN ON THIS SURVEY WHICH CAN BE FOUND IN PUBLIC RECORDS OF SAID COUNTY.
- #8 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.
- #9 TEMPORARY, NON-PERMANENT IMPROVEMENTS AND/OR MAN-MADE ITEMS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: BUILDING MATERIAL, STORAGE PODS, PAVEMENT BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- #10 LEGAL DESCRIPTION PROVIDED BY CLIENT.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

THESE DOCUMENTS AND THEIR CONTENTS ARE THE PROPERTY OF FIRST COAST LAND SURVEYING, INC. AND ARE ISSUED ONLY FOR THE SPECIFIC PROJECT NOTED ON THESE DRAWINGS.

DRAWING

FIRST COAST LAND SURVEYORS, INC.

LAND SURVEYORS AND MAPPERS
LICENSED BUSINESS NO. 8225

3161-4 ST. JOHNS BLUFF ROAD S, JACKSONVILLE, FL., 32246
TELEPHONE (904) 779-2062 FAX (904) 779-7784
WWW.FIRSTCOASTLANDSURVEYING.COM

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

[Signature]
CLYDE D. VAN KLEECK
FL. REGISTERED SURVEYOR & MAPPER NO. 2546

BOUNDARY SURVEY ELM STREET

SHEET 1
OF 1

ABBREVIATIONS

FCM - FOUND CONCRETE MONUMENT	P.B. - PLAT BOOK	EB - ELECTRIC BOX
SCM - SET CONCRETE MONUMENT	D.B. - DEED BOOK	CB - CABLE BOX
F.I.R.C. - FOUND IRON ROD AND CAP	O.R. - OFFICIAL RECORDS	PB - PHONE BOX
BK - BOOK	PG - PAGE	F/H - FIRE HYDRANT
SET IRON ROD	SECTION	LB - LICENSED BUSINESS
S.I.R.C. - SET IRON ROD AND CAP	TWP - TOWNSHIP	EL - ELEVATION
P.O.C. - POINT OF COMMENCEMENT	RNG - RANGE	MH - MANHOLE
P.O.B. - POINT OF BEGINNING	COR - CORNER	CMP - CORRUGATED METAL PIPE
F.P. - FOUND PIPE	N - NORTH	RCP - REINFORCED CONCRETE PIPE
F.NSD - FOUND NAIL AND DISK	S - SOUTH	WES - WETTERED END SECTION
FND - FOUND	E - EAST	WV - WATER VALVE
(M) - FIELD MEASUREMENT	W - WEST	PP - POWER POLE
(C) - CALCULATED MEASUREMENT	R/W - RIGHT OF WAY	PRM - PERMANENT REFERENCE MONUMENT
(P) - CURVE	C/L - CENTERLINE	LP - LIGHT POLE
D - DEED	R - RADIUS	6" W.F. - 6" WETTERED END SECTION
		4" C.L.F. - 4" C.L. F.

Order No.	Field Date	Revision	Date
28625	03/01/2018		
Scale 1" = 30'		1	
Section		2	
Township South	REVIEWED BY: VAN	3	
Range East	DRAWN BY: HF	4	
	CHECKED BY: HF	5	

Advisory Board/Committee Application

This application is intended to provide information that will enable the City Commission to select the most qualified Board/Committee members. Please complete all applicable sections and return the form along with your current résumé to the City Clerk's Office.

City of Fernandina Beach
City Clerk's Office
204 Ash Street
Fernandina Beach, FL 32034
(904) 310-3115

Name	Steven D Papke
------	----------------

Home Mailing Street Address	2845 1st Ave, Apartment A
-----------------------------	---------------------------

City	Fernandina Beach
------	------------------

Zip Code	32034
----------	-------

Primary Phone	9048878318
---------------	------------

Secondary Phone	5087177048
-----------------	------------

Please note that board materials are distributed electronically.

Email to receive board materials	steven.papke@gmail.com
----------------------------------	--

Employer	Fisher Koppenhafer Architects
----------	-------------------------------

Position Title	Principal and Co Owner
----------------	------------------------

Business Address 9104 Cypress Green Drive

City Jacksonville

Zip 32256

Select the board you are
applying for:

Board of Adjustment

Additional board that you
are applying for:

None

Why are you interested in
serving on this Board?
Please explain.

Involvement in growth and development of the community

Eligibility

Are you a resident of the
City?

Yes

Length of time:

6 mo (building a home on Long Boat)

Do you hold a public office?

No

Office name:

Field not completed.

Are you employed by the
City?

No

Position: *Field not completed.*

Are you currently serving on a Board? No

Board Name: *Field not completed.*

Potential Conflict of Interest:

Have you ever been engaged in the management/ownership of any business enterprise that has a financial interest with the City of Fernandina Beach? No

Field not completed.
If yes, please provide details:

Major Affiliations:

List community, professional, or other applicable policy-making Boards on which you have served.
Note the length of service and office held (if any):

Architectural Review Board in the Woods subdivision, 900 homes 2001-2004

Qualifications:

Please list any specific qualifications, education or experience that would

Architect both Commercially and Residentially for over 25 yrs in FL

directly relate to the Board
for which you are being
recommended:

Organization or
Commissioner sponsoring
nomination (if applicable):

Kelly Gibson

Educational Background:
(Check all that apply)

High School, BS/A, MS/A

Other:

Field not completed.

Major areas of study:

Architecture

Florida's Public Records Law, Chapter 119, Florida Statutes, states:

"It is the policy of this state that all state, county, and municipal records shall at all times be open for a personal inspection by any person." Your application when filed will become a public record and subject to the above statute. In addition, any appointed member of a board of any political subdivision (except members of solely advisory bodies) and all members of bodies exercising planning or zoning, are required to file a financial disclosure form (Form1) within 30 days after appointment and annually thereafter, for the duration of the appointment as required by Chapter 112, Florida Statutes

I understand that if I am appointed to one of the City's boards, I will be required to file a financial disclosure form - Form 1, as described above, and I am willing to comply with this requirement.

I understand that any false, incomplete or misleading information given by me on the application is sufficient cause for rejection of this application. I understand and agree that any such false, incomplete or misleading information discovered on this application at any time after appointment to a Board may result in my removal.

I also understand that all board appointments are for voluntary, uncompensated services. Additionally, if appointed, I am able to attend meetings and otherwise fulfill the duties of the office.

Applications are submitted to the City Commission when vacancies occur and are effective for two years from date of completion.

Do you understand the duties and responsibilities of the Board/Committee that you are applying for?	Yes
---	-----

By submitting this form, I declare the foregoing facts to be true, correct, and complete.

Date	7/31/18
------	---------

Applicant's Signature	Steven D Papke
-----------------------	----------------
