



BOARD OF ADJUSTMENT MEETING

December 19, 2024

6:00 PM

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston Street,
Green Cove Springs, FL 32043

CALL TO ORDER

APPROVAL OF MINUTES

Board of Adjustment Meeting Minutes October 24, 2024

PUBLIC COMMENT

PUBLIC HEARINGS

1. Public Hearing to consider BOA 24-0014
Variance to the Clay County Land Development Code, Article III, Section 3-6(d)(1) to allow for the placement of an accessory structure in the side or front yard of a parcel in the RA (Single-Family Residential) zoning district.
2. Public Hearing to consider BOA 24-0016
Variance to the Clay County Land Development Code, Article III, Section 3-17(f) (7) to allow for a detached garage to be built that would exceed the 30% lot coverage by 350 sf.
3. Public Hearing to consider BOA 24-0015
Variance to the Clay County Land Development Code, Article III, Section 3-4(b) to allow for the accessory structure to be placed in the front yard.

PUBLIC COMMENT

ADJOURNMENT

In accordance with the Americans with Disabilities Act, any person needing a special accommodation to participate in this matter should contact the Clay County ADA Coordinator by mail at Post Office Box 1366, Green Cove Springs, FL 32043, or by telephone at number (904) 269-6347 no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice), or 1-800-955-8771 (TDD).



Agenda Item
BOARD OF ADJUSTMENT

Clay County Administration Building
Thursday, December 19 6:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of Adjustment Meeting Minutes October 24, 2024	Backup Material	12/9/2024	Board_of_Adjustments_Meeting_Minutes_and_Attachments_October_24__2024ADA.pdf



BOARD OF ADJUSTMENT MEETING MINUTES

October 24, 2024

6:00 PM

Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043

CALL TO ORDER

Present: Keith Hadden, Chairman
Tom Goldsbury, Vice-Chairman
Nykki Van Hof
Brandon Ludwig

Absent: Brian Kraut

Staff Present: Assistant County Attorney Jamie Hovda
Zoning Chief Jenni Bryla

Chairman Keith Hadden called the meeting to order at 6:00 pm.

APPROVAL OF MINUTES

Board of Adjustment Meeting Minutes August 22, 2024

Vice-Chairman Tom Goldsbury made a motion for approval for the August 22, 2024, BOA meeting minutes, seconded by Brandon Ludwig, which carried 4-0.

PUBLIC COMMENT

Chairman Keith Hadden opened the floor for public comment at 6:01 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 6:01 pm.

PUBLIC HEARINGS

1. Public Hearing to consider Application BOA 24-0011; Variance to Article VI, Sec. 6-5 of the County Land Development Code.
Variance to the Clay County Land Development Code, Article III, Section 6-5(5)(a) to remove the requirement for canopy trees within the interior landscape area.

BOA-24-0011 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Board of Adjustment/October 24, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/October%2024,%202024), beginning at 1:29 and ending at 34:05. Below is a summary of the discussion and vote for this agenda item.

Mike Brown, Zoning Chief, presented a PowerPoint presentation for the public hearing

to consider BOA-24-011, a variance to Article VI, Section 6-5 of the county land development code to remove the requirement for canopy trees. See Attachment A.

There were questions and discussions regarding the landscape code/plan, placement of trees, and security issues.

Jeff York, 1000 Riverside Avenue, Jacksonville, Florida, Agent for the applicant, and Jeremy White, 1434 Marco Polo - PNC Bank, addressed the Board to provide more details and information regarding the requested variance to remove the requirement for canopy trees within the interior landscape area.

More questions and discussions were had regarding the landscape plan, placement, reason for eliminating trees, maintaining the security in the parking lot, ownership of surrounding property, what prompted the change, number of trees, ADA parking, ATM location, and addition of smaller trees or shrubs.

Chairman Keith Hadden opened the floor for the public hearing at 6:30 pm.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 6:30 pm.

Vice-Chairman Tom Goldsbury made a motion for approval to eliminate the canopy trees; continued discussions were had regarding replacement landscape, the motion was seconded by Brandon Ludwig, which carried 4-0.

2. Public Hearing to consider Application BOA 24-0012; Variance to Article III, Sec. 3-13(f)(5) of the County Land Development Code.

Variance to the Clay County Land Development Code, Article III, Section 3-13(f)(5) to reduce the minimum side setback from 20 feet to 10 feet in the AR zoning district.

BOA-24-0012 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Board of Adjustment/October 24, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/October%2024), beginning at 34:13 and ending at 42:55. Below is a summary of the discussion and vote for this agenda item.

Mike Brown, Zoning Chief, presented a PowerPoint presentation for the public hearing to consider BOA-24-0012, a variance to the Clay County Land Development Code, Article III, Section 3-13(f)(5) to reduce the minimum side setback from 20 feet to 10 feet in the AR zoning district. See Attachment B.

There were questions and discussions regarding surrounding properties and zoning.

Brett Parrish, 6250 Lake Drive, addressed the Board to provide more details and information regarding the requested variance to reduce the minimum side setback from 20 feet to 10 feet in the AR zoning district.

Chairman Keith Hadden opened the floor for the public hearing at 6:42 pm.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 6:42 pm.

Brandon Ludwig made a motion for approval of the request, seconded by Vice-Chairman Tom Goldsbury, which carried 4-0.

PUBLIC COMMENT

Before public comment, Mike Brown, Zoning Chief, addressed the Board to speak about the next BOA meeting. The November meeting will be combined with the December 19, 2024 meeting.

Mr. Brown spoke about his retirement, said this would be his final BOA meeting, and introduced Jenni Bryla, Zoning Chief.

The Board thanked Mr. Brown for all his hard work, wished him well in his retirement, and welcomed Ms. Bryla.

Chairman Keith Hadden opened the floor for public comment at 6:45 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 6:45 pm.

ADJOURNMENT

Hearing no further business, Chairman Keith Hadden adjourned the meeting at 6:45 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
BOA-24-0011



BOARD OF ADJUSTMENT

BOA-24-0011

Public Hearing

October 24, 2024

APPLICATION INFORMATION

Applicant: Compass Bank (PNC Bank, NA)
Agent: Harold Timothy Gillis
Location: 2380 Blanding Blvd.
Request: Variance to the Clay County Land Development Code, Article III, Section 6-5(5)(a) to remove the requirement for canopy trees within the interior landscape area.

Aerial



Background

The parcel is located just north of the intersection of Branan Field Blvd. and Long Bay.

The parcel is located in BF PUD zoning district with a future land use designation of BF Community Center.

The use of the site has been and will continue as a bank.

Pursuant to Sec. 3-33.A. IV.2 existing nonresidential uses within the BF Master Plan area are exempt from the requirements of the Master Plan and LDRs and are subject to the applicable regulations at the time of adoption of the Master Plan (2004). However, such uses must meet the parking, landscaping, architectural and other applicable standards of the LDRs.

The landscaping requirements of Article VI Sec. 6-5(5)(a) requires the at least ten percent of the interior vehicle use area to be landscaped. This interior landscape area shall contain sufficient canopy trees to receive at least two tree points per 150 square feet of gross landscape area.

The applicant is requesting a variance to the Land Development Code to remove the requirement to provide canopy trees within the interior landscape area.

The applicant has indicated that the required canopy trees will obscure security cameras which are necessary for the functionality of the property as a bank. The applicant maintains that the required canopy trees will obscure views of the parking area, the sidewalks, and the drive-up ATM, according to the application material.

Conditions for a Variance

That 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.

There are no special conditions peculiar to the land, structure or building which are not applicable to the lands, structures or buildings in the same zoning district. The application indicates that security of the bank use on site will be compromised due to the canopy trees obscuring view of the security cameras. No other bank use has indicated this concern previously.

That the special conditions and circumstances do not result from the actions of the applicant.

The special conditions and circumstances are not a result of an action by the applicant.

Conditions for a Variance

That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

The granting of the variance will confer on the applicant a privilege denied to other properties in the BF PUD and BF CC land use designation by removing the requirement for canopy trees. All other development in the BF CC land use are required, a minimum, to provide adequate canopy trees to meet two tree points per 150 square feet of gross landscape area.

That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance, and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the ordinance would not deprive the applicant of rights commonly enjoyed by other property owners BF CC land use. All other developments in the BF CC land use, including other banks have been able to comply with the required tree points set forth in Sec. 6-5(a).

Conditions for a Variance

That the variance granted is the minimum variance that will make possible the beneficial use of the land, building or structure.

The requested variance, to not require canopy trees in the interior landscape area, is not the minimum variance that will make possible the beneficial use of the land, building or structure.

That the granting of the variance will be in harmony with the general intent and purposes of these ordinances and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance will not be in harmony with the general intent of the Code. All development in the County is required to comply with Sec. 6-5(5)(a) and provide canopy trees in the interior landscape area to meet the required tree points. If the applicant's supposition that safety will be compromised by the required canopy trees, then the requested variance will not be injurious or otherwise detrimental to the public welfare.

Recommendation

Staff finds that the requested variance to remove the requirement for canopy trees in the interior landscape area is not consistent with the Land Development Code.

Staff recommends denial of the request to not require canopy trees consistent with Sec. 6-5(5)(a) of the Land Development Code for this parcel.

QUESTIONS

Attachment
“B”
BOA-24-0012



BOARD OF ADJUSTMENT

BOA-24-0012

Public Hearing

October 24, 2024

APPLICATION INFORMATION

Applicant: Brett & Talisha Parrish

Agent: Robert Jackson

Location: 6250 Lake Drive

Request: Variance to the Clay County Land Development Code, Article III, Section 3-13(f)(5) to reduce the minimum side setback from 20 feet to 10 feet in the AR zoning district.

Aerial



Background

The parcel is located on Kingsley Lake east of S.R. 230 and is 0.327 acres in size.

The parcel meets the definition as a lot-of-record.

The parcel has two zoning districts with AR-2 on the portion fronting Kingsley Lake and AR zoning on the remainder of the property.

The AR-2 district requires a minimum side setback of 10 ft. while the AR district requires a minimum 20 ft side setback.

The majority of the parcel is 50 ft. in width, which is narrower than the required 100 ft. minimum width for both the AR and AR-2 zoning districts. The required 20 ft. side setback for the AR zoned portion of the property limits the width of the buildable area to 10 ft. for that portion of the parcel that is 50 ft. wide.

Zoning



Conditions for a Variance

That 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.

The subject property has two zoning districts which bisects the property almost in half. The two zoning districts, AR and AR-2, have differing side setbacks. The parcel is 50 ft wide for the majority of the length. The minimum requires side setback for the AR zoning district is 20 ft. which severely restricts the buildable portion of the parcel that is zoned AR and only 50 ft. wide.

That the special conditions and circumstances do not result from the actions of the applicant.

The special conditions and circumstances are not a result of an action by the applicant.

Conditions for a Variance

That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

The granting of the variance will confer on the applicant a privilege denied to other properties in the AR zoning district by reducing the minimum side yard setback. However, in most cases the entire parcel is zoned AR where as in this case only a portion of the parcel is zoned AR.

That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance, and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the ordinance would not deprive the applicant of rights commonly enjoyed by other property owners AR zoning district. However, the existing width of the parcel along with the required side setbacks for the AR district greatly limit the ability to develop the site without the requested variance.

Conditions for a Variance

That the variance granted is the minimum variance that will make possible the beneficial use of the land, building or structure.

The requested variance is to reduce the side setback to 10 feet on that portion of the parcel zoned AR is the minimum variance to be able to undertake the desired new dwelling at the location proposed.

That the granting of the variance will be in harmony with the general intent and purposes of these ordinances and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance will extend the minimum 10 ft side setback established for the AR-2 zoning district for the entire length of the parcel. Structures located wholly within the AR-2 portion of the parcel would be required to only be setback 10 ft. from the side property lines. The granting of the variance would be in harmony with the general intent and purpose of the Code. Granting of the variance should not be injurious or otherwise detrimental to the public welfare.

Recommendation

Staff finds that the requested variance to reduce the side setback in the AR zoning district is not consistent with the Land Development Code; however, special circumstances exist which are not a result of an action by the applicant.

Staff recommends approval of the request to reduce side setback from 20 feet to 10 feet for the portion of the parcel located in the AR zoning district

QUESTIONS



Agenda Item
BOARD OF ADJUSTMENT

Clay County Administration Building
Thursday, December 19 6:00 PM

TO: Board of Adjustment

DATE: 12/12/2024

FROM: Jenni Bryla, Zoning Chief

SUBJECT:

Variance to the Clay County Land Development Code, Article III, Section 3-6(d)(1) to allow for the placement of an accessory structure in the side or front yard of a parcel in the RA (Single-Family Residential) zoning district.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for BOA 24-0014	Cover Memo	12/13/2024	Staff_Report_24-0014ada1.pdf
▢ Application	Backup Material	12/13/2024	Application_for_Ken_Carey_v1Origin(1)ada.pdf
▢ Survey	Backup Material	12/13/2024	survey_for_Ken_Carey_v1Originada.pdf



BOA Application #24-0014 Staff Report

Copies of the application are available at the Clay County Administrative Offices, 3rd floor, located at 477 Houston Street, Green Cove Springs, FL 32043

Applicant Information

Owner: Ken H. Carey
Phone: (904) 305-4077
Email: kenhcarey@gmail.com

Address: 274 Whispering Woods Dr.
Fleming Island, Fla. 32003

Property Information

Parcel ID: 41-05-26-015197-019-00
Zoning: Single-Family Residential (RA)

Address: 274 Whispering Woods Dr.
Fleming Island, Fla. 32091

Land Use: Rural Fringe (RF)

Commission District: J. Sgromolo

BOA Date: December 19, 2024

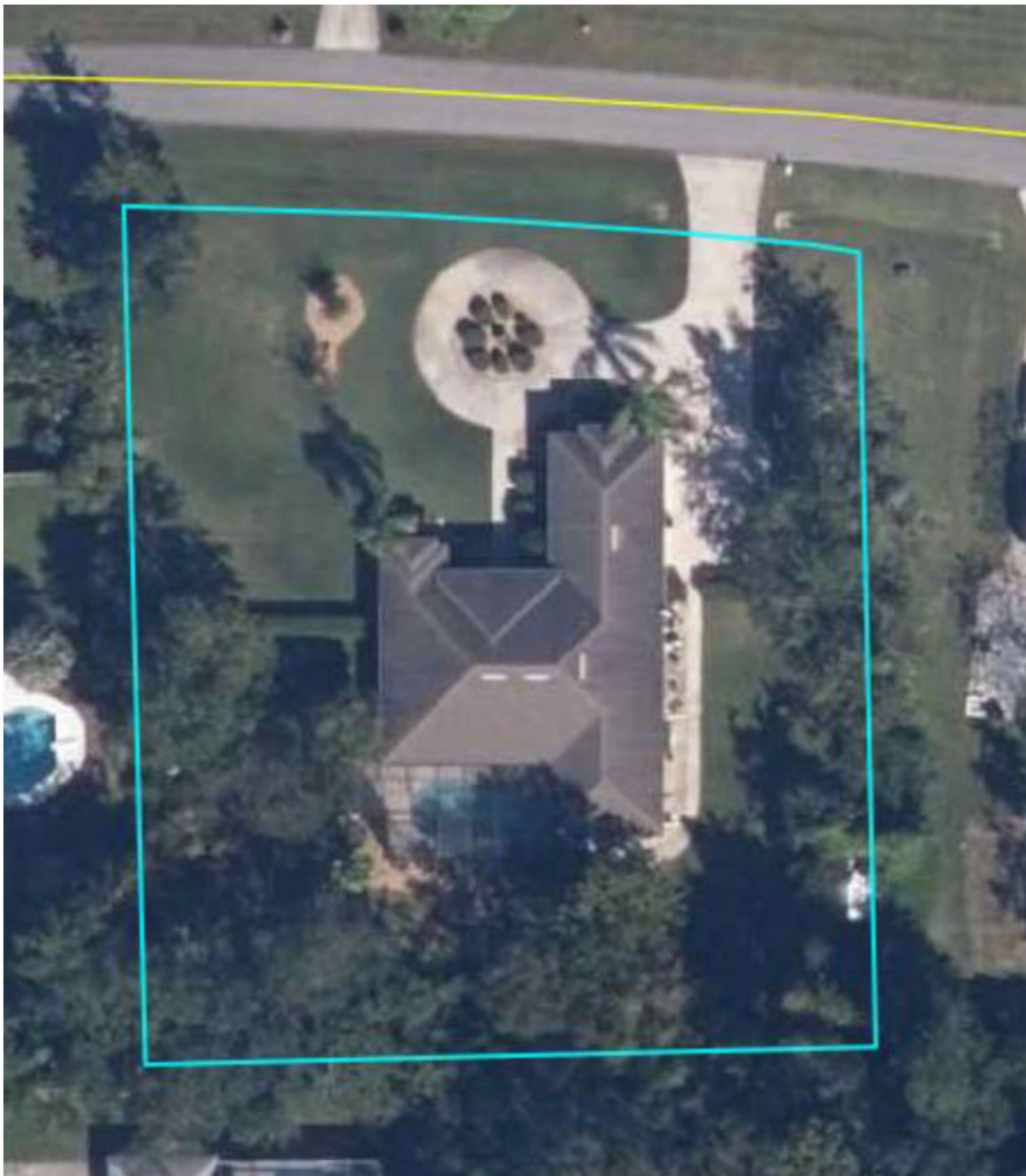
Land Development Code Requirement

Article III, Section 3-6(d)(1) of the Land Development Code does not permit accessory structures in the side or front yard on non-waterfront lots in the Single-Family Residential (RA) zoning district.

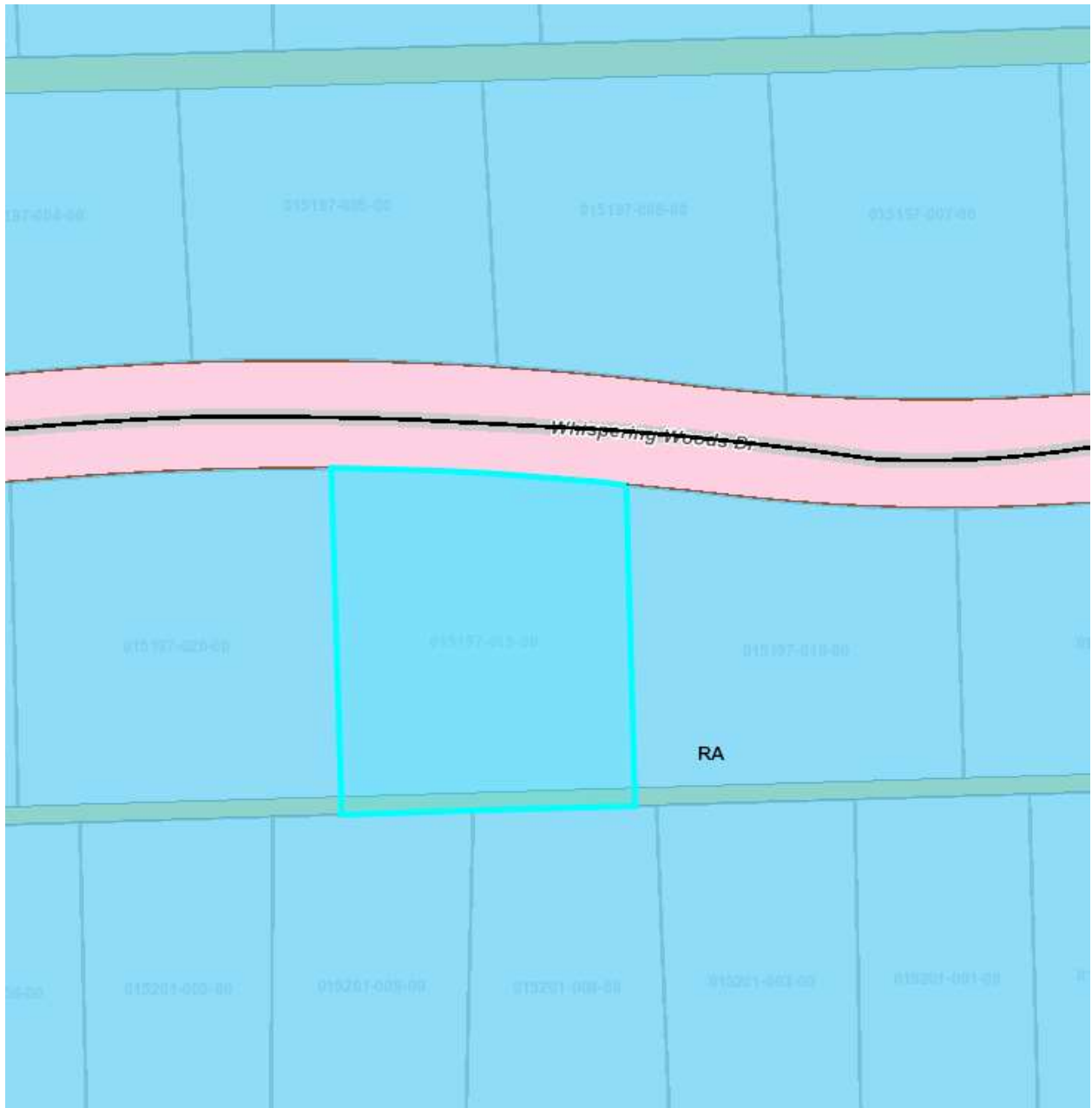
Applicant Request

Variance to the Clay County Land Development Code, Article III, Section 3-6(d)(1) to allow for the placement of an accessory structure in the side or front yard of a parcel in the RA (Single-Family Residential) zoning district.

Aerial Photograph



Zoning Districts



Staff Assessment and Recommendation

The parcel is located on Whispering Woods Drive, a dead-end road, lying east of Pine Avenue on the east side of Fleming Island. The parcel is in the Whispering Woods subdivision which was platted in 1978. The subject parcel contains approximately $\frac{3}{4}$ of an acre or 33,236 sf according to the Clay County Property Appraiser. The property is in the RA zoning district and has a Future Land Use designation of Rural Fringe, this combination's minimum lot size is 17,424 sf. The subject parcel is almost twice the size of the minimum requirement. The parcel's zoning district of RA requires a front setback of 40'. Most of the homes are setback at this 40' mark consistently along the street. The Applicant desires to put a detached accessory carport structure measuring approximately 20' x 40'. The RA zoning district prohibits the placement of accessory structures in the side or front yards. The subject parcel does contain a 10' utility easement along the rear property line. Regardless, the applicant has approximately 46' in the rear yard to place the desired structure.

Staff finds that the requested variance to allow for an accessory structure in the side or front yard is inconsistent with the intent of the Land Development Code based on the distance available to the applicant to place the structure in the rear, Staff recommends denial of the request.

Staff offers discussion on the six criteria from the Land Development Code that are the basis for granting a variance.

Variance Requirements

The Board of Adjustment may authorize a variance from the terms of the ordinances adopted pursuant to Chapter 163 when such variance will not be contrary to the public interest. The Board of Adjustment must first determine whether the need for the variance arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the specific property involved. In order to authorize any variance from the terms of the ordinance adopted pursuant to Chapter 163, the Board of Adjustment shall find:

- 1) **That 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.**

There are no special circumstances that exist on the subject parcel that are not shared with the other lots along Whispering Woods Drive.

- 2) **That the special conditions and circumstances do not result from the actions of the applicant.**

There are no special circumstances that exist on the subject parcel that are not shared with the other lots along Whispering Woods Drive.

- 3) **That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.**
The granting of the variance will confer on the Applicant a privilege denied to other properties in the RA zoning district by allowing an accessory structure in the front yard.

- 4) **That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance, and would work unnecessary and undue hardship on the applicant.**
The literal interpretation of the ordinance would not deprive the Applicant of rights commonly enjoyed by other property owners RA in the zoning district.

- 5) **That the variance granted is the minimum variance that will make possible the beneficial use of the land, building or structure.**
The requested variance is to allow for an accessory structure to be placed in the Applicant's front yard. The requested location is not the minimum variance to be able to undertake an accessible location for the Applicant's accessory equipment.

- 6) **That the granting of the variance will be in harmony with the general intent and purposes of these ordinances and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**
The granting of the variance would not be in harmony with the general intent and purpose of the Code. Granting of the variance may be injurious or otherwise detrimental to the public welfare, as the structure will be placed approximately 40' off the front property line, in plain view from the street. The Land Development Code only allows for accessory structures to be placed in the front yard if lots are located on an Outstanding Florida Waterway, which this lot is not.



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



BOARD OF ADJUSTMENT APPLICATION

Owner's Name: Ken H. Carey
 Owner's Address: 274 Whispering Woods Dr.
 City: Fleming Island State: FL Zip Code: 32003
 Phone: 904 305 4077 Email: Kenhearey@gmail.com

Parcel Information

Parcel ID #: 41-05-26-015197-019-00 Check here if Address is Same as Owner's
 Parcel Address:

Authorized Agent Information (If Applicable)

Agent's Name:
 Agent's Address:
 City: State: Zip Code:
 Phone: Email:
 Check here that the Owner's Agent Authorization Form has been Completed & will be filed with this Application

Nature of the Variance / Appeal Request

Please describe the request or appeal. Include the Section of the Code from which a variance is requested.

Reasons for Requested Building location instead of placement at Rear of Residence.

- Existing driveway and Residence together are elongated on the property not allowing enough room for rear access with tree branches and large hedges, existing along rear property fence.
- Rear of Building would be at the drainage and utility easement
- Concrete slab for additional driveway and building will inter fence with existing irrigation system.
- Obstructs existing utility shed access
- Great added expense of concrete driveway and building slab
- Obstructs planned garden area.
- Accessibility and convenience hindered with rear building placement.

Sec 3-16 A Section 3-6(2)(1)

County Manager: Howard Wanamaker

District 1
Mike Cella

District 2
Alexandra Compere

District 3
Jim Renninger

District 4
Betsy Condon

District 5
Dr. Kristen Burke

Required Attachments

I have provided the required attachments: Property Deed with Legal Description Survey
 Agent Authorization if applicable

Applicant Certification

I, hereby, certify that I am the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to, and made a part of this application, are accurate and true to the best of my knowledge and belief. Furthermore, if the package is found inconsistent with the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the variance requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article XII (12-10) of the Clay County Land Development Code. I also understand that the fees paid are non-refundable. For public notification, I acknowledge that the required SIGN(S) must be posted on the property by the Owner or Agent twenty-one (21) days in advance of the date of the public hearing. **The sign(s) may be removed only after final action of the Board of Adjustment and Appeals and must be removed within ten (10) days of such action.** I must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE PUBLIC HEARING.** Advertising costs are payable by the applicant directly to the newspaper. Proof of publication is required prior to the public hearing.

Owner Signature:  Date: 9/19/24 Print Name: Ken H. Carey

Official Use

Zoning:	Land Use:	Application # BOA:
BOA Meeting Date:	Fees: <input type="checkbox"/> Residential (\$300.00) <input type="checkbox"/> Non-Residential (\$500.00)	
	# of Signs _____ x \$30.00 Per Sign = \$ _____	
	Total Fee: \$ _____	

Application Accepted By: _____ Date: _____

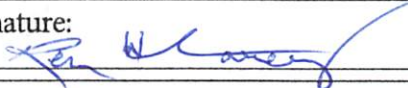
This area is reserved for future use.

Required Attachments

I have provided the required attachments: Property Deed with Legal Description Survey
 Agent Authorization if applicable

Applicant Certification

I, hereby, certify that I am the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to, and made a part of this application, are accurate and true to the best of my knowledge and belief. Furthermore, if the package is found inconsistent with the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the variance requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article XII (12-10) of the Clay County Land Development Code. I also understand that the fees paid are non-refundable. For public notification, I acknowledge that the required SIGN(S) must be posted on the property by the Owner or Agent twenty-one (21) days in advance of the date of the public hearing. **The sign(s) may be removed only after final action of the Board of Adjustment and Appeals and must be removed within ten (10) days of such action.** I must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE PUBLIC HEARING.** Advertising costs are payable by the applicant directly to the newspaper. Proof of publication is required prior to the public hearing.

Owner Signature:  Date: 9/19/24 Print Name: Ken H. Carey

Official Use

Zoning:	Land Use:	Application # BOA:
BOA Meeting Date:	Fees: <input type="checkbox"/> Residential (\$300.00) <input type="checkbox"/> Non-Residential (\$500.00)	
	# of Signs _____ x \$30.00 Per Sign = \$ _____	
	Total Fee: \$ _____	

Application Accepted By: _____ Date: _____

This area is reserved for future use.

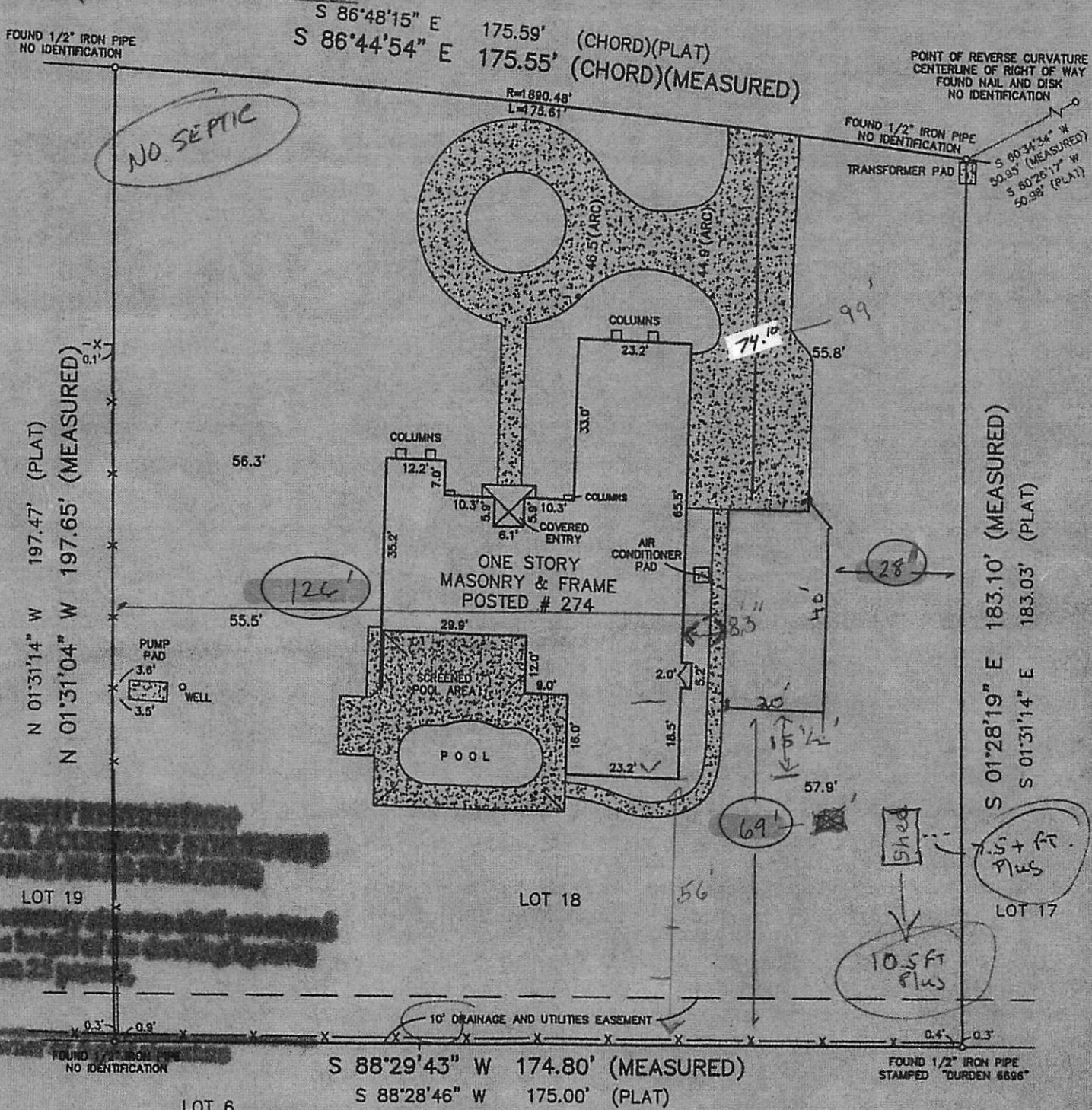
WHISPERING WOODS, AS RECORDED IN PLAT BOOK 15, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

HEIGHT OF ACCESSORY STRUCTURE WILL NOT EXCEED THE HEIGHT OF THE PRINCIPLE DWELLING

CERTIFIED TO: KEN H. CAREY STEWART TITLE GUARANTY COMPANY

This site plan drawing shows all structures located on the attached legally described property and is accurate and complete to the best of my knowledge. Signed: [Signature] Date: 5/2/06

WHISPERING WOODS DRIVE (60.0' RIGHT OF WAY)



LOT 6 EGRETS WALK OFFICIAL RECORD VOLUME 1572, PAGE 829

LOT 7 EGRETS WALK OFFICIAL RECORD VOLUME 1926, PAGE 1166

JOB # 06-0261 | DATE OF FIELD SURVEY: 03-25-06 | DATE OF ISSUE: 03-27-06 | SCALE: 1" = 30'



NOTES:
1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 01°31'14" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 04, 1992, COMMUNITY NUMBER 120064, PANEL 01556

MAP SHOWING BOUNDARY SURVEY OF
 LOT 18, WHISPERING WOODS, AS RECORDED IN PLAT BOOK 15, PAGES 34 AND 35,
 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

**HEIGHT OF ACCESSORY
 STRUCTURE WILL NOT
 EXCEED THE HEIGHT OF
 THE PRINCIPLE DWELLING**

CERTIFIED TO:

KEN H. CAREY
 STEWART TITLE GUARANTY COMPANY

This site plan drawing shows all structures located on the attached legally described property and is accurate and complete to the best of my knowledge.

Signed *[Signature]* Date 5/2/06

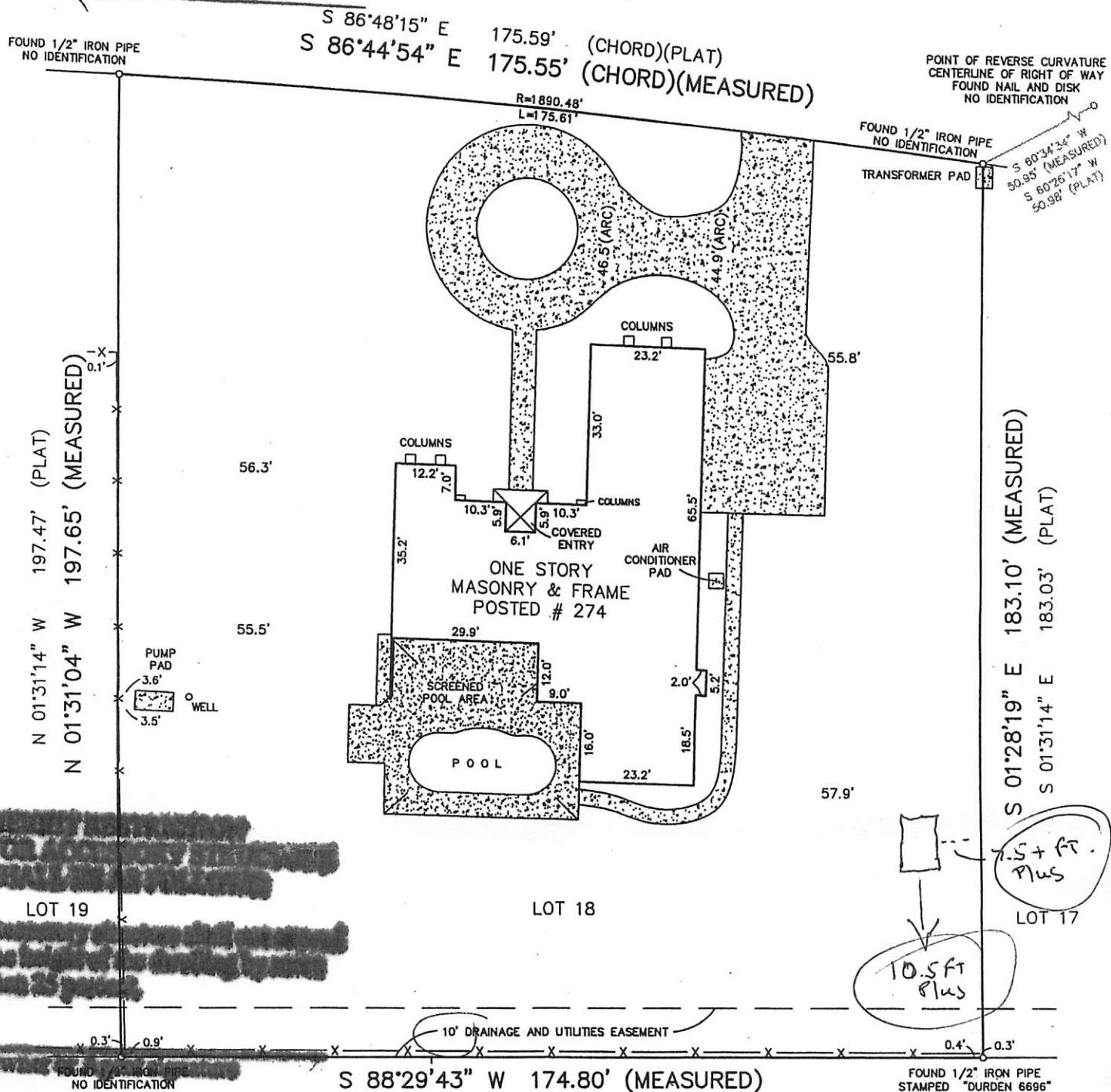
WHISPERING WOODS DRIVE
 (60.0' RIGHT OF WAY)

FOUND 1/2" IRON PIPE
 NO IDENTIFICATION

POINT OF REVERSE CURVATURE
 CENTERLINE OF RIGHT OF WAY
 FOUND NAIL AND DISK
 NO IDENTIFICATION

FOUND 1/2" IRON PIPE
 NO IDENTIFICATION

TRANSFORMER PAD
 S 60°34'34" W 50.95' (MEASURED)
 S 60°26'17" W 50.98' (PLAT)



LOT 19

LOT 18

LOT 17

LOT 6
 EGRETS WALK
 OFFICIAL RECORD VOLUME 1572, PAGE 829

LOT 7
 EGRETS WALK
 OFFICIAL RECORD VOLUME 1926, PAGE 1166

JOB # 06-0261 | DATE OF FIELD SURVEY: 03-25-06 | DATE OF ISSUE: 03-27-06 | SCALE: 1" = 30'



1524 Smith St.
 Suite 102
 Orange Park, FL 32073
 (Phone) 904-215-0900 (Fax) 904-215-0910
 Licensed Business # 7361

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 01°31'14" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 04, 1992, COMMUNITY NUMBER 120064, PANEL 0155 D
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES.

[Signature]

CHARLES K. McINTOSH
 REGISTERED SURVEYOR AND MAPPER # 5502 STATE OF FLORIDA

LEGEND:

- R = RADIUS
- L = LENGTH
- X - = FENCE
- = CONCR



Agenda Item
BOARD OF ADJUSTMENT

Clay County Administration Building
Thursday, December 19 6:00 PM

TO: Board of Adjustment

DATE: 12/12/2024

FROM: Jenni Bryla, Zoning Chief

SUBJECT: Variance to the Clay County Land Development Code, Article III, Section 3-17(f) (7) to allow for a detached garage to be built that would exceed the 30% lot coverage by 350 sf.

AGENDA ITEM TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for BOA 24-0016	Cover Memo	12/13/2024	Staff_Report_24-0016_draftpada1.pdf
▢ Application	Backup Material	12/13/2024	Board_of_Adjustments_application_for_BOA_24-0016_v1ada.pdf
▢ Site Plan	Backup Material	12/13/2024	Survey_showing_the_proposed_garageada.pdf



BOA Application #24-0016 Staff Report

Copies of the application are available at the Clay County Administrative Offices, 3rd floor, located at 477 Houston Street, Green Cove Springs, FL 32043

Applicant Information

Owner:	Charles Zornes	Address:	966 Alpine Ridge Ct.
Phone:	(904) 219-3969		Orange Park, Fla. 32065
Email:	czornesbuilders@gmail.com		

Property Information

Parcel ID:	14-04-25-020327-470-78	Address:	966 Alpine Ridge Ct.
Zoning:	Single Family Residential (RB)		Orange Park, Fla. 32065
Land Use:	Urban Core (UC-10)		
Commission District:	2 (Compere)	BOA Date:	December 19, 2024

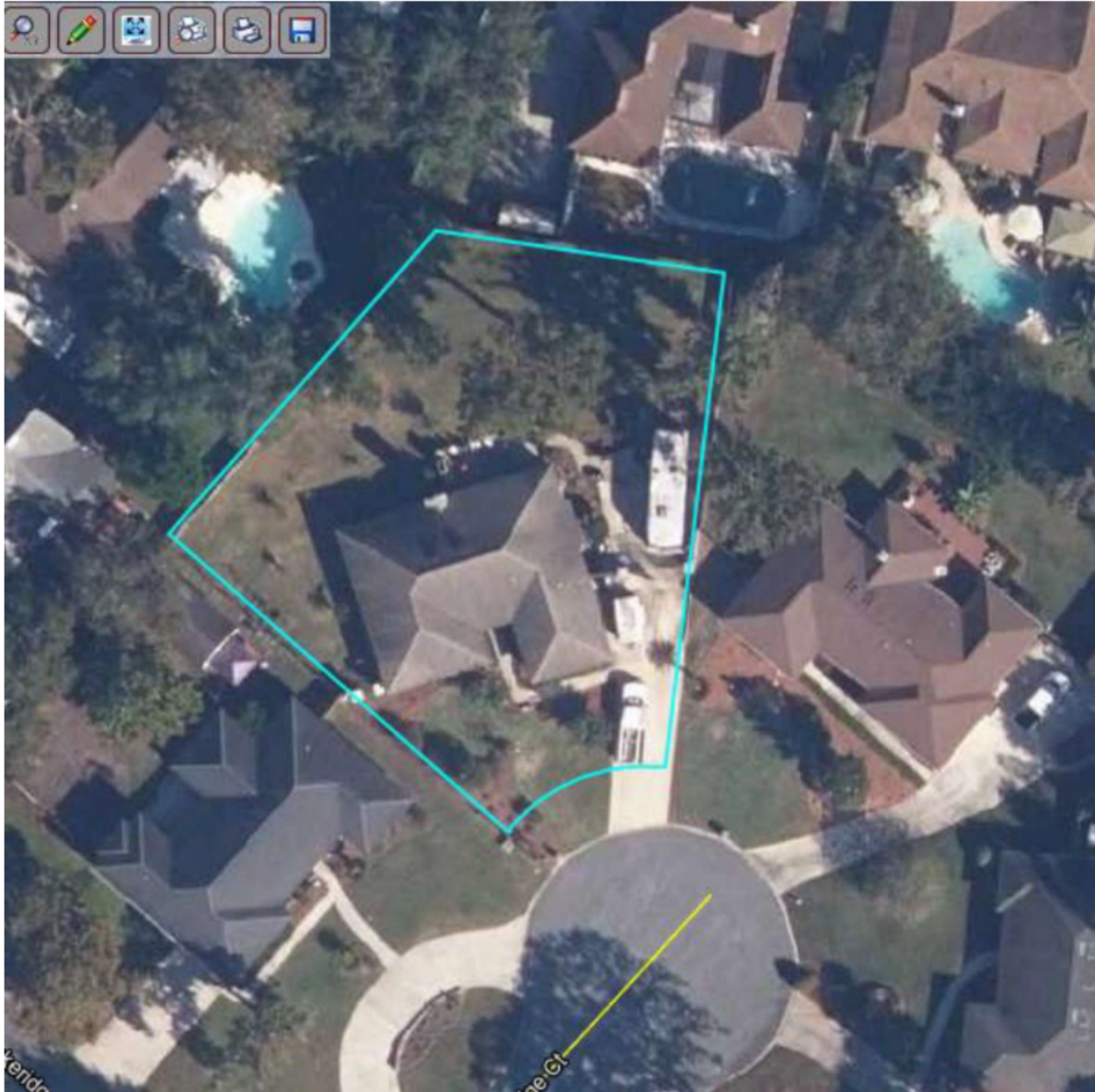
Land Development Code Requirement

Article III, Section 3-17(f)(7) of the Land Development Code requires that lot coverage shall not exceed 30%.

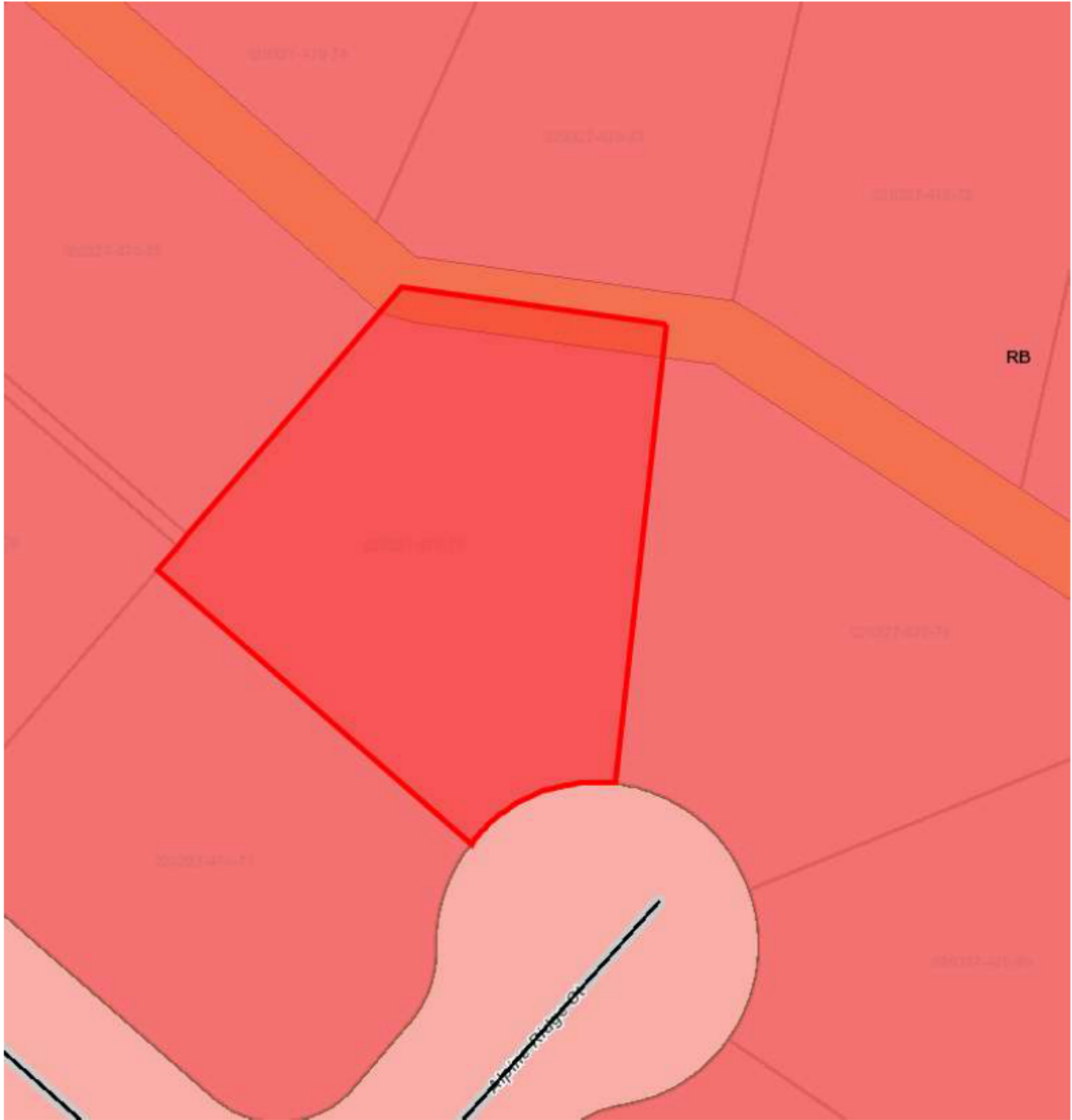
Applicant Request

Variance to the Clay County Land Development Code, Article III, Section 3-17(f)(7) to allow for a detached garage to be built that would exceed the 30% lot coverage by 350 sf.

Aerial Photo



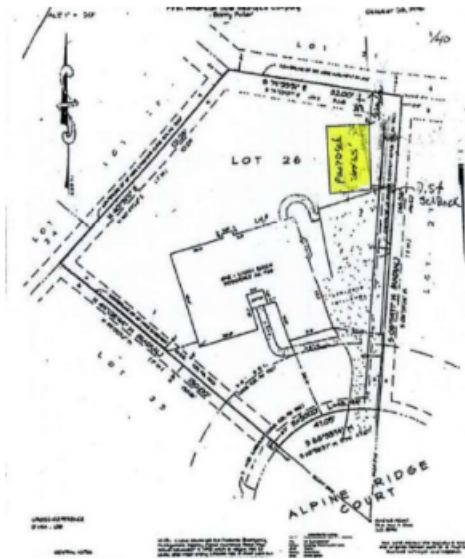
Zoning Districts



Staff Assessment and Recommendation

The parcel is located on Alpine Ridge Ct at the end of a cul-de-sac, and is 0.269 acres in size or 11,718 sf. According to information from the County Property Appraiser's Office, the property is a lot of record, and is listed as a homesteaded property since 1999. The home on the parcel was built in 1987 in its current location. The parcel is oddly configured into a trapezoid so that the side lot lines are not parallel to the side walls of the home, making difficult to meet the required 7.5' setbacks. All the other parcels on the cul-de-sac are larger than the Applicants by more than 3,500 sf. The Applicant is short of meeting the 30% requirement by 350 sf. The lot layout was created by no fault of the Applicant and the existing home in code compliant with regard to size and setbacks.

Urban Core 10 is the parcel's Future Land Use category and is intended for land within the core of urban service areas and accessible to employment centers. The parcel's zoning district is RB which has smaller lots than the RA zoning district. The Applicant desires to build a garage to store a large work vehicle and thereby making the property more compliant. The parking of commercial vehicles is generally prohibited if not in an enclosed space. The Applicant has indicated where on the property he would like to locate the structure, and the location will meet required setbacks and match the existing home in style and materials.



Staff finds that the requested variance to allow for an accessory structure to exceed the maximum 30% building coverage by 350 sf is consistent with the intent of the Land Development Code based on the lot size and configuration of the lot; these special circumstances exist which are not a result of an action by the Applicant. Staff recommends approval of the request.

Staff offers discussion on the six criteria from the Land Development Code that are the basis for granting a variance.

Variance Requirements

Section 12-9 of the LDC sets for the procedures and criteria for consideration of approval for a variance.

Proposed Garage Location

The Board of Adjustment may authorize a variance from the terms of the ordinances adopted pursuant to Chapter 163 when such variance will not be contrary to the public interest. The Board of Adjustment must first determine whether the need for the variance arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the specific property involved. In order to authorize any variance from the terms of the ordinance adopted pursuant to Chapter 163, the Board of Adjustment shall find:

- 1) That 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.

The subject property is on a cul-de-sac and is the smallest lot on the circle. The lot was platted in 1986 with a trapezoid configuration and the home was built in 1987. These two facts are specific to this parcel and are not applicable to any other lands in the area.

- 2) That the special conditions and circumstances do not result from the actions of the applicant.

The placement of the home and the lot shape are not the result of actions by the Applicant.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.

The granting of the variance will confer on the Applicant a privilege denied to other properties in the RB zoning district by allowing the Applicant to exceed the maximum building coverage by 350 sf. However, the other properties on the circle exceed the Applicants lot by more than 3,500 sf.

- 4) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance, and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the ordinance would deprive the Applicant of rights commonly enjoyed by other property owners RB zoning district. Providing a detached garage to house would add to the compliance of the lot.

- 5) That the variance granted is the minimum variance that will make possible the beneficial use of the land, building or structure.

The requested location is the minimum variance to be able to undertake an accessible location for the Applicant's accessory structure.

- 6) That the granting of the variance will be in harmony with the general intent and purposes of these ordinances and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance will allow for the accessory structure to be placed behind and to the side of the principal structure, behind the front façade of the adjacent property owner. The granting of the variance would be in harmony with the general intent and purpose of the Code. Granting of the variance should not be injurious or otherwise detrimental to the public welfare, as the structure will be placed approximately behind and to the side of the front facade.



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



BOARD OF ADJUSTMENT APPLICATION

Owner's Name: Charles Zornes			
Owner's Address: 966 Alpine Ridge Ct.			
City: Orange Park		State: Florida	Zip Code: 32065
Phone: 904-219-3969		Email: czornesbuilders@gmail.co m	
Parcel Information			
Parcel ID #: 14-04-25-020327-470-78		<input checked="" type="checkbox"/> Check here if Address is Same as Owner's	
Parcel Address: 966 Alpine Ridge Ct. Orange Park Flor			
Authorized Agent Information (If Applicable)			
Agent's Name:			
Agent's Address:			
City:		State:	Zip Code:
Phone:		Email:	
<input type="checkbox"/> Check here that the Owner's Agent Authorization Form has been Completed & will be filed with this Application			
Nature of the Variance / Appeal Request			
Please describe the request or appeal. Include the Section of the Code from which a variance is requested.			
<p>Accessory Structure denied by zoning due to over lot coverage. Wanting to build a detached 2 bay garage for the purpose of storing my work truck (F350 utility bed 24' long), our SUV and yard equipment inside. Garage is 26'x35' or 910 Square Feet. The allowed by zoning is 560 Square Feet with a difference of 350 sq. feet. By utilizing this garage it will maintain a cleaner neighborhood appearance.</p> <p>Sec. 3-17(F)(7)</p>			

County Manager: Howard Wanamaker

District 1
Mike Cella

District 2
Alexandra Compere

District 3
Jim Renninger

District 4
Betsy Condon

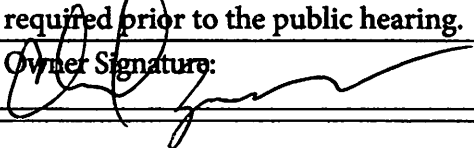
District 5
Dr. Kristen Burke

Required Attachments

I have provided the required attachments: Property Deed with Legal Description Survey
 Agent Authorization if applicable

Applicant Certification

I, hereby, certify that I am the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to, and made a part of this application, are accurate and true to the best of my knowledge and belief. Furthermore, if the package is found inconsistent with the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the variance requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article XII (12-10) of the Clay County Land Development Code. I also understand that the fees paid are non-refundable. For public notification, I acknowledge that the required SIGN(S) must be posted on the property by the Owner or Agent twenty-one (21) days in advance of the date of the public hearing. **The sign(s) may be removed only after final action of the Board of Adjustment and Appeals and must be removed within ten (10) days of such action.** I must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE PUBLIC HEARING.** Advertising costs are payable by the applicant directly to the newspaper. Proof of publication is required prior to the public hearing.

Owner Signature:  Date: 11-18-24 Print Name: Charles Zornes

Official Use

Zoning:	Land Use:	Application # BOA:
BOA Meeting Date:	Fees: <input checked="" type="checkbox"/> Residential (\$300.00) <input type="checkbox"/> Non-Residential (\$500.00)	
	# of Signs <u>1</u> x \$30.00 Per Sign = \$ <u>30</u>	
	Total Fee: \$ <u>330.00</u>	

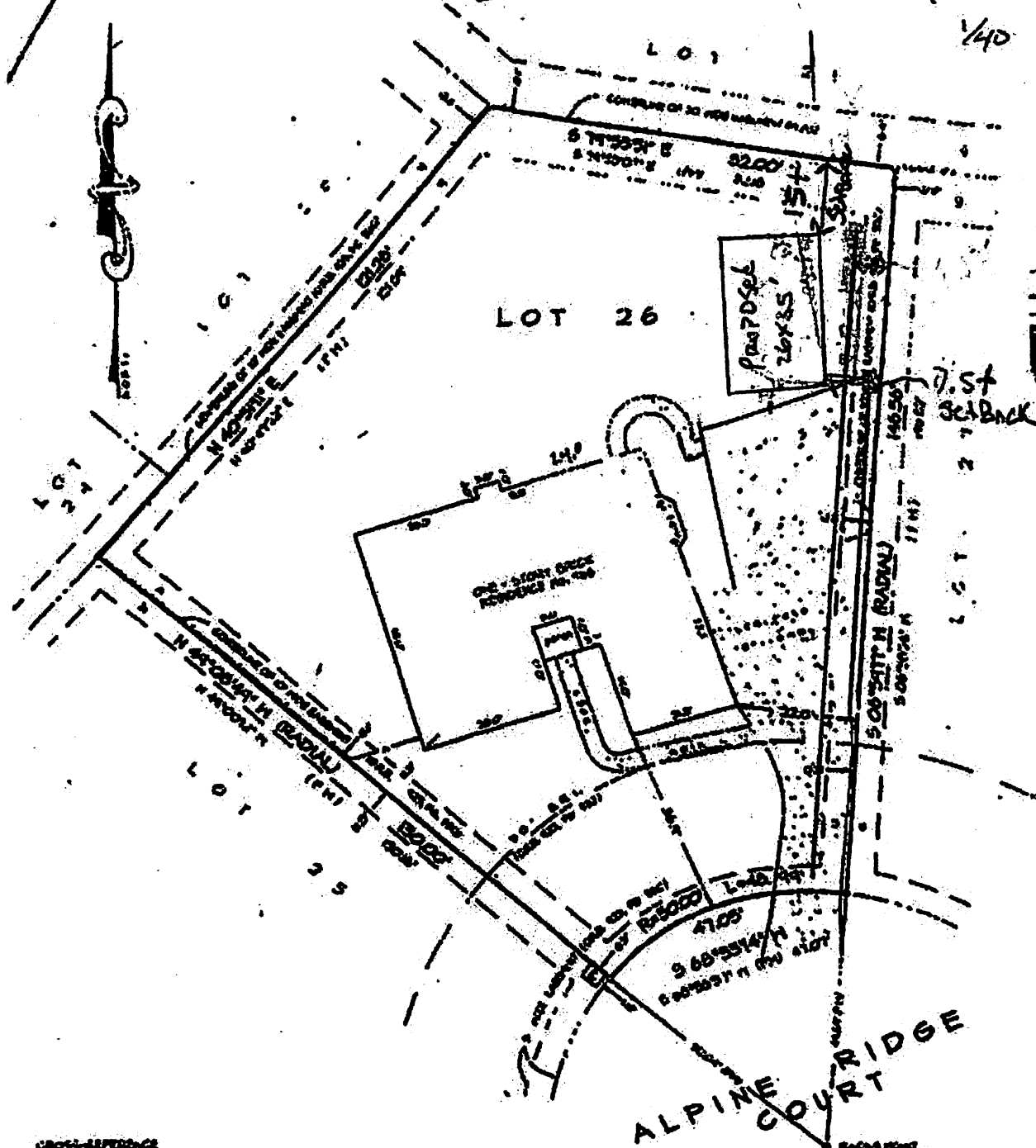
Application Accepted By: _____ Date: _____

This area is reserved for future use.

MAP SHOWING BOUNDARY SURVEY OF LOT 26 FOX RIDGE UNIT II

ACCORDING TO PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF CLAY
COUNTY, FLORIDA, IN PLAT BOOK "H" PAGES 75 1140 75
CERTIFIED TO: Charles D. Zornes, II and Joyce A. Zornes
Southern Bank
First American Title Insurance Company
Barry Feller

October 26, 1982



CROSS-REFERENCE
D.M.A. 108

GENERAL NOTES

1. This map shows the boundary survey of the parcel shown on a plat of the subdivision of Fox Ridge Unit II, as per Plat No. 10, of the Public Records of Clay County, Florida.
2. This survey was made in accordance with the rules and regulations for the Surveyors of Florida, and the laws of the State of Florida, and is subject to the approval of the Surveyor General of Florida.
3. The survey was made by the use of the following instruments and methods:

NOTES

1. This survey was made by the use of the following instruments and methods:

2. The survey was made by the use of the following instruments and methods:

LEGEND

--- Boundary Line

--- Easement Line

--- Right-of-Way Line

--- Proposed Boundary Line

--- Proposed Easement Line

--- Proposed Right-of-Way Line

The land shown on this map is the property of the owner named on the plat of the subdivision of Fox Ridge Unit II, as per Plat No. 10, of the Public Records of Clay County, Florida.

Harold G. Galt
 HAROLD G. GALT
 SURVEYOR
 FLORIDA CERT. NO. 10, 219
 CLAY COUNTY, FLORIDA



Agenda Item
BOARD OF ADJUSTMENT

Clay County Administration Building
Thursday, December 19 6:00 PM

TO: Board of Adjustment

DATE: 12/12/2024

FROM: Jenni Bryla, Zoning Chief

SUBJECT: Variance to the Clay County Land Development Code, Article III, Section 3-4(b) to allow for the accessory structure to be placed in the front yard.

AGENDA ITEM TYPE:

Is Funding Required (Yes/No): If Yes, Was the item budgeted (Yes/No/N/A):

Sole Source (Yes/No): Advanced Payment (Yes/No):
Yes **Yes**

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report for BOA 24-0015	Cover Memo	12/13/2024	Staff_Report_24-0015_Draft_jb_bcada1.pdf
▢ Application	Backup Material	12/13/2024	BOA_Application_v1_ada.pdf
▢ Survey	Backup Material	12/13/2024	4229_Scenic_Drive_Survey_v1ada.pdf



BOA Application #24-0015 Staff Report

Copies of the application are available at the Clay County Administrative Offices, 3rd floor, located at 477 Houston Street, Green Cove Springs, FL 32043

Applicant Information

Owner:	Kellie Henery	Address:	4229 Scenic Drive
Phone:	(904) 589-5930		Middleburg, Fla. 32068
Email:	unionlasteel@hotmail.com		

Property Information

Parcel ID:	11-05-24-006080-012-00	Address:	4229 Scenic Drive
Zoning:	Agricultural/Residential (AR)		Middleburg, Fla. 32068
Land Use:	Rural Residential (RR)		

Commission District: 4 (B. Condon)

BOA Date: December 19, 2024

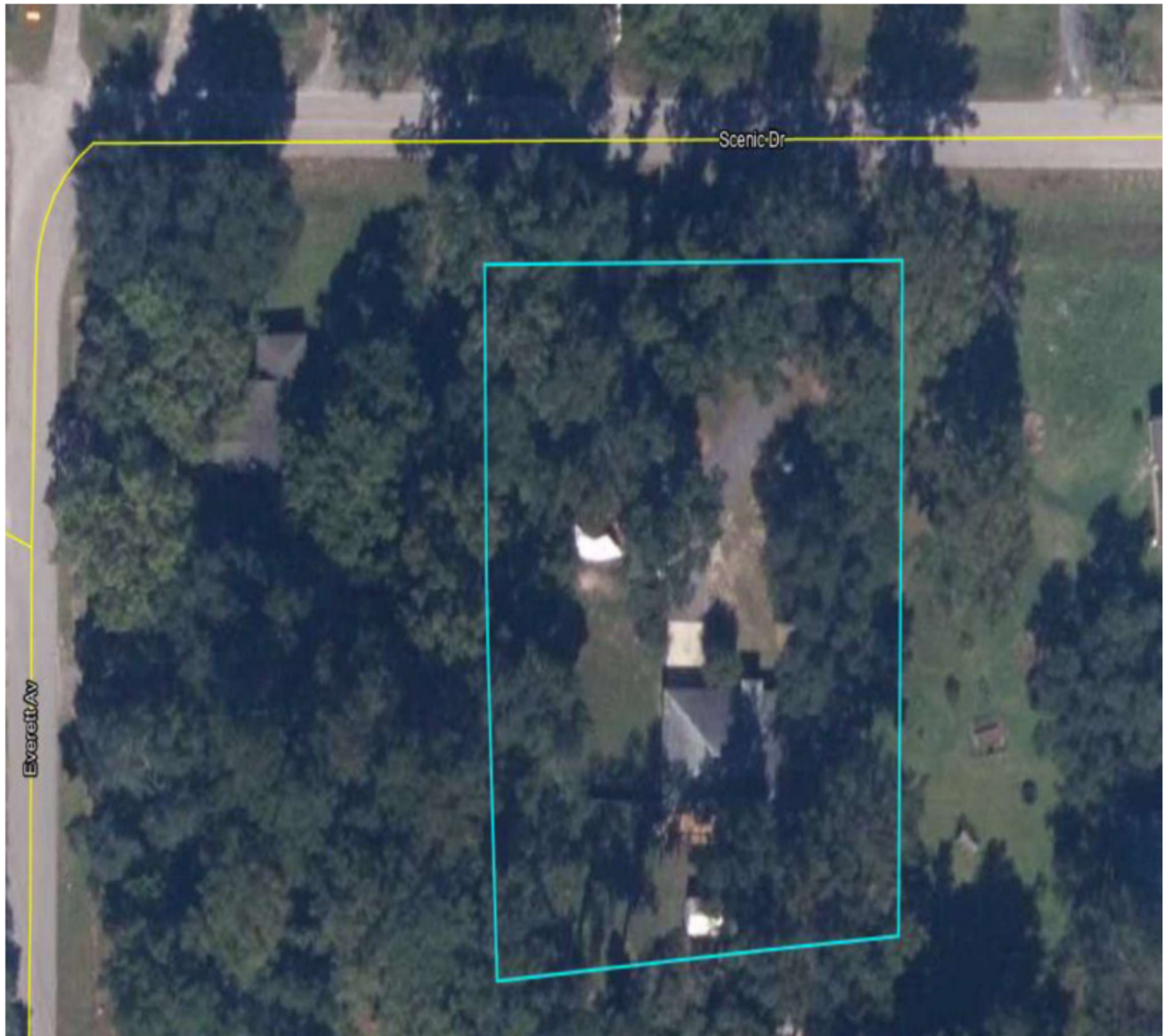
Land Development Code Requirement

Article III, Section 3-4(b) of the Land Development Code requires all accessory structures in the AR zoning district and with an AR Future Land use shall be in the rear of the property.

Applicant Request

Variance to the Clay County Land Development Code, Article III, Section 3-4(b) to allow for the accessory structure to be placed in the front yard.

Aerial Photo



Zoning Districts



Staff Assessment and Recommendation

The parcel is located on Scenic Drive in between Tocomo Dr. and Everett Ave. and is 0.818 acres in size. According to information from the County Property Appraiser's Office, the property is a lot of record, listed on the 1973 deed of the property and accompanying plat. The home on the parcel was built in 2003 in its current location with septic drain field and well located on the west side of the property. The parcel is designated Rural Residential on the future land use map. The parcel's zoning district is AR and fronting on Scenic Drive with approximately a 135' setback off the front property line. The AR district requires a minimum front setback of 30 ft. The Applicant desires to put the accessory structure close to the front of the home to access the existing driveway. Although this would technically be the Applicants front yard, the placement of the existing home with more than 3 times the required setback, the shed should not be visually accessible from the road. The majority of the parcel is heavily wooded along Scenic Dr. and placement of

the accessory structure to the rear of the property would have a detrimental impact on significant vegetation on the property.

Staff finds that the requested variance to allow for an accessory structure in the front yard is consistent with the intent of the Land Development Code based on the distance the existing home is setback off the road; these special circumstances exist which are not a result of an action by the Applicant. Staff recommends approval of the request to allow an accessory structure adjacent to the home in the front yard in the AR zoning district.

Staff offers discussion on the six criteria from the Land Development Code that are the basis for granting a variance.

Variance Requirements

Section 12-9 of the LDC sets for the procedures and criteria for consideration of approval for a variance.

The Board of Adjustment may authorize a variance from the terms of the ordinances adopted pursuant to Chapter 163 when such variance will not be contrary to the public interest. The Board of Adjustment must first determine whether the need for the variance arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the specific property involved. In order to authorize any variance from the terms of the ordinance adopted pursuant to Chapter 163, the Board of Adjustment shall find:

- 1) That 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.**

The subject property structure was built in 2003 but was a lot of record from a 1973 deed. The property also has an FDOT ditch easement located across the northwest corner of the property which would have required a home to be built outside of the easement line. These two facts are specific to this parcel and are not applicable to any other lands in the area.

- 2) That the special conditions and circumstances do not result from the actions of the applicant.**

The placement of the home and the location of the DOT easement are not the result of actions by the applicant.

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district.**

The granting of the variance will confer on the Applicant a privilege denied to other properties in the AR zoning district by allowing an accessory structure in the front yard. However, in most cases the structures are built at the 30' required front setback.

- 4) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance, and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the ordinance would not deprive the applicant of rights commonly enjoyed by other property owners AR zoning district. However, the existing location of the structure and the location of the driveway, in addition to the DOT ditch easement render this particular parcel with unique circumstances that it would make it difficult for the accessory structure to be accessible if placed in the rear yard of the property.

- 5) That the variance granted is the minimum variance that will make possible the beneficial use of the land, building or structure.

The requested variance is to allow for an accessory structure to be placed in the Applicant front yard. The requested location is the minimum variance to be able to undertake an accessible location for the Applicant's accessory equipment.

- 6) That the granting of the variance will be in harmony with the general intent and purposes of these ordinances and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The granting of the variance will allow for the accessory structure to be placed adjacent to the front of the existing home, approximately 135' setback from the front property line. The granting of the variance would be in harmony with the general intent and purpose of the Code. Granting of the variance should not be injurious or otherwise detrimental to the public welfare, as the structure will be placed approximately 135' off the front property line, behind vegetation.



Department of Economic and Development Services

Planning & Zoning Division

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



BOARD OF ADJUSTMENT APPLICATION

Owner's Name:Kellie Henry		
Owner's Address:4229 Scenic Drive		
City:Middleburg	State:FL	Zip Code:32068
Phone:904-589-5930	Email:kmcollins3@gmail.com	
Parcel Information		
Parcel ID #:11-05-24-006080-012-00	<input type="checkbox"/> Check here if Address is Same as Owner's	
Parcel Address:		
Authorized Agent Information (If Applicable)		
Agent's Name:		
Agent's Address:		
City:	State:	Zip Code:
Phone:	Email:	
<input type="checkbox"/> Check here that the Owner's Agent Authorization Form has been Completed & will be filed with this Application		
Nature of the Variance / Appeal Request		
Please describe the request or appeal. Include the Section of the Code from which a variance is requested.		
<p>Requesting a variance to Article III, Sec. 3-4 (b) to allow for an accessory structure to be placed in the front yard in the Agricultural/Residential zoning district. We would like to place a 24x40x12 carport in the front yard to store a 36' Camper and a 24' Boat. The structure will be fully open in the front with the back fully closed and sides closed 9'.</p> <p>The house was built further back onto the property. On the west side of the property as shown in the pictures provided is our drain field and woods. On the east side of the property we have several large trees and trailers behind the double gate.</p>		

County Manager: Howard Wanamaker

District 1
Mike Cella

District 2
Alexandra Compere

District 3
Jim Renninger

District 4
Betsy Condon

District 5
Dr. Kristen Burke

Required Attachments

I have provided the required attachments: Property Deed with Legal Description Survey
 Agent Authorization if applicable

Applicant Certification

I, hereby, certify that I am the Owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to, and made a part of this application, are accurate and true to the best of my knowledge and belief. Furthermore, if the package is found inconsistent with the above requirements, I understand that the application will be returned for correct information. I hereby acknowledge that the variance requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article XII (12-10) of the Clay County Land Development Code. I also understand that the fees paid are non-refundable. For public notification, I acknowledge that the required SIGN(S) must be posted on the property by the Owner or Agent twenty-one (21) days in advance of the date of the public hearing. **The sign(s) may be removed only after final action of the Board of Adjustment and Appeals and must be removed within ten (10) days of such action.** I must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST FIFTEEN (15) DAYS IN ADVANCE OF THE PUBLIC HEARING.** Advertising costs are payable by the applicant directly to the newspaper. Proof of publication is required prior to the public hearing.

Owner Signature: *Kellie Henry* Date: 11/1/2024 Print Name: **Kellie Henry**

Official Use

Zoning: Land Use: Application # BOA:

BOA Meeting Date: Fees: Residential (\$300.00) Non-Residential (\$500.00)
of Signs _____ x \$30.00 Per Sign = \$ _____
Total Fee: \$ _____

Application Accepted By: Date:

This area is reserved for future use.

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 8, GNANN & CANOVA SUBDIVISION, SECTION 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 26°15'50" EAST 80 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD #S-220 (AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY); THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES & DISTANCES: 1ST COURSE: SOUTH 63°44'10" WEST 11.31 FEET TO THE POINT OF TANGENCY OF CURVE; 2ND COURSE: THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 449.255 FEET, CONCAVE NORTHWESTERLY, AN ARC DISTANCE OF 184.18 FEET, SUBTENDED BY A CHORD BEARING SOUTH 75°28'51" WEST A CHORD DISTANCE OF 182.89 FEET; THENCE SOUTH 89°36'55" WEST 181.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'05" EAST 215.78 FEET; THENCE SOUTH 84°13'15" WEST 160.97 FEET TO A POINT; THENCE NORTH 00°13'25" WEST 237.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #S-220; THENCE NORTH 89°36'55" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #S-220 156.33 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 15 ON AN UNRECORDED MAP PREPARED BY B. AUBREY MCGHIN, JR., REGISTERED LAND SURVEYOR NO. 2092 FOR L.E. GNANN ON MAY 23, 1972.

CERTIFIED TO: WILLIAM CHRISTOPHER HENRY JR. AND KELLIE M. COLLINS; ESTATE TITLE & TRUST; FIRST AMERICAN TITLE INSURANCE COMPANY; PRIMELENDING, A PLAINSCAPITAL COMPANY, ISAOA

SCALE: 1" = 30'

DATED: 04/25/14

GNANN & CANOVA SUBDIVISION SECTION 1
PLAT BOOK 4, PAGE 72

LOT 8

LOT 7

POINT OF COMMENCEMENT
SOUTHWESTERLY CORNER OF
LOT 8, GNANN & CANOVA SUBDIVISION

S26°15'50"E
80.00'

S63°44'10"W
11.31'

S75°28'51"W
CH=182.89'
A=184.18'
R=449.255'
Δ=23°29'21"

SCENIC DRIVE
(STATE ROAD #S-220, 80' R/W)

(BEARING BASE)
N89°36'55"E
156.33'(DEED)
156.41'(ACT)

S89°36'55"W
181.26'

POINT OF BEGINNING

S00°23'05"E(DEED)
S02°58'46"E(ACT)

215.78'(DEED)
215.94'(ACT)

FND. 1/2" I.P.
NO CAP.

S160°97'00"W(DEED)
160.97'(DEED)

S81°36'37"W(ACT)
S84°13'15"W(DEED)

OFFICIAL RECORDS 3137, PAGE 577

FND. 1/2" I.P.
CLARY, 3.22' SW #1381

FND. 1/2" I.P.
#1381

34.1'

WOOD POWER POLE & GUY WIRE

WOOD SHED 12.3'

0.4'

APPARENT PHYSICAL USE

0.5'

DITCH

WOOD SHED 16.2'

N02°00'44"W(ACT)

N00°13'25"W(DEED)

76.7'

FND. 1/2" I.P.
480', 1.59' W

238.23'(ACT)

237.91'(DEED)

3"X3" CONC. PAD AIR CONDITIONER

CONC. DRIVE

3' CONC. WALK

COVERED ENTRY

1-STORY FRAME #4229

33.6'

34.1'

WOOD RAMP 3.8'

METAL SHED 19.8'

53.3'

FND. 1/2" I.P.
NO CAP.

160.99'(ACT)

160.97'(DEED)

WOOD FENCE

4' CHAIN LINK FENCE

22.3'

FND. 1/2" I.P.
NO CAP.

0.2'

0.3'

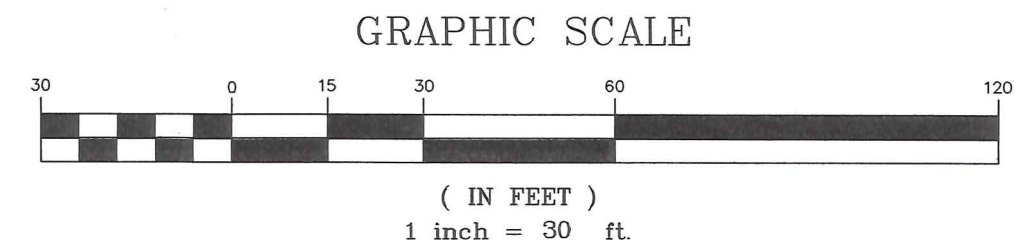
0.3'

0.1'

OFFICIAL RECORDS 467, PAGE 66

OFFICIAL RECORDS 2400, PAGE 105

OFFICIAL RECORDS 479, PAGE 267



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BEARINGS BASED ON DEED AS SHOWN UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" SHADED AS SHOWN ON FLOOD INSURANCE RATE MAP 12019C0135E FOR CLAY COUNTY, FLORIDA, DATED 03-17-14.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A = ARC LENGTH	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
(ACT) = ACTUAL	MON. = MONUMENT
B.R.L. = BUILDING RESTRICTION LINE	(P) = PLAT
CH = CHORD DISTANCE	P.C. = POINT OF CURVATURE
CONC. = CONCRETE	P.C.C. = POINT OF COMPOUND CURVATURE
C = CENTERLINE	P.I. = POINT OF INTERSECTION
Δ = DELTA	P.R.C. = POINT OF REVERSE CURVATURE
ESMT = EASEMENT	P.T. = POINT OF TANGENCY
F.F.E. = FINISH FLOOR ELEVATION	R/W = RIGHT OF WAY
FND. = FOUND	R = RADIUS
I.P. = IRON PIPE	(R) = RADIAL
I.R. = IRON ROD	= TANGENT
O.H.L. = OVERHEAD LINE(S)	(TAN) = TANGENT
(W) = WITNESS	

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID WITHOUT SIGNATURE AND RAISED SEAL

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