



## BOARD OF ADJUSTMENT MEETING

June 26, 2025

5:00 PM

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

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### **CALL TO ORDER**

### **APPROVAL OF MINUTES**

Board of Adjustment Meeting Minutes May 22, 2025.

### **PUBLIC COMMENT**

### **PUBLIC HEARINGS**

1. Public Hearing to Consider BOA 25-0007

A request to consider a reduction in side setbacks from 7.5' to 3' for an accessory structure.

### **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, June 26 5:00 PM

TO:                      DATE:

FROM:

SUBJECT:

AGENDA  
ITEM  
TYPE:

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ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of Adjustment Meeting Minutes May 22, 2025	Backup Material	6/18/2025	Board_of_Adjustment_Meeting_Minutes_and_Attachments_May_22__2025.ADA.pdf



## BOARD OF ADJUSTMENT MEETING MINUTES

May 22, 2025

5:00 PM

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

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### **CALL TO ORDER**

**Present:** Tom Goldsbury, Vice-Chairman  
Nykki Van Hof  
Brandon Ludwig  
Brian Kraut

**Absent:** Keith Hadden, Chairman

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

Due to Chairman Keith Hadden's absence Vice-Chairman Tom Goldsbury will conduct tonight's meeting.

Vice-Chairman Tom Goldsbury called the meeting to order at 5:00 pm.

### **APPROVAL OF MINUTES**

Board of Adjustment Meeting Minutes April 24, 2025.

Brian Kraut made a motion for approval of the April 24, 2025, BOA meeting minutes, seconded by Nykki Van Hof, which carried 4-0.

### **PUBLIC COMMENT**

Vice-Chairman Tom Goldsbury opened the floor for public comment at 5:00 pm.

Hearing no comments, Vice-Chairman Tom Goldsbury closed the public comment at 5:00 pm.

### **PUBLIC HEARINGS**

#### 1. Public Hearing to Consider BOA 25-0006

A request to consider adding an 80 square foot shed to a parcel wherein lot coverage allowance of 30% was exceeded during construction of single family dwelling.

*BOA-25-0006 can be seen at [www.calycountygov.com/government/clay-county-tv-and-video-archive/Board of Adjustment/May 22, 2025](http://www.calycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/May%2022,2025), beginning at 0:38 and ending at 21:19. Below is a summary of the discussion and the vote for this agenda item.*

Jenni Bryla, Zoning Chief, presented a PowerPoint presentation for the public hearing to consider BOA-25-0006, as indicated above. See Attachment A.

Darrell Pratt, 1315 Brandon Drive, Orange Park, Florida, addressed the Board to provide more details and information for the requested variance. Mr. Pratt provided pictures of surrounding properties with structures in place. See Attachment B.

There were questions and discussions regarding the type/material of the structure, the exact location for placement and size, drainage issues - if any, square footage of the lot, and the percentage of coverage for the structure and home on the property.

Vice-Chairman Tom Goldsbury opened the floor for the public hearing at 5:16 pm.

Troy Courtney, 4386 Southeast State Road 21, Keystone Heights, Florida, and a Representative with Tuff-Shedd addressed the Board in favor of the requested variance and provided details for the structure to be placed on the property.

There were questions and discussions regarding how the structure would be anchored and set up.

Hearing no other comments, Vice-Chairman Tom Goldsbury closed the public hearing at 5:18 pm.

Brandon Ludwig had comments for reasons to support the requested variance and made a motion for approval of BOA-25-0006, seconded by Brian Kraut, which carried 4-0.

### **PUBLIC COMMENT**

Vice-Chairman Tom Goldsbury opened the floor for public comment at 5:21 pm.

Hearing no comments, Vice-Chairman Tom Goldsbury closed the public comment at 5:21 pm.

Ms. Bryla mentioned there was one item for next months BOA meeting

### **ADJOURNMENT**

Hearing no further business, Vice-Chairman Tom Goldsbury adjourned the meeting at 5:21 pm.

Attest:

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Committee Chairman

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Recording Deputy Clerk

**Attachment**  
**“A”**  
**BOA-25-0006**



# BOARD OF ADJUSTMENT

BOA-25-0006

Public Hearing

May 22, 2025

## APPLICATION INFORMATION

Applicant: Darrell & Carol Pratt

Location: 1315 Brandon Drive, Orange Park, FL

Request: Variance to the Clay County Land Development Code, Article III, Section 3-17(f)(7)(8) to allow for up to 50% lot coverage for the placement of a shed in the RB zoning district.

Aerial



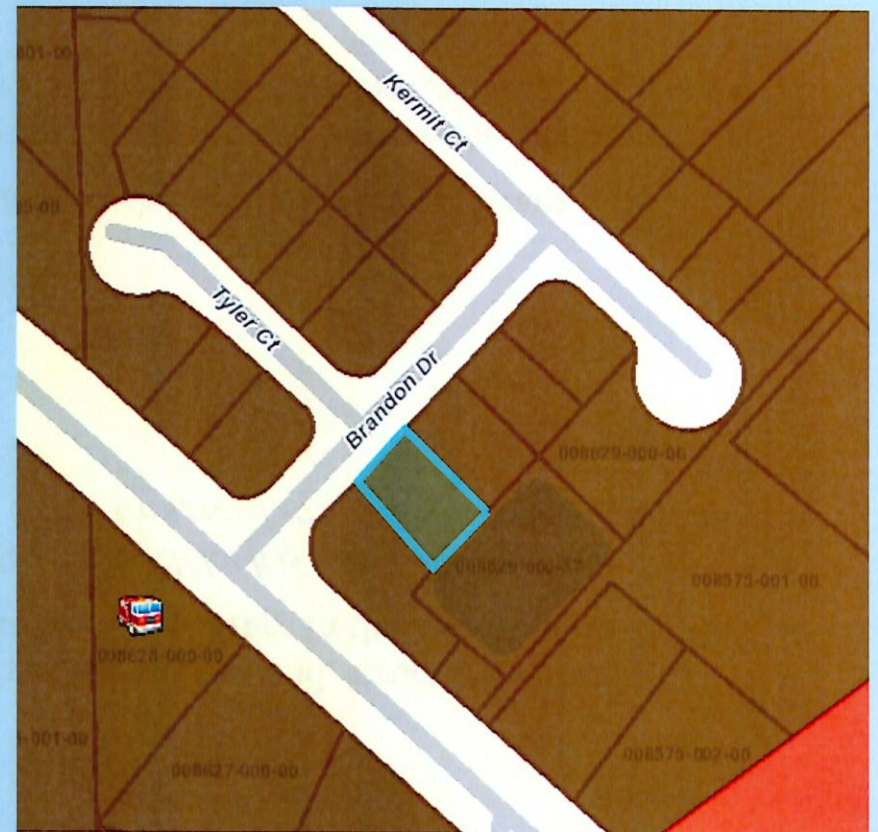
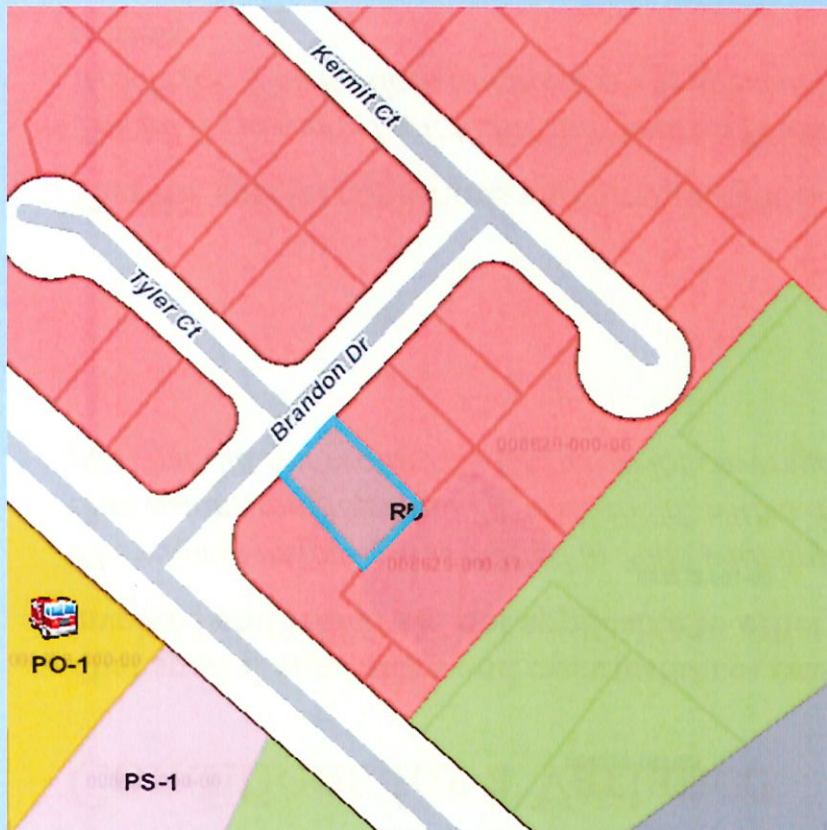
## Background

The parcel is located on the southeast side of Brandon Drive, northeast of Peoria Road and west of Doctors Lake Drive and is 0.183 acres in size. The parcel meets the definition as a lot-of-record.

The Homesteaded parcel was developed in 2003<sup>7</sup> with a rezoning to create 36 lots. The property is roughly 110' x 70' with a 20' drainage easement located on the north side of the lot. The RB zoning district requires the maximum building coverage of 30% and a maximum rear yard coverage of 30%.

The home on the lot was built prior to our code language becoming codified regarding lot coverage and as a result the existing home exceeds the 30% coverage. The lot coverage criteria is there to ensure that there is adequate area for drainage on the lot or it could produce significant run-off issues for the adjacent properties.

# Zoning & Land Use



## 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 was platted in 2006 with approximately 36 lots. Each lot has essentially the same dimensions ranging from 70' wide to 96', with a depth of 100'. There are several structures existing within the plat that did not require a variance to lot coverage.*

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

*The lot is currently built to the maximum allowed by setbacks there by leaving no room on the lot for accessory structures. The lot does not possess any special characteristics that the other lots in the subdivision do not also possess.*

## 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 that have built structures and have been able to meet the required lot coverage. in the RB zoning district*

**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 in the RB zoning district. As stated, multiple homes have been constructed with a similar lot configuration with accessory structures.*

## 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 allow for an increase of up to 50% in the RB zoning district, this request does not appear to be the minimum required.*

**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 is not in harmony with the pattern of development in the subdivision nor consistent with the intent of the land development code. The Variance could be injurious and set precedence for the increase in building coverage and have flooding effects as a result. Building coverage requirements are necessary for light, air and access between properties and impervious surface runoff.*

### Recommendation

Essentially every home in the subdivision has a home built to exceed the limits of the zoning district. This fact does not constitute a hardship based on the land. Staff finds that no hardship exists on the property that would prevent the Applicant from complying with the code as written, in the fact that the Applicant has a two car garage on the property, therefore Staff recommends **denial** of the request. The request is inconsistent with the intent of the Land Development Code based on similar circumstances within the neighborhood.

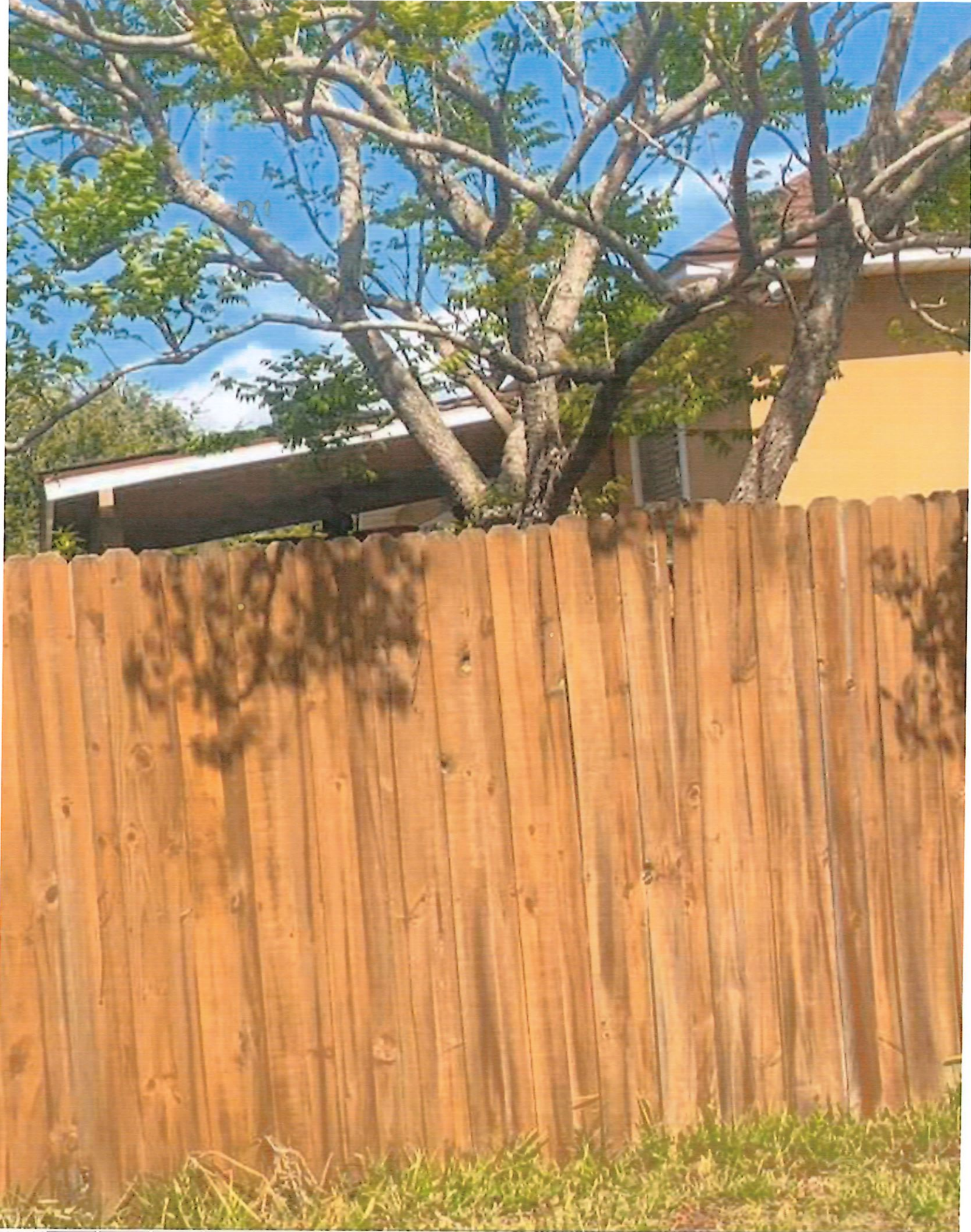
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# QUESTIONS

**Attachment**  
**“B”**  
**Applicant -**  
**Pictures of Surrounding**  
**Properties**











Agenda Item  
BOARD OF ADJUSTMENT

Clay County Administration Building  
Thursday, June 26 5:00 PM

TO: Board of Adjustment Members

DATE:

FROM: Jenni Bryla, AICP, CFM, Zoning  
Chief

SUBJECT: A request to consider a reduction in side setbacks from 7.5' to 3' for an accessory structure.

AGENDA ITEM TYPE:

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**BACKGROUND INFORMATION:**

The parcel is located on the southwest side of Treasure Point Road, west of the Mariners Road, and is 1.55 acres in size. The applicant would like a 3' side setback for an accessory garage, from the required 7.5'.

Planning Requirements:

Public Hearing Required (Yes/No):

**Yes**

Hearing Type: First Public Hearing

Initiated By: Applicant

Christopher Chapman

**ATTACHMENTS:**

Description	Type	Upload Date	File Name
Staff Report for BOA 25-0007	Backup Material	6/18/2025	Staff_Report_25-0007_jb_final.ADA.pdf
application	Backup Material	6/18/2025	Application_-_Christopher_J_Chapman_-_2270_Treasure_Point_Road.ADA.pdf
proposed plans	Backup Material	6/18/2025	Site_Plans_with_Proposed_Pole_Barn_Section___Site_Photos_v2.ADA.pdf
letter of support	Backup Material	6/18/2025	Neighbors_Support_Letter_-_Signed.ADA.pdf



## BOA Application #25-0007

### Staff Report

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

#### Applicant Information

**Owner:** Christopher Chapman  
**Phone:** (904) 451-3250  
**Email:** cchapman@dbkenyon.com

**Address:** 2270 Treasure Point Road  
Green Cove Springs, Fla. 32043

#### Property Information

**Parcel ID:** 10-05-25-009205-065-00  
**Zoning:** Agricultural /Residential (AR)  
**Land Use:** Lake Asbury Rural Community (LARC)

**Commission District:** 5 (K. Burke)

**BOA Date:** June 26, 2025

#### Land Development Code Requirement

Article III, Section 3-17(f)(6) requires 7.5' for a side setback in the Agricultural/Residential District.

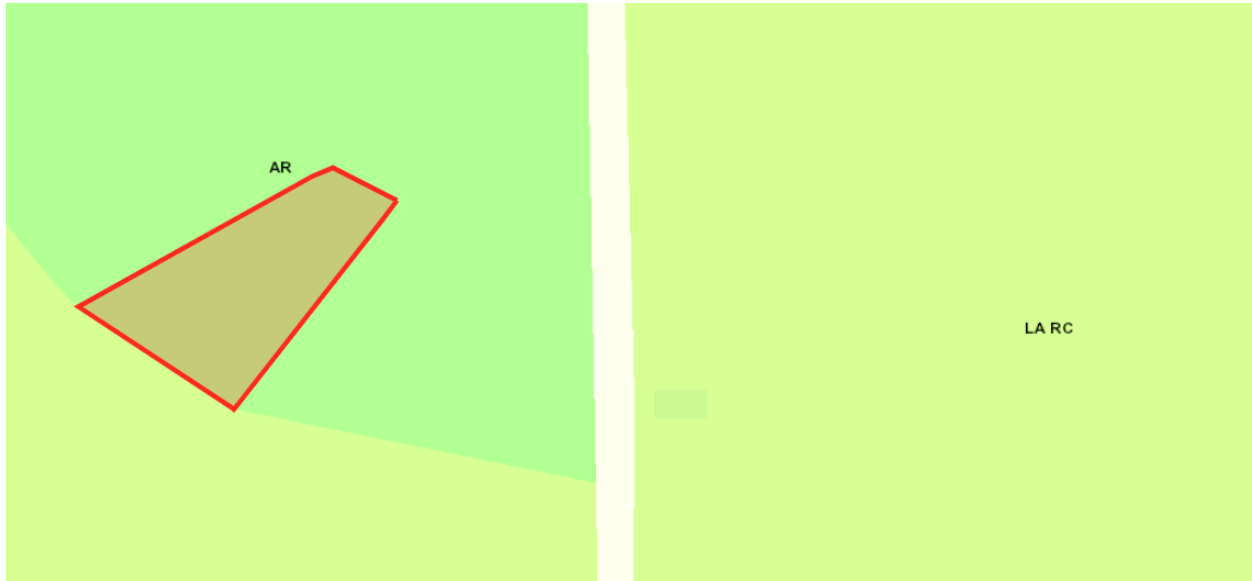
#### Applicant Request

Variance to the Clay County Land Development Code to allow a side setback of 3' for the placement of an open-air pole barn.

Aerial Photo



## Zoning Districts



### Staff Assessment and Recommendation

The parcel is located on the southwest side of Treasure Point Road, west of Mariners Road, and is 1.55 acres in size. The lot is roughly 110' wide at the street, going back to approximately 455' wide at the west end.

Mr. Chapman purchased the property in 2012. Currently the property is in the Lake Asbury Rural Community Land Use category. This zoning would require a 5' side setback but because the property is in the AR zoning district, the property owner at the time probably opted out of the Master Plan requirements. This fact means that the Zoning district of AR prevails and a 7.5' setback would be required for accessory structures.

Mr. Chapman would like to put a pole barn on the property to park his RV. Apparently, the RV is very large and requires extra room for maneuvering. The pole barn would be open-air and would be setback from the road more than 150'. There is an existing drain field on the northwest side of the property that would prohibit locating the pole barn in that location. This fact does not constitute hardship based on the land. Staff finds that no hardship exists on the property, other than those that are common to other properties that contain septic systems. The Applicant does have an oversized garage that they are proposing the pole barn be placed adjacent to. Staff recommends denial of the request, however based on the reduced setbacks in the Lake Asbury master plan that other properties enjoy in the area, Staff would support a 5' setback consistent with the Lake Asbury requirements.

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 has no special conditions or circumstances associated with the land.*

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

*The lot does not possess any special characteristics that the other lots in the subdivision do not also possess.*

- 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 that have built structures and have been able to meet the required setbacks in the AR zoning district*

- 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 in the AR zoning district. As stated, multiple homes have been constructed with similar configuration with accessory structures.*

- 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 a reduction in the side setback from 7.5 to 3', this request does not appear to be the minimum necessary to accommodate the Applicant. The Applicant himself said that 5' would accommodate his needs.*

- 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 is not in harmony with the pattern of development in the subdivision nor consistent with the intent of the land development code.*



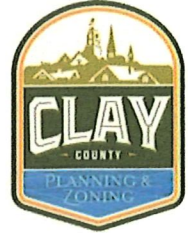
**Department of Economic and Development Services**

**Planning & Zoning Division**

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

Phone: (904) 284-6300

[www.claycountygov.com](http://www.claycountygov.com)



**BOARD OF ADJUSTMENT APPLICATION**

Owner's Name: Christopher John Chapman		
Owner's Address: 2270 Treasure Point Road		
City: Green Cove Springs	State: FL	Zip Code: 32043
Phone: 904-451-3250	Email: cchapman@dbkenyon.com	
<b><i>Parcel Information</i></b>		
Parcel ID #: 10-05-25-009205-065-00	<input checked="" type="checkbox"/> Check here if Address is Same as Owner's	
Parcel Address: 2270 Treasure Point Road, Green Cove Springs, FL 32043		
<b><i>Authorized Agent Information (If Applicable)</i></b>		
Agent's Name: N/A		
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		
<b><i>Nature of the Variance / Appeal Request</i></b>		
Please describe the request or appeal. Include the Section of the Code from which a variance is requested.		
Please see attached letter and supporting documentation for request of variance.		

**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: Chris J. Chapman Date: 4/30/2025 Print Name: Christopher John Chapman

### Official Use

Zoning: AR Land Use: LARC Application # BOA: BOA 25-0007

BOA Meeting Date: \_\_\_\_\_ Fees: ☒ Residential (\$300.00) ☐ Non-Residential (\$500.00)

June 26, 2025

# of Signs 1 x \$30.00 Per Sign = \$ 30.00

Total Fee: \$ 330.00

Application Accepted By: Johnson Date: 5.13.25

This area is reserved for future use.

April 30, 2025

Board of Adjustment Appeal,

REF: Variance Request for Property 2270 Treasure Point Road  
Green Cove Springs, FL 32043

Section 3-17, (f) 6 (Single-Family Residential District (Zone AR)) of the Clay County Zoning and Land Use, requires a minimum setback of 7.5 feet from all property lot lines for Accessory Structures. I am requesting a variance to this required setback for a proposed open air pole barn structure to store my motorhome (RV is approximately 40' long) under to protect it from the elements when we are not using it. I currently use this area to park the motorhome, which is next to an existing detached garage that was built by the prior owner of our property. I already have a power hook up on that side of the garage to keep the RV plugged up while not in use. Due to the location of the existing detached garage and the existing well system (well, air tank, aeration tank, etc.), I only have approximately 28 feet of space between the corner of the garage and the well system equipment. In order to park my motorhome next to the garage requires me back in and make multiple back and forth adjustments in order to park it next to the garage. For me to be able to get the motorhome parked in this location, I must have a minimum of 15 feet of clear width from the proposed pole barn columns in order for me to clear the well equipment, the corner of the existing garage and not hit the first pole barn column when parking it. This is the bare minimum clearance I must have, but having a 17' clear width would make maneuvering the RV in an out much easier so I have a little grace room while backing in under the pole barn. I am requesting a variance to the required minimum set back of 7.5 feet down to a 3' set back as my initial request. If that is not allowed, I would kindly request a 5' set back. I can make a 5' set back work, but it is not ideal for overall function for me. In addition, I have also discussed this proposed structure with my neighbor and they take no objection to my proposed location and support my variance request of a 3' or 5' setback. Please see attached letter. This variance request, if approved, will allow me to opportunity to submit for a building permit for a 18'x48' sized pole barn that I will truly meet my needs or at a minimum a 16'x48' pole barn that would work, but an extremely tight fit for usage. This variance would not create any adverse effect on the residents of clay county. I appreciate the boards time and its consideration of my requested variance.

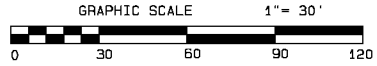
Regards,

  
Christopher John Chapman

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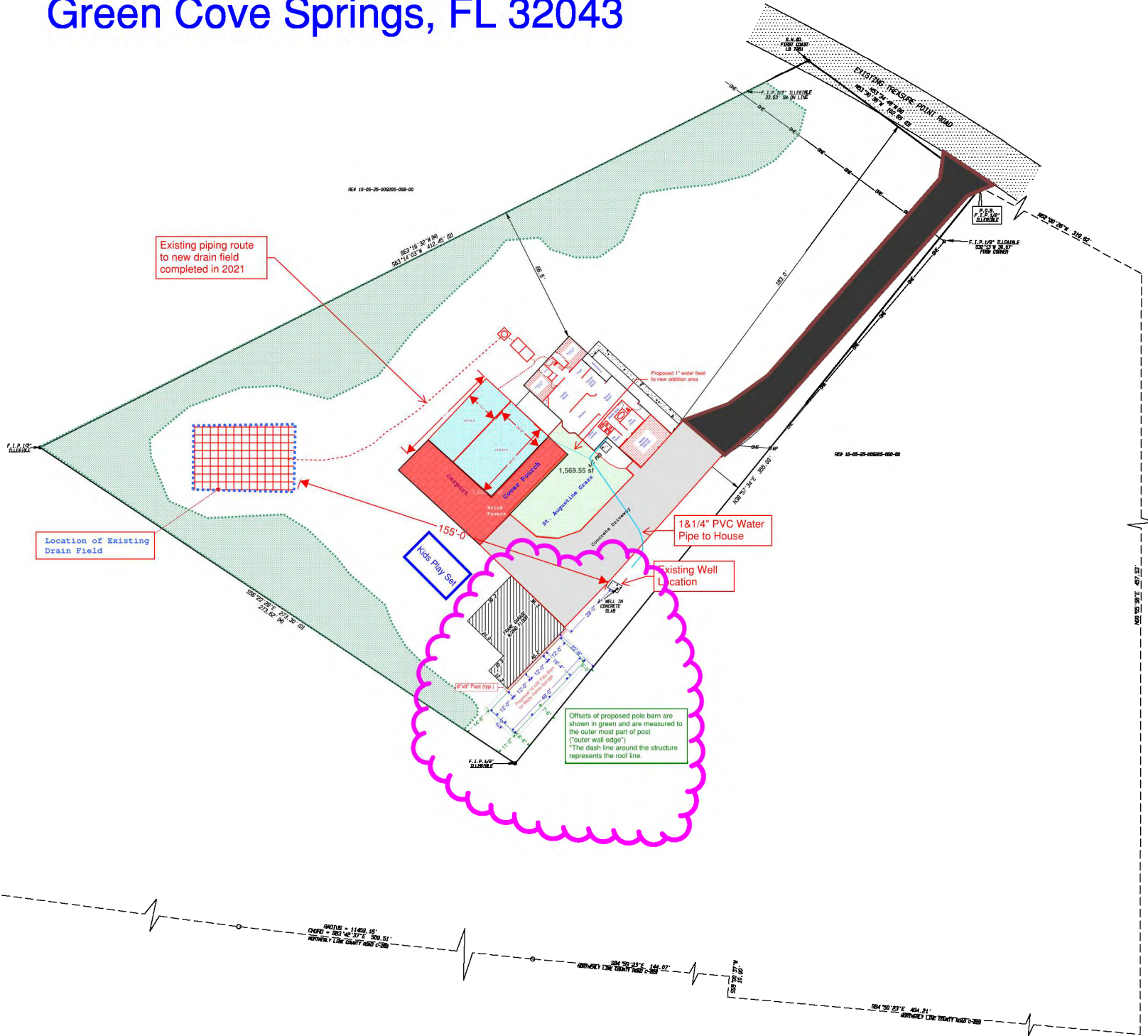
# MAP OF BOUNDARY SURVEY OF

## 2270 Treasure Point Road Green Cove Springs, FL 32043



DESCRIPTION PER O.R.B. 3376, PAGES 175B - 176D:

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 35 EAST, CLAY COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, HIDDEN WATERS, ACCORDING TO PLAT BOOK 9, PAGES 59, 59 AND 60, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON THE NORTHERLY LINE OF COUNTY ROAD NO C-209 (FORMERLY STATE ROAD NO. S-209), RUN THE FOLLOWING 5 COURSES:  
1) SOUTH 62 DEGREES 25 MINUTES 52 SECONDS EAST 2,731.21 FEET;  
2) EASTERLY ON THE ARC OF A CURVE CONCAVE TO THE NORTHERLY AND HAVING A RADIUS OF 11,409.16 FEET, A CHORD DISTANCE OF 509.51 FEET, THE BEARING OF SAID CHORD BEING SOUTH 83 DEGREES 42 MINUTES 37 SECONDS EAST;  
3) SOUTH 84 DEGREES 59 MINUTES 23 SECONDS EAST 144.07 FEET;  
4) SOUTH 05 DEGREES 00 MINUTES 37 SECONDS WEST 10.00 FEET;  
5) SOUTH 84 DEGREES 50 MINUTES 23 SECONDS EAST 1,797.65 FEET;  
THENCE NORTH 00 DEGREES 05 MINUTES 59 SECONDS EAST 457.53 FEET; THENCE NORTH 62 DEGREES 00 MINUTES 26 SECONDS WEST 319.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 30 MINUTES 36 SECONDS WEST 102.65 FEET; THENCE SOUTH 63 DEGREES 14 MINUTES 03 SECONDS WEST 412.45 FEET; THENCE SOUTH 56 DEGREES 22 MINUTES 28 SECONDS EAST 273.30 FEET; THENCE NORTH 38 DEGREES 57 MINUTES 34 SECONDS EAST 355.00 FEET TO THE POINT OF BEGINNING.  
SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS, AGREEMENTS OF RECORD, IF ANY.



P.D.C.  
S.W. CORNER LOT 6  
BLOCK 1, HIDDEN WATERS  
P.B. 9, PAGES 59 - 60.

### SURVEY NOTES:

- 1 - BEARINGS ARE BASED ON DEED WITH THE SOUTHEAST LINE OF THE CAPTION PROPERTY BEING N38°57'34"E.
- 2 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE INSURANCE. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- 3 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FROM MAP PANEL 120054 01350, EFFECTIVE 11/04/92, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X".
- 4 - DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF AND ARE PLAT AND RECORD UNLESS SHOWN OTHERWISE.
- 5 - UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
- 6 - ALL EASEMENTS ARE PER PLAT UNLESS SHOWN OTHERWISE.
- 7 - THERE MAY BE ADDITIONAL RESTRICTIONS WHICH APPLY THAT ARE NOT SHOWN ON THIS SURVEY THAT 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, PAPER BLOCKS, RUBBERMAID OR PLASTIC UTILITY BUILDINGS NOT ON FOUNDATIONS, VEHICLES ON BLOCKS MAY BE ON THIS PROPERTY BUT NOT LOCATED OR SHOWN.
- 10 - DESCRIPTION FURNISHED 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 EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

### ABBREVIATIONS

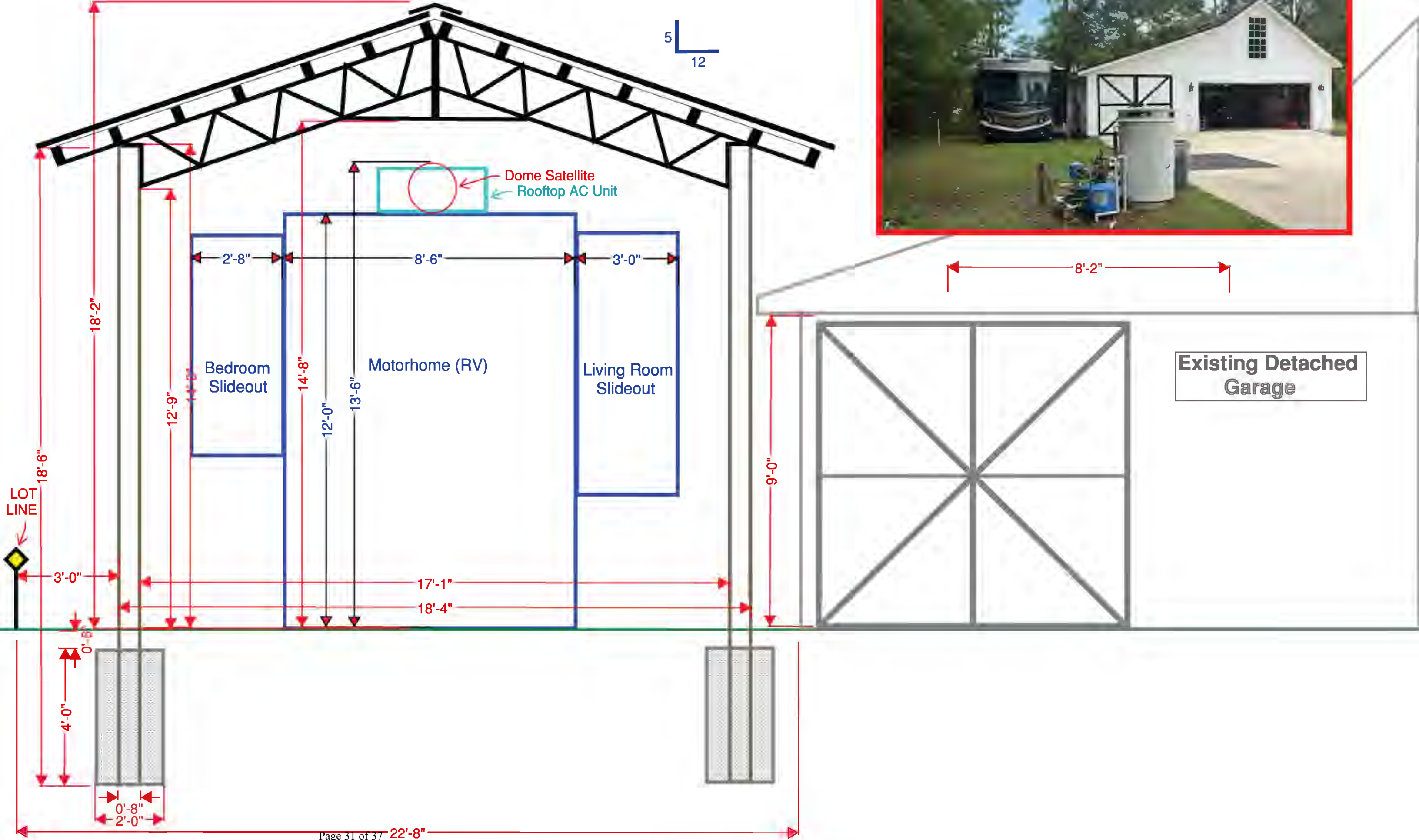
F.C.M.	- FOUND CONCRETE MONUMENT	P.B.	- PLAT BOOK	F/H	- FIRE HYDRANT
S.C.M.	- SET CONCRETE MONUMENT	D.B.	- DEED BOOK	L-1	- LINE #
F.I.R.C.	- FOUND IRON ROD AND CAP	O.R.	- OFFICIAL RECORDS	C-1	- CURVE #
F.I.R.	- FOUND IRON ROD	BK	- BOOK	(D)	- DEED/DESCRIPTION
S.I.R.C.	- SET IRON ROD	PG	- PAGE	LB	- LICENSED BUSINESS
S.I.R.	- SET IRON ROD AND CAP	SEC	- SECTION	EL	- ELEVATION
P.D.C.	- POINT OF COMMENCEMENT	TWP	- TOWNSHIP	MH	- MANHOLE
P.D.B.	- POINT OF BEGINNING	RNG	- RANGE	CMP	- CORRUGATED METAL PIPE
F.N&O	- FOUND NAIL AND DISK	CDR	- CORNER	RCP	- REINFORCED CONCRETE PIPE
FND	- FOUND	N	- NORTH	MES	- MITERED ENO SECTION
(M)	- FIELD MEASUREMENT	S	- SOUTH	F.FL	- FINISHED FLOOR ELEVATION
(G)	- CALCULATED MEASUREMENT	E	- EAST	W.P.	- WOOD POWER POLE
(P)	- PLAT MEASUREMENT	W	- WEST	PRM	- PERMANENT REFERENCE MONUMENT
(C)	- CURVE	R/W	- RIGHT OF WAY	LP	- LIGHT POLE
O	- DEED	C/L	- CENTERLINE		
		R	- RADIUS		

STREET ADDRESS:  
2270 TREASURE POINT ROAD  
CLAY COUNTY, FL.

CERTIFIED TO AND FOR THE  
EXCLUSIVE BENEFIT OF:  
SINGLE SOURCE PROPERTY SOLUTIONS  
FIRST FEDERAL BANK OF FLORIDA  
CHRISTOPHER J. CHAPMAN  
ARCH BAY HOLDING

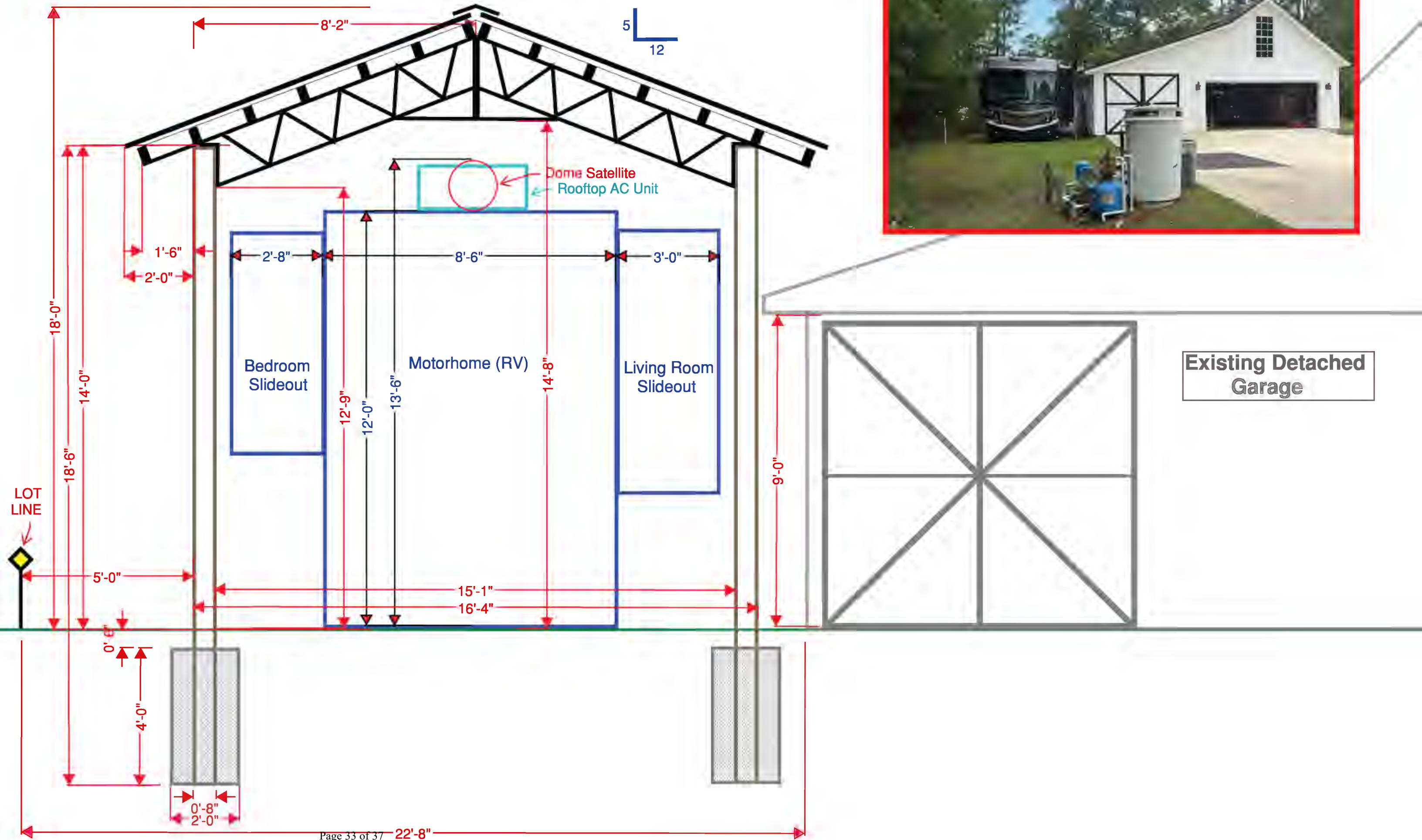
DATE	REVISION	1	2	3	4	5
FIELD DATE: 05/04/2012	DATA COLLECTION					
Order No. 23078	Scale 1" = 30'	Section 10	Township 05 South	Range 35 East	CLAY COUNTY	
REVIEWED BY: VAN	DRWN BY: VAN	CHECKED BY: TNP				
BOUNDARY SURVEY						
TREASURE POINT ROAD						
FIRST COAST LAND SURVEYING, INC.						
1992-038 Loop Avenue South, Jacksonville, FL 32210						
Telephone (904) 779-3552 Fax (904) 779-3744						
e-mail: info@firstcoastlandsurveying.com						
SHEET 1 OF 1						

2270 Treasure Point Road, Green Cove Springs, FL 32043  
Proposed Pole Barn with a 3' Set Back - Main Variance Request





2270 Treasure Point Road, Green Cove Springs, FL 32043  
Proposed Pole Barn with a 5' Set Back - Secondary Variance Request



## Existing Well Location

**2" WELL IN  
CONCRETE  
SLAB**

8"x8" Post (typ.)

FRAME GARAGE  
W/2ND FLOOR

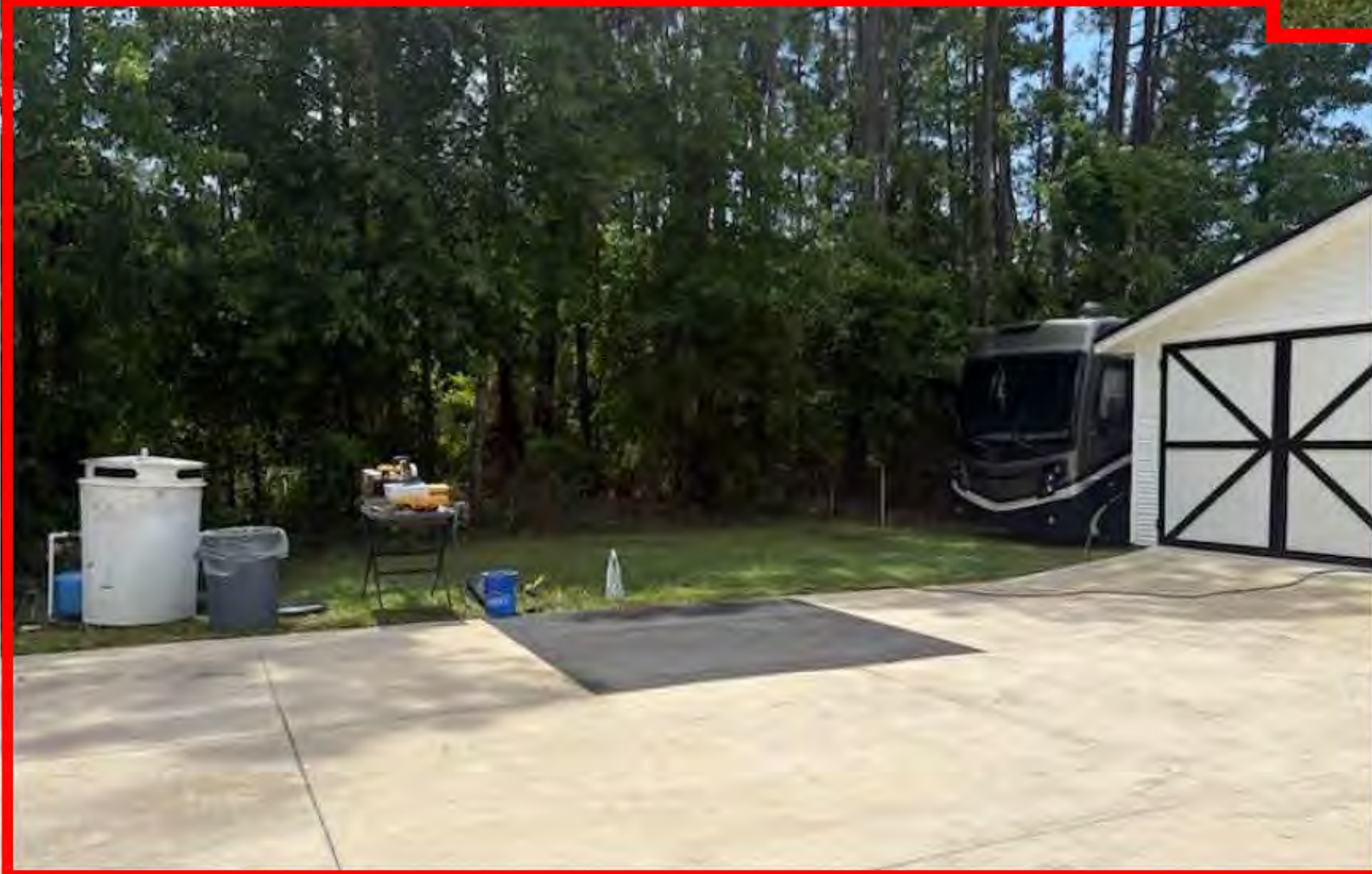
12'-0"

Proposed 16'x48' Pole for Motor Home Storage

48'-0"

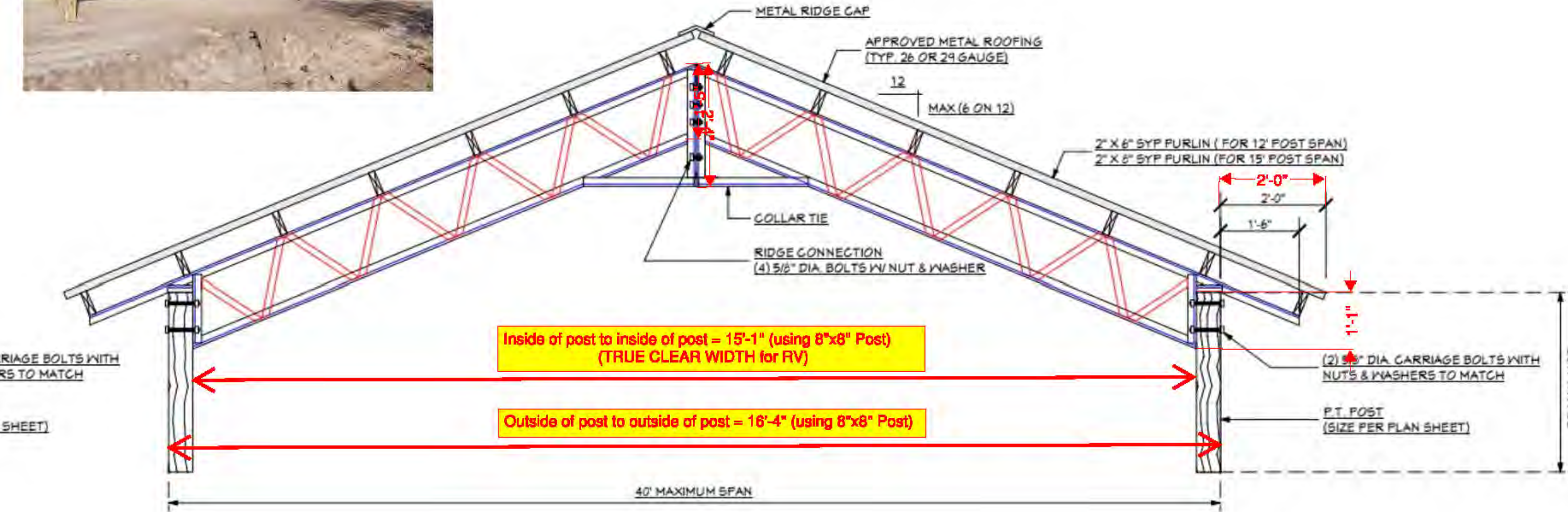
Offsets of proposed pole barn are shown in green and are measured to the outer most part of post ("outer wall edge")

\*The dash line around the structure represents the roof line.





Just and Example of the look/style of the proposed pole barn structure. Actual pole barn would be less wide and longer in length.



April 30, 2025

Matthew & Kristin Cannady,  
2280 Treasure Point Road  
Green Cove Springs, FL 32043

REF: 2270 Treasure Point Road – Variance Request

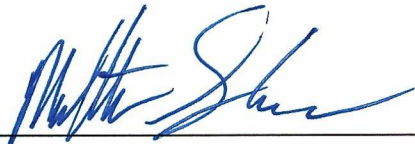
Clay County Variance Board,

We, Matthew & Kristin Cannady, have reviewed the proposed location of Mr. Chapman's pole barn that would be butting up to the southwest corner of our property as laid out by Mr. Chapman on his scaled and dimensioned site layout. We take no exception and have no objection to his proposed location. We support his variance request to reduce the 7.5' minimum required setback for his situation of having the required space to maneuver his RV under the proposed pole barn. This structure will be out of sight to us as we have a buffer on this side of our property of woods roughly 20' to 30' wide in this location. We do hope you allow Mr. Chapman this variance request to the minimum setback requirement as it will not have any impact on us or the use of our property.

Sincerely,

Matt & Kristin Cannady

Matthew Cannady :



Kristin Cannady:

