



BOARD OF ADJUSTMENT MEETING

May 28, 2026

5:00 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, April 30, 2026.

PUBLIC COMMENT

PUBLIC HEARINGS

1. Public Hearing to Consider BOA 26-0006
A request to consider lot coverage increase from 25% to 40% in the RA zoning District.

PUBLIC COMMENT

ADJOURNMENT

In accordance with the Americans with Disabilities Act, any person needing accommodations to participate in this matter should contact Clay County Risk Management by mail at P.O. Box 1366, Green Cove Springs, Florida 32043, or by telephone at (904) 679-8596, no later than three (3) days prior to the hearing or proceeding for which this notice has been given. Deaf and hard-of-hearing persons can access the 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, May 28 5:00 PM

TO: DATE:

FROM:

SUBJECT:

AGENDA
ITEM
TYPE:

ATTACHMENTS:

Description	Type	Upload Date	File Name
Board of Adjustment Meeting Minutes, April 30, 2026.	Backup Material	5/20/2026	Board_of_Adjustment_Meeting_Minutes_and_Attachments_April_30__2026.ADA_aw.pdf



BOARD OF ADJUSTMENT MEETING MINUTES

April 30, 2026

5:00 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
Brian Kraut
George Goodrich

Absent: None

Staff Prese Beth Carson, Director of Planning and Zoning
Jamie Hovda, Assistant County Attorney

Chairman Keith Hadden called the meeting to order at 5:00 pm.

Chairman Keith Hadden welcomed new board member, George Goodrich and thanked him for his willingness to serve.

APPROVAL OF MINUTES

Board of Adjustment Meeting Minutes December 4, 2025

Vice-Chairman Tom Goldsbury made a motion for approval of the December 4, 2025, BOA Meeting minutes, seconded by Nykki Van Hof, which carried 5-0.

PUBLIC COMMENT

Chairman Keith Hadden opened the floor for public comment at 5:01 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 5:01 pm.

PUBLIC HEARINGS

1. Public Hearing to Consider BOA 26-0003

A request to defer the installation of the privacy fence required for the perimeter buffer to a date following the Certificate of Occupancy.

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Board of Adjustment/April 29, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/April%2029,%202026), beginning at 1:40 and ending at

36:19. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation for the public hearing to provide details and information to consider BOA-26-0003 as indicated above. See Attachment A.

There were questions and discussions to clarify the requested variance, the surrounding parcels, correspondence from neighbors, and the expiration date of the temporary CO.

Chairman Keith Hadden opened the floor for the public hearing at 5:11 pm.

John "Rusty" Williams, Grace Missionary Baptist Church, addressed the Board to provide more details and information regarding the requested variance and answer questions from the Board. Mr. Williams also provided pictures of the natural barrier.

The Board, applicant, and staff had lengthy discussions regarding landscaping, buffers, surrounding residential homes and vacant properties, the timeframe for placement of a fence, support of the request by a neighbor, application submittal clarification, requirements, height of fence, cost, and type of material for fencing, location of the parking lot, language on the application, and possibility of continuing the item.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 5:28 pm.

The Board had continued discussions regarding the above-mentioned topics.

Following all discussion, Nykki Van Hof made a motion for approval. There was a conversation to add a timeline/date. Brian Kraut made a motion to amend the original motion to include approval for up to five years, seconded by Vice-Chairman Tom Goldsbury, which carried 5-0.

2. Public Hearing to Consider BOA 26-0004

A request to exceed the maximum lot coverage by 987 square feet.

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/Board of Adjustment/April 29, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/April%2029,%202026), beginning at 36:21 and ending at 44:06. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation for the public hearing to provide details and information to consider BOA-26-0004 as indicated above. See Attachment B.

Clayton Hartwig, applicant's agent, addressed the Board to provide more details and information regarding the requested variance and to answer questions from the Board.

There were questions and discussions regarding the material to be used for the structure replacement, and correspondence from neighbors in support of the request.

Chairman Keith Hadden opened the floor for the public hearing at 5:42 pm.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 5:42 pm.

Following a brief conversation regarding the percentage increase in coverage and the structure's location, Vice-Chairman Tom Goldsbury made a motion to approve BOA-26-0004, seconded by George Goodrich, which carried 5-0.

PUBLIC COMMENT

Chairman Keith Hadden opened the floor for public comment at 5:44 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 5:44 pm.

ADJOURNMENT

There was brief conversation regarding next months meeting.

Hearing no further business, Chairman Keith Hadden adjourned the meeting at 5:45 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment
“A”
BOA-26-0003



BOARD OF ADJUSTMENT

BOA 26-0003

Public Hearing

April 30, 2026

Application Information

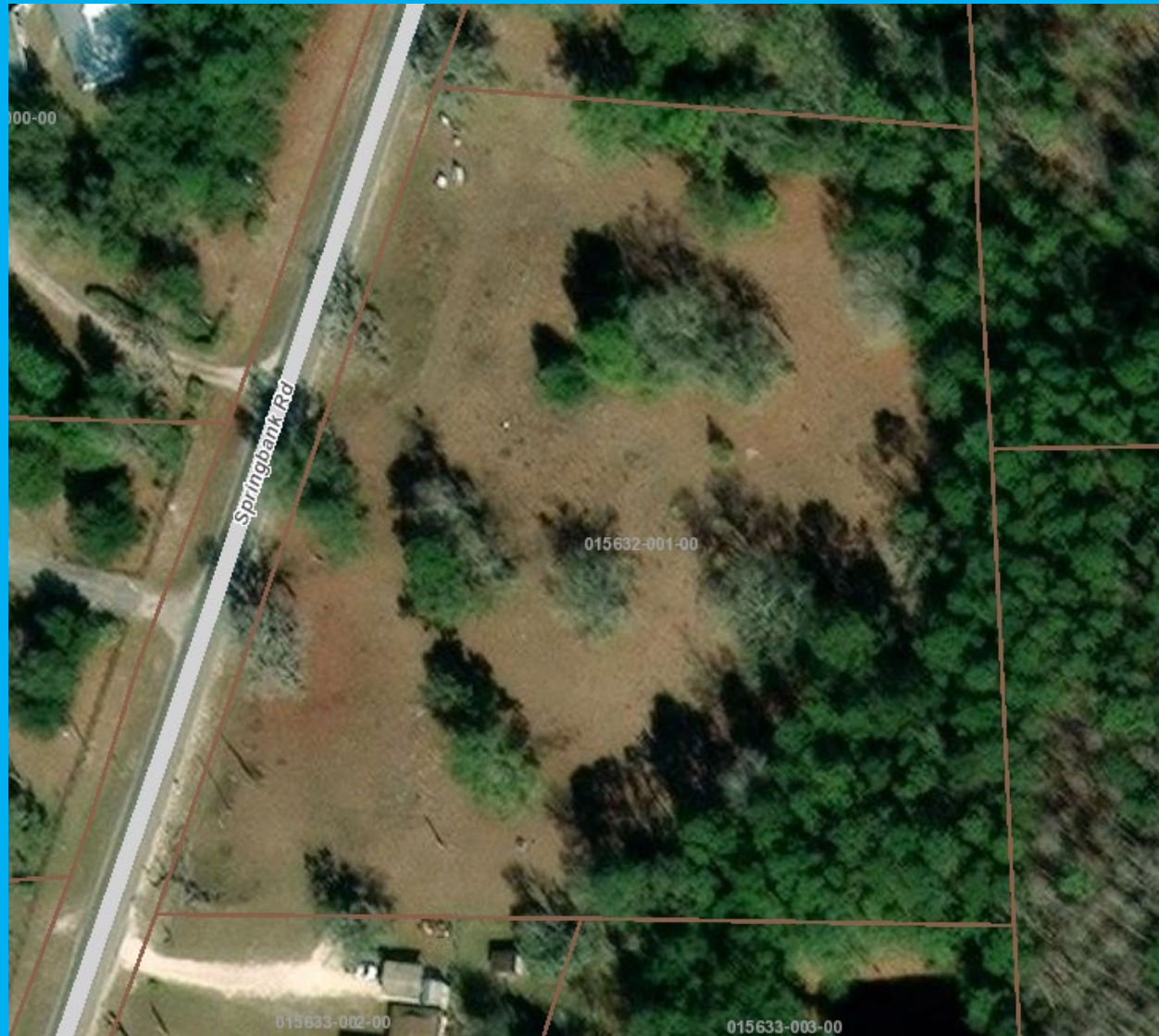
Applicant: John Russell Williams for Grace Missionary Baptist Church

Agent: N/A

Location: 4489 Springbank Road, Green Cove Springs, FL 32043

Request: Defer the installation of required perimeter buffer fence to a later date following final Certificate of Occupancy. Specific date not provided.

Aerial Image



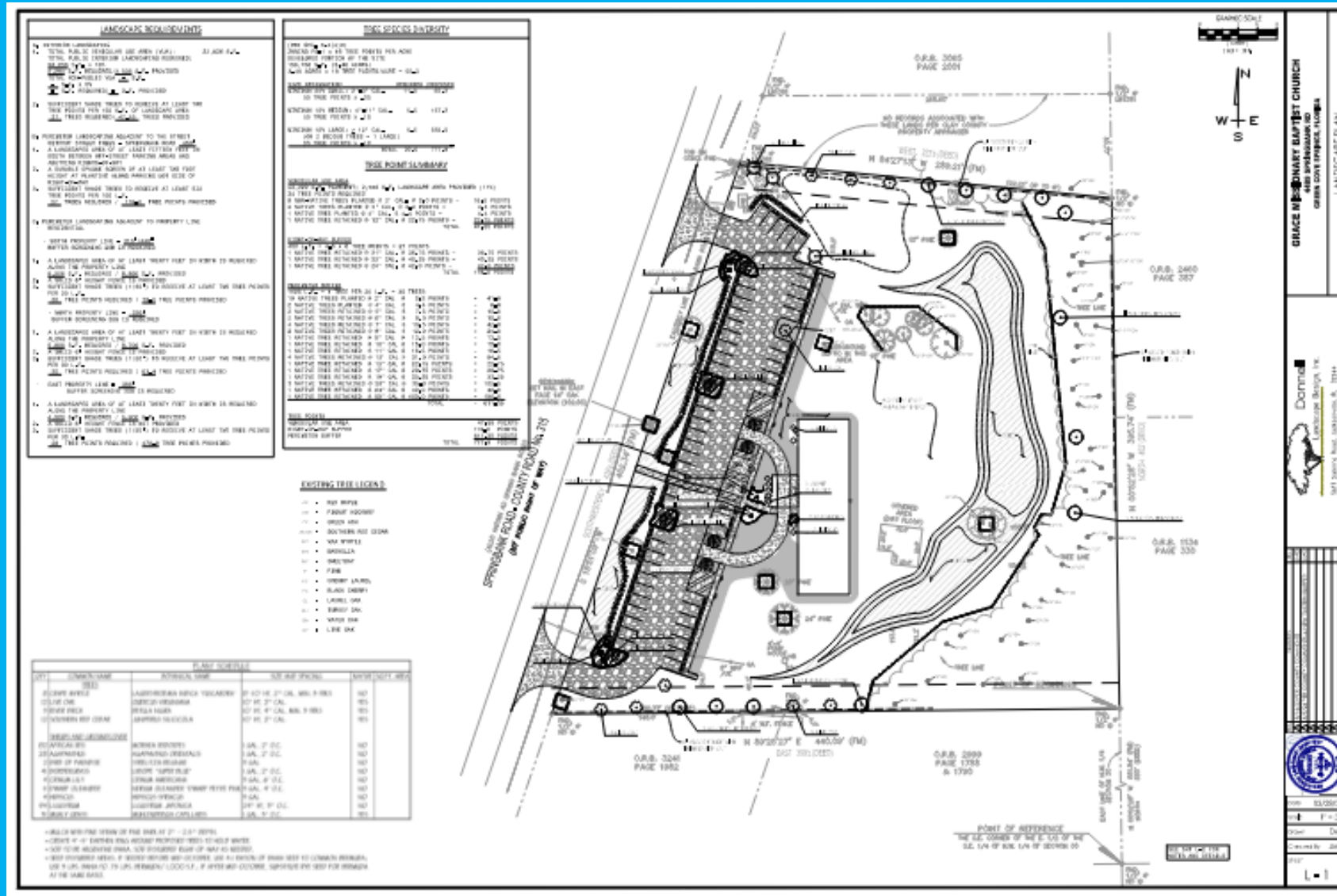
Background

The parcel is located on the east side of Springbank Road and is surrounded by residentially zoned land. Article VI (Tree Protection and Landscape Standards) Sec. 6-8 requires a 20' Type B perimeter buffer where adjacent to residential. The Type B buffer requires a 6' visual barrier (wall, fence, shrubs or berm in combination with these) evergreen tree planting and groundcover. Existing wooded areas, if 50' in width and having an opacity of 85% during all seasons, may be used to meet this requirement.

The Applicant's plans indicate that a combination of existing woods and fencing with tree planting will be used to meet the buffer requirements.

The variance request is to defer the installation of the privacy fence to a later day which was not provided.

Landscape Plan



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 unique conditions of the land, structure or building. The Church is surrounded on three sides by residentially zoned parcels which is not uncommon.

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

While budget and timing overruns may not have directly resulted from the applicant, they are not a unique circumstance to development and should not prevent the applicant from meeting the current codes.

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 adjacent to residential that are required to install perimeter buffers prior to occupying the structure.

Conditions for a Variance

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 within the PS-1 zoning district.

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

The requested variance does not provide a specified time for the installation of the required fence.

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 land development code which provides buffering between dissimilar land uses. Occupation of the Church in the absence of this required buffer may negatively impact the adjacent residentially zoned properties.

Conditions for a Variance

Staff finds allowing the installation of the fence to be deferred until an unknown future date following the occupation of the site to be inconsistent with the Land Development Code.

Staff recommends denial of the request to defer the installation of the perimeter buffer fence.

Questions

Attachment
“B”
BOA-26-0004



BOARD OF ADJUSTMENT

BOA 26-0004

Public Hearing

April 30, 2026

Application Information

Applicant: Dr. Eugene Harrell McCoskey II and Sabrina McCoskey
Agent: Kelly Hartwig
Location: 4231 Magnolia Road, Orange Park, FL 32065
Request: To exceed the 30% maximum lot coverage by 987 square feet

Aerial Image

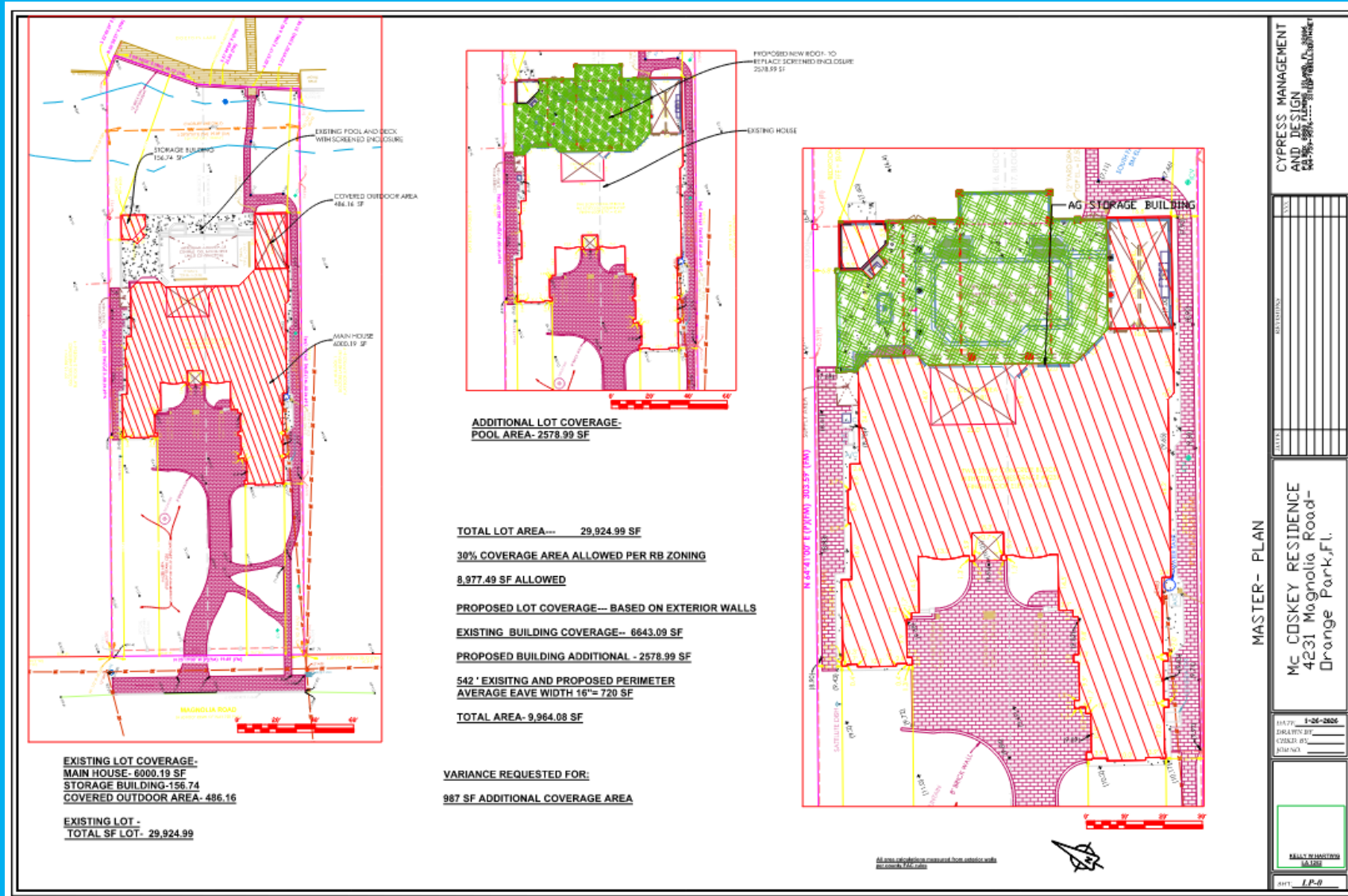


Background

The parcel is located on the east side of Magnolia Road and is part of the Doctors Lake Estates subdivision. The square footage with the current screen enclosure over the pool is less than the 30% maximum coverage requirement. However, the applicant would like to replace the screen enclosure with a solid roof over the pool area. Screen enclosures are not calculated into maximum lot coverage whereas a solid roof would be.

According to the site plan, the 29,924.99 square foot parcel would be permitted to have a maximum lot coverage of 8,977.49 square feet. The request is to exceed this 30 percent maximum by 987 square feet to install the roof over the pool area.

Site Plan



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 unique conditions of the land, structure or building.

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

The property owner is choosing to replace the current screen enclosure over the pool area with a solid roof to increase shade from the sun and for health reasons.

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 who would be limited to a maximum lot coverage of 30%.

Conditions for a Variance

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.

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

The requested variance would allow for the installation of roof over the pool area which is primarily surrounded by the existing house, covered outdoor area and storage building. There is minimal expansion into the rear yard beyond the existing structures and would not impact neighboring property viewsheds.

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 request states that the need for the solid roof is to shade from the sun for health reasons. Public welfare should not be impacted provided runoff from the additional roof is directed away from neighboring properties.

Conditions for a Variance

Staff finds that the proposed additional roof would be located within an area surrounded by the existing house, covered outdoor area and storage building, with minimal expansion into the rear yard. The additional roof will provide health benefits to the property owner without impacting neighboring property viewsheds.

Staff recommends approval of the request for an additional 987 square feet of lot coverage to allow for the construction of the roof over the pool area.

Questions



Agenda Item
BOARD OF ADJUSTMENT

Clay County Administration Building
Thursday, May 28 5:00 PM

TO: Board of Adjustment Members

DATE: 5/20/2026

FROM: Beth Carson, Director of
Planning & Zoning

SUBJECT: A request to consider lot coverage increase from 25% to 40% in the RA zoning District.

AGENDA ITEM TYPE:

BACKGROUND INFORMATION:

The parcel is 0.254 acres (11,064 sq ft.) in size. The existing house, built in 1977, is 2,784 gross sq. ft. The parcel is designated Urban Core 10 (UC-10) on the future land use map. The parcel is in the Single Family Residential (RA) zoning district. Sec. 3-16(f)(8) sets the maximum m lot coverage for parcels in the RA zoning district at 25 percent. The present lot coverage with the existing residential structure is 25 percent. Pursuant to the limitations on lot coverage in Sec. 3-16(f)(8), there is no opportunity for an accessory structure to be placed on the property.

The owner wishes to place an accessory structure on the property for the storage of the owner's gas power tools. The applicant does not desire to store the gas-powered tools in the attached garage. The request is to increase the maximum percentage of lot coverage to a range of 35 percent to 40 percent. The requested percentage increase to lot coverage would equate to an accessory structure between 1,088 sf and 1,641 sf. However, the application included plans for a 16 ft by 10 ft. (160 sf) accessory structure. An accessory structure of this size would only require and increase to 26.6 percent of lot coverage.

Is Funding Required (Yes/No):
No

If Yes, Was the item budgeted
(Yes\No\N/A):
No

N/A

Sole Source (Yes\No): Advanced Payment
Yes (Yes\No):
Yes

Planning Requirements:
Public Hearing Required (Yes\No):
Yes

Hearing Type: First Public Hearing

Initiated By: Applicant

Applicant - Colette Mazzuca

ATTACHMENTS:

Description	Type	Upload Date	File Name
▢ Staff Report BOA 26-006	Backup Material	5/20/2026	Staff_Report_26-0006_Final.ADA_aw.pdf
▢ Application BOA 26-0006	Backup Material	5/20/2026	Agent_Authorization_Letter_v1.ADA_aw.pdf
▢ Agent Authorization	Backup Material	5/20/2026	Agent_Authorization_Letter_v1.ADA_aw.pdf
▢ Survey with shed	Backup Material	5/20/2026	Survey_with_shed_v1.ADA_aw.pdf
▢ Backyard Photo 1	Backup Material	5/20/2026	Backyard_1_v1.ADA_aw.pdf
▢ Back Yard Photo 2	Backup Material	5/20/2026	Backyard_2_v1.ADA_aw.pdf
▢ Back Yard Photo 3	Backup Material	5/20/2026	Backyard_3_v1.ADA_aw.pdf
▢ Back Yard Photo 4	Backup Material	5/20/2026	Backyard_4_v1.ADA_aw.pdf
▢ Back Yard Photo 5	Backup Material	5/20/2026	Backyard_5_v1.ADA_aw.pdf
▢ Accessory Structure Plans	Backup Material	5/20/2026	Plans_v1.ADA_aw.pdf



BOA Application #26-0006
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: Colette Mazzuca

Property Information

Parcel ID: 05-04-26-020177-315-00

Address: 1732 Papaya Drive

Zoning: Single Family Residential (RA)

Orange Park, Fla. 32073

Land Use: Urban Core 10 (UC-10)

Commission District: 3 (J. Renninger)

BOA Date: May 28, 2026

Land Development Code Requirement

Article III, Section 3-16(f)(8) of the Land Development Code set a maximum percentage of lot coverage of 25 percent in the Single Family Residential (RA) zoning district.

Applicant Request

Variance to the Clay County Land Development Code, Article III, Section 3-16-(f)(8) to increase the percentage of lot coverage to 35-40 percent.

Aerial Photo



Staff Assessment and Recommendation

The parcel is lot 12, Block 10 of Grove Park Unit No. 8 subdivision according to the plat thereof recorded in 1975. The parcel is 0.254 acres (11,064 sq ft.) in size. The existing house, built in 1977, is 2,784 gross sq. ft. The parcel is designated Urban Core 10 (UC-10) on the future land use map. The parcel is in the Single Family Residential (RA) zoning district. Sec. 3-16(f)(8) sets the maximum m lot coverage for parcels in the RA zoning district at 25% percent. The present lot coverage with the existing residential structure is 25 percent. Pursuant to the limitations on lot coverage in Sec. 3-16(f)(8), there is no opportunity for an accessory structure to be placed on the property.

According to the application, the owner wishes to place an accessory structure on the property for the storage of the owner's gas power tools. The applicant does not desire to store the gas-powered tools in the attached garage. The request is to increase the maximum percentage of lot coverage to a range of 35 percent to 40 percent. The requested percentage increase to lot coverage would equate to an accessory structure between 1,088 sf and 1,641 sf. However, the application included plans for a 16 ft by 10 ft. (160 sf) accessory structure. An accessory structure of this size would only require and increase to 26.6 percent of lot coverage.

The applicant will be at the meeting to discuss their hardship.

Staff finds that the requested variance to increase the maximum lot coverage in the RA zoning district is not consistent with the Land Development Code. Further, staff does not believe there are special circumstances or that a true hardship has been created. Staff recommend denial of the request to increase to maximum lot coverage between 35% and 40% for a parcel in the RA.

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.**

There are no special conditions or circumstances which are peculiar to the land or structure on this parcel. The existing residential structure was constructed on the parcel consistent with standards for the RA zoning district found in the County Land Development Code. These standards are applicable to all RA zoned parcels.

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

The parcel, as presently developed, meets the development standards for the RA zoning district as set forth in the County Land Development Code. The requested variance is due to a desire by the applicant to store her lawn equipment in a detached accessory structure rather than in the existing attached garage.

- 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 a lot coverage more than 25 percent.

- 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 zoning district. All properties in the RA zoning district are allowed a maximum 25 percent lot coverage.

- 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 increase lot coverage is not the minimum variance to make the beneficial use of the land or building. The parcel has been and continues to be utilized for single family residential purposes. The requested variance will have no impact on the beneficial use of the property.

- 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. All parcels in the RA zoning district have a maximum lot coverage of 25 percent. Granting of the variance should not be injurious or otherwise detrimental to the

public welfare. However, the additional lot coverage would increase impervious area on the parcel resulting in additional runoff which may adversely impact adjacent parcels.

Agent Authorization Letter



Date: 4/7/26

Clay County Board of County Commissioners
Division of Planning and Zoning
Attention: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

Re: Board of Adjustment and Appeals Agent Authorization for Application: 1732 Papay Dr. Orange Park FL 32073

To Whom it May Concern:

Be advised that I am the lawful owner of the property described in the aforementioned application attached hereto. As the owner, I hereby authorize and empower Krystal Stonecipher and Backyard Storage Solutions to act as agent to file application(s) for the Board of Adjustment and to act on my behalf for the aforementioned Board of Adjustment and Appeals application.


Signed By

Print Name: Colette Mazzuca

Date: 4-7-2026

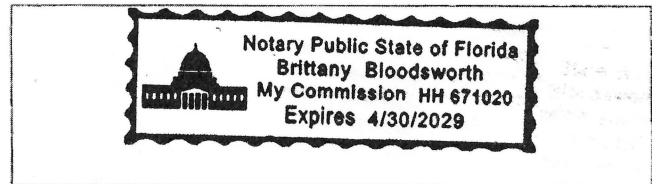
STATE OF FLORIDA
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 7 day of April

(month), 2026 (year) by Colette Mazzuca, who is personally known to me or has produced _____ as identification.


(Notary Signature)

Seal



Agent Authorization Letter



Date: 4/7/26

Clay County Board of County Commissioners
Division of Planning and Zoning
Attention: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

Re: Board of Adjustment and Appeals Agent Authorization for Application: 1732 Papay Dr. Orange Park FL 32073

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Print Name: Colette Mazzuca

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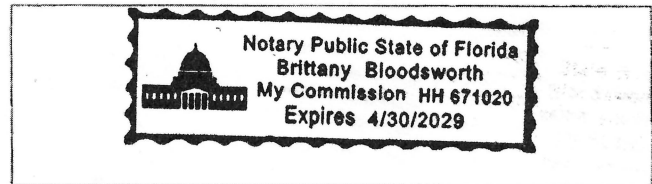
STATE OF FLORIDA
COUNTY OF CLAY

The foregoing affidavit was sworn and subscribed before me this 7 day of April

(month), 2026 (year) by Colette Mazzuca, who is personally known to me or has produced _____ as identification.


(Notary Signature)

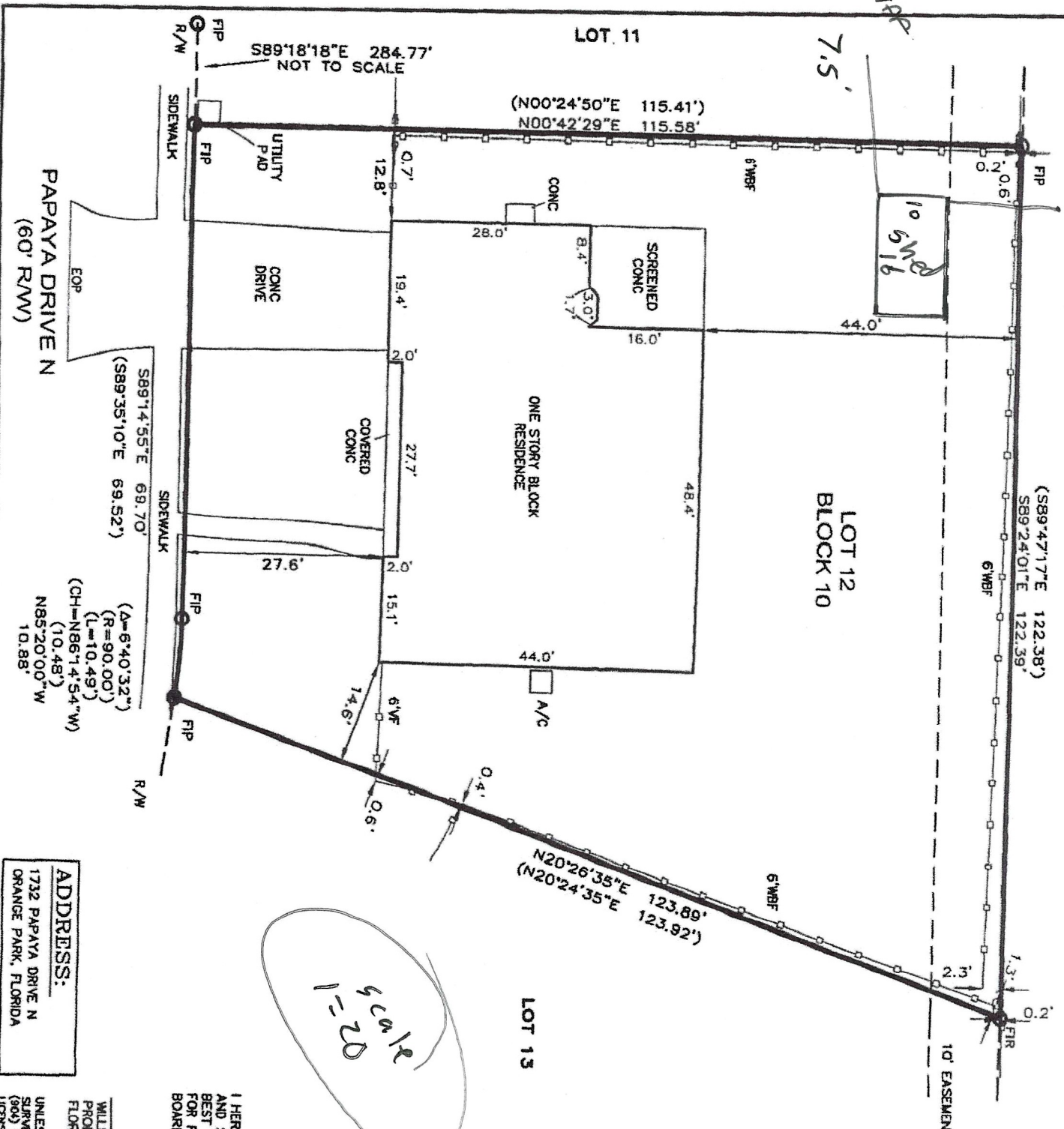
Seal



Shed on future
7.5'

101

NOT PART OF THIS PLAT



PAPAYA DRIVE N
(60' R/W)

ADDRESS:
1732 PAPAYA DRIVE N
ORANGE PARK, FLORIDA

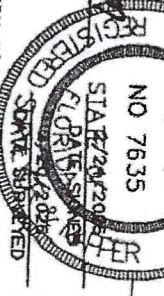
- NOTES:
1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY.
 2. THIS SURVEYOR HAS REVIEWED A CURRENT TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER: 0228MAZZUCA/JRB, EFFECTIVE JANUARY 22, 2028 AND DEEDS IN THE TITLE COMMITMENT TO THE EXCEPTIONS IN PARAGRAPHS 3 AND 4.
 3. RECORDED DEEDS AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENT DEED.
 4. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X, AS PER FLOOD INSURANCE MAP PANEL NO. 12019C000DE, DATED 3/17/2014. EXACT FLOOD LOCATION NOT VERIFIED BY THIS SURVEY. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN PROVIDED. RIPARIAN RIGHTS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 5. THIS SURVEYOR HAS NOT DETERMINED THE PRESENCE, ABSENCE, OR DELINEATION OF WETLANDS OR JURISDICTIONAL WATERS ON THIS PROPERTY.
 7. ADJOINERS, UNLESS NOTED, WERE NOT FURNISHED TO THIS SURVEYOR.
 8. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.
 9. UNLESS NOTED OTHERWISE, SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA EAST ZONE PER N.A.D. 1983 DATUM, UNLESS NOTED, TREE LOCATIONS AND VEGETATION LIMITS ARE OUTSIDE THE SCOPE OF THIS SURVEY.
 10. THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL SITE CONDITIONS, CONTAMINATION, OR SUITABILITY FOR ANY USE.
 12. THIS SURVEY DOES NOT ESTABLISH PROPERTY OWNERSHIP OR TITLE.
 13. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY TO WHOM IT IS CERTIFIED AND IS NOT TRANSFERABLE.

SYMBOLS & ABBREVIATIONS

- Δ - CENTRAL ANGLE
- AC - ACRES ±
- B.R.L. - BUILDING RESTRICTION LINE
- CLF/CLG - CHAIN LINK FENCE/GATE
- D.B. - DEED BOOK PG. - PAGE
- EOP - EDGE OF PAVEMENT
- FCM - FOUND CONCRETE MONUMENT
- FIR - FOUND IRON ROD (5/8" UNLESS NOTED.)
- FIRC - FOUND IRON ROD AND CAP
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- FIP - FOUND IRON PIPE
- FPIP - FOUND PINCHED IRON PIPE
- FNC - FOUND NAIL AND CAP
- F/FG - IRON FENCE/GATE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- R - RADIUS OR RANGE
- R/W - RIGHT OF WAY
- SEC. - SECTION
- SIR - SET 5/8" IRON ROD/CAP #5590
- SNC - SET NAIL AND CAP #5590
- T - TOWNSHIP OR TANGENT
- UNREC. - UNRECORDED
- VF/NG - VINYL FENCE/GATE
- WFB/MBG - WOOD BOARD FENCE/GATE
- 10.0' - EXISTING ELEVATION
- (10.0') - PROPOSED ELEVATION
- U - UTILITY POLE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY PERSONAL SUPERVISION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS THE REQUIREMENTS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.S.)

William A. Dean
William A. Dean
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED NO. 7635



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
1240 DIXIE STREET, JACKSONVILLE, FL 32206
LICENSED BUSINESS NO. 8864

SHEET 1 OF 1

BOUNDARY SURVEY OF:
LOT 12, BLOCK 10
GROVE PARK UNIT NO. 8
PLAT BOOK 13, PAGE(S) 40 AND 41
CLAY COUNTY FLORIDA



CERTIFIED TO:
NAVY FEDERAL CREDIT UNION
HEAD, MOSS, FULTON, & GRIFFIN P.A.
COLETTE M POLITE MAZZUCA
CHICAGO TITLE INSURANCE COMPANY

DRAWING:
34876-BS
PROJECT:
34876

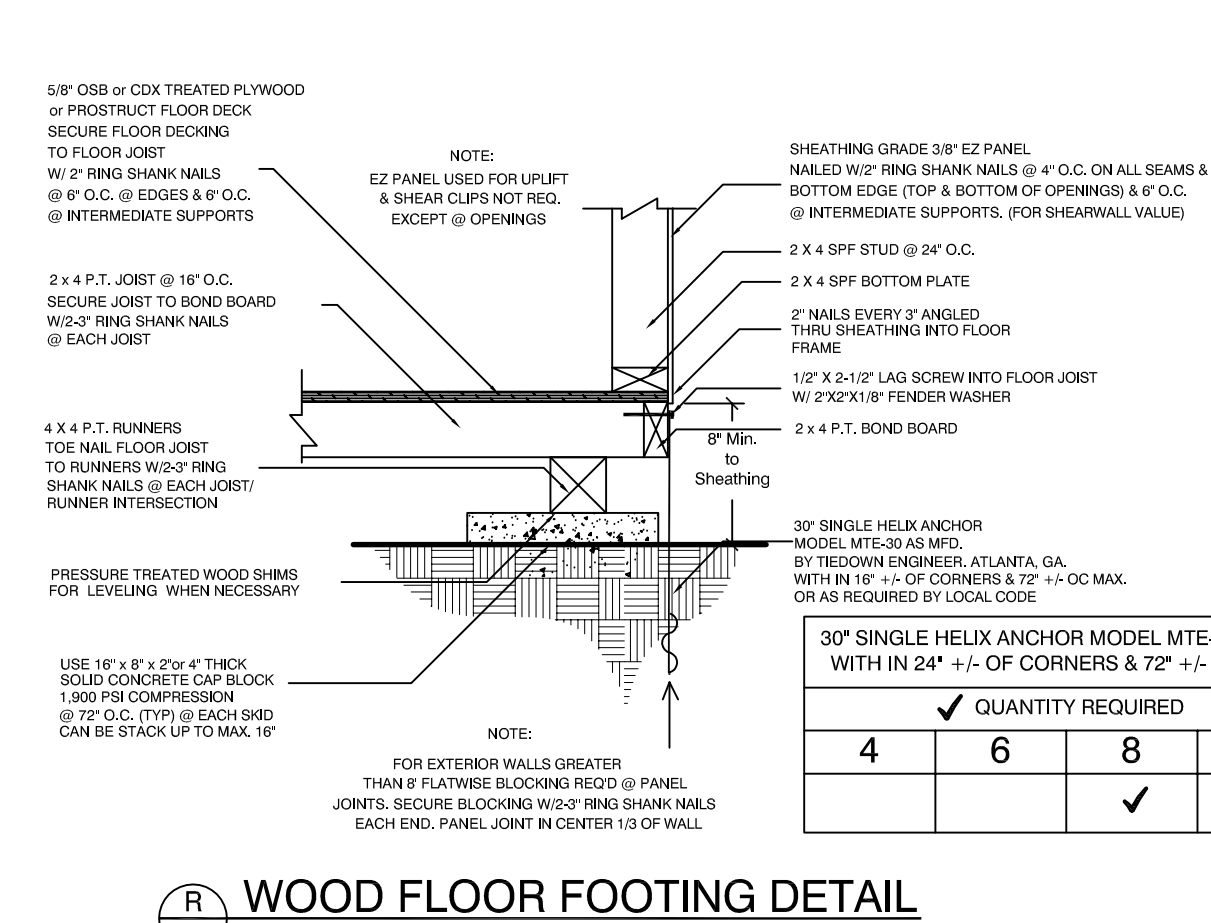
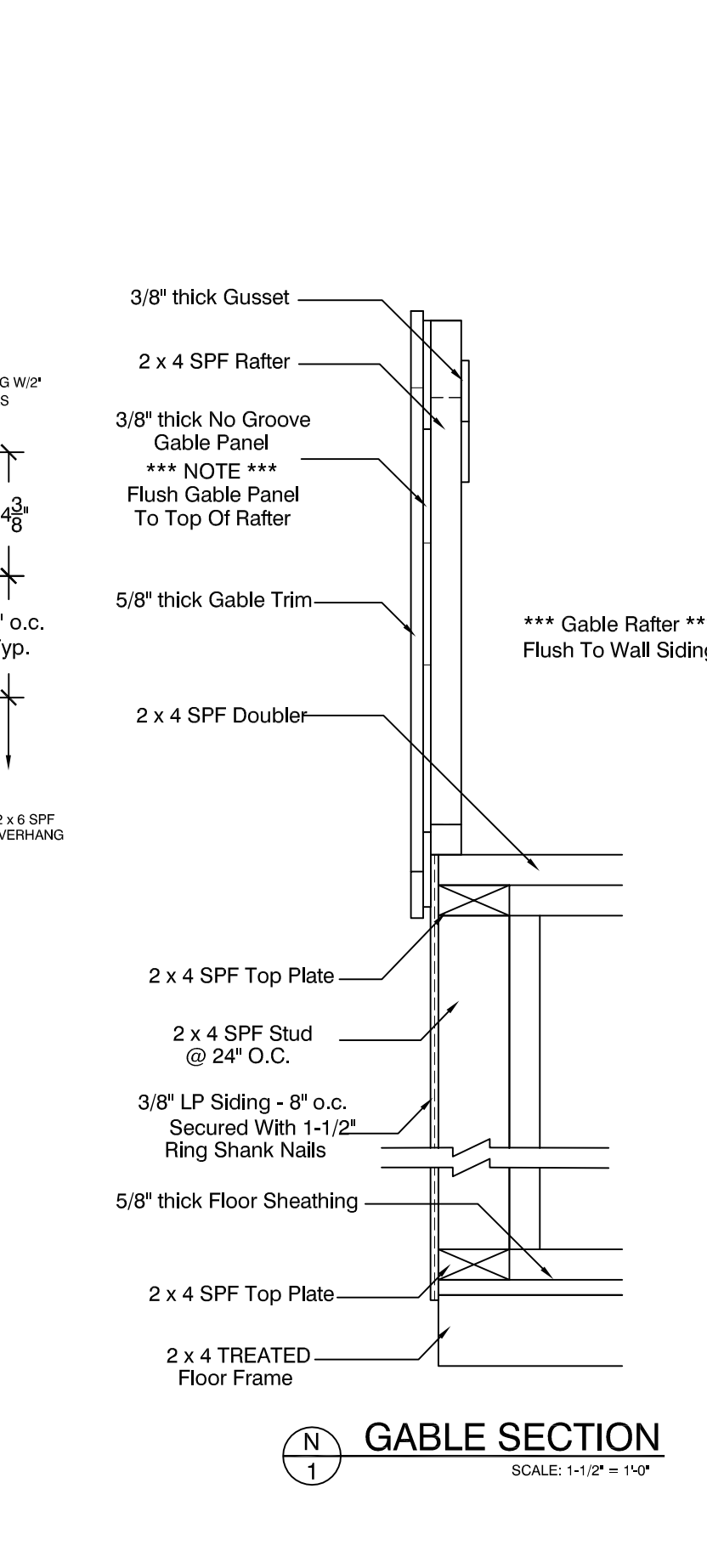
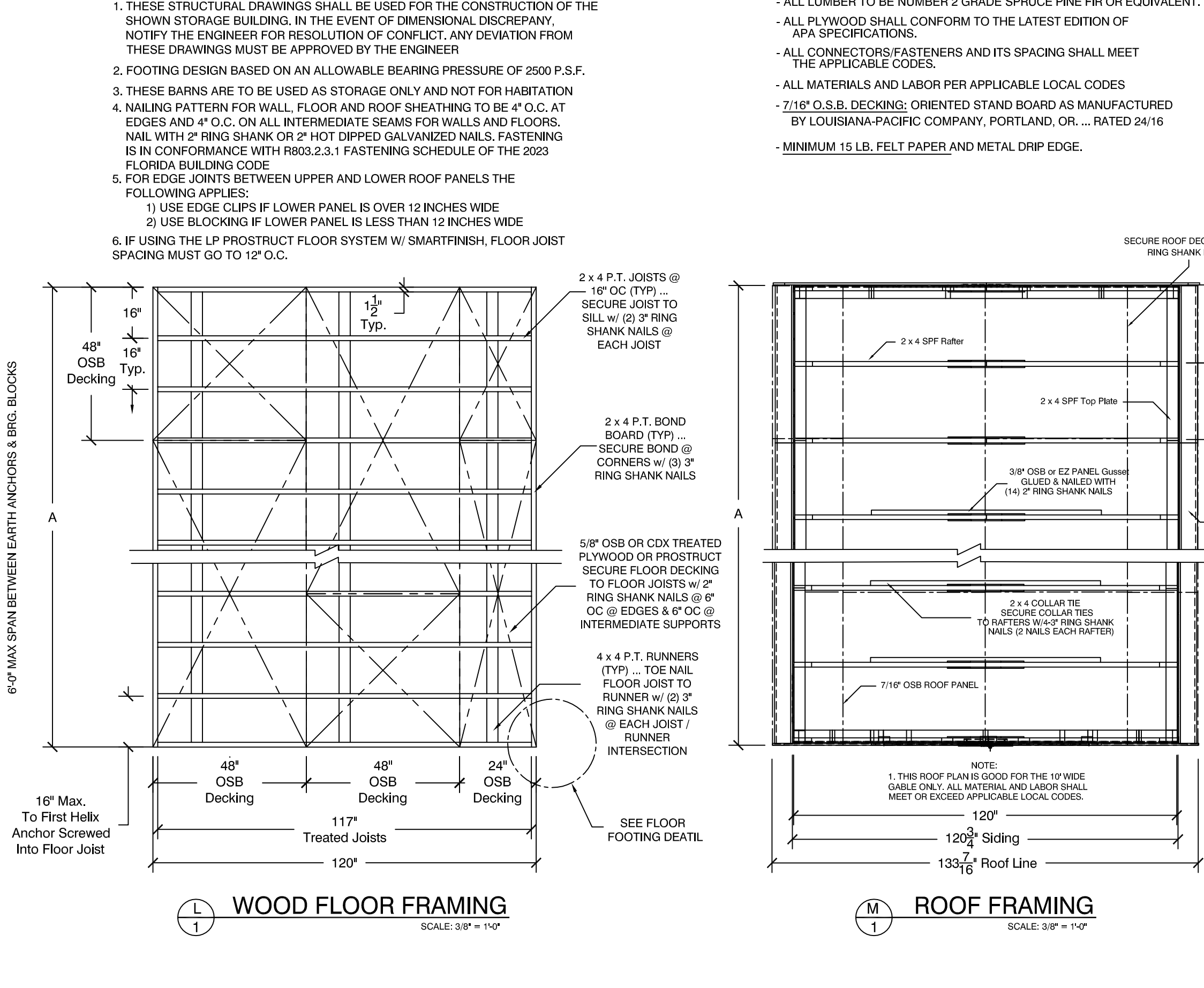
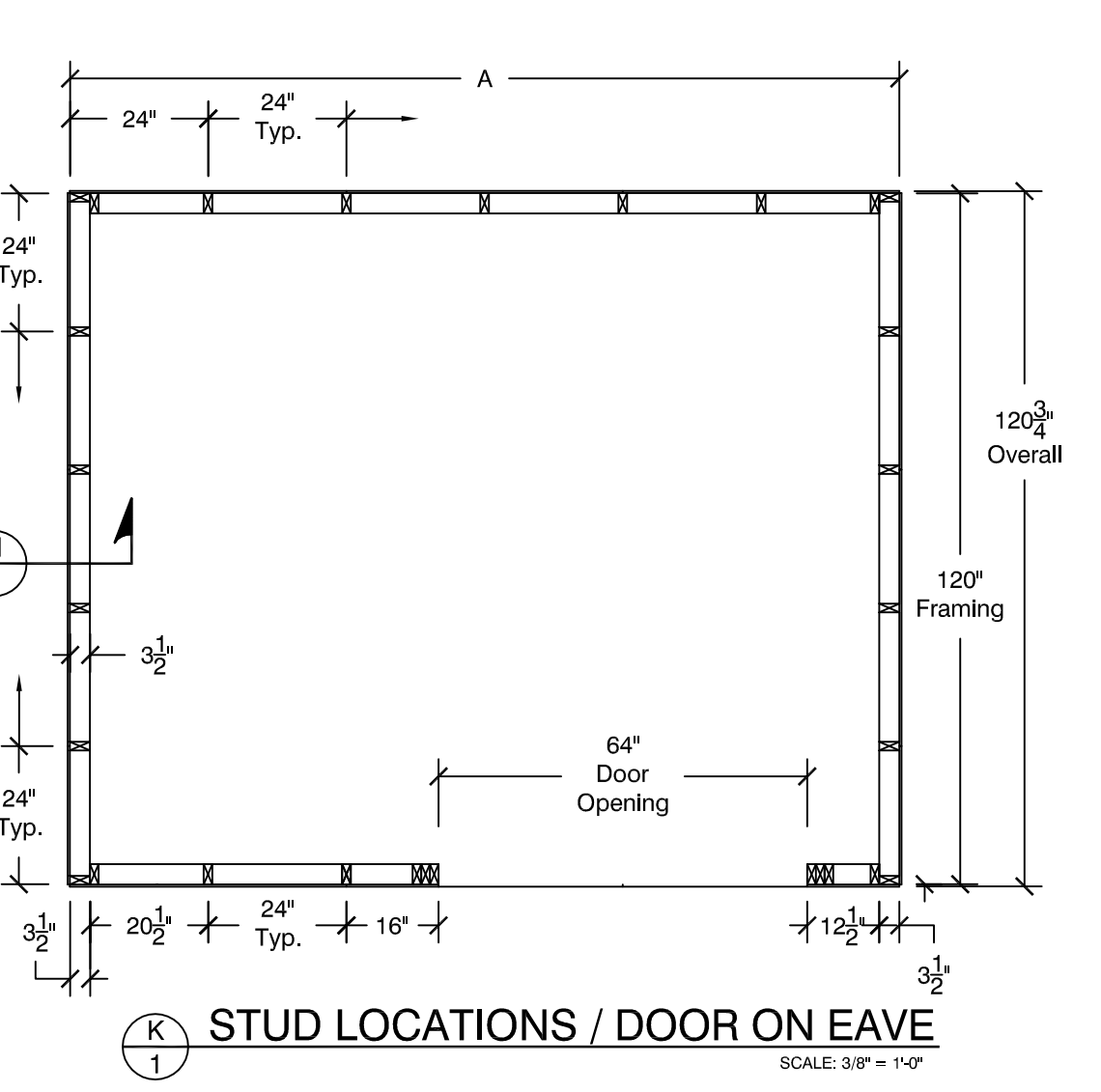
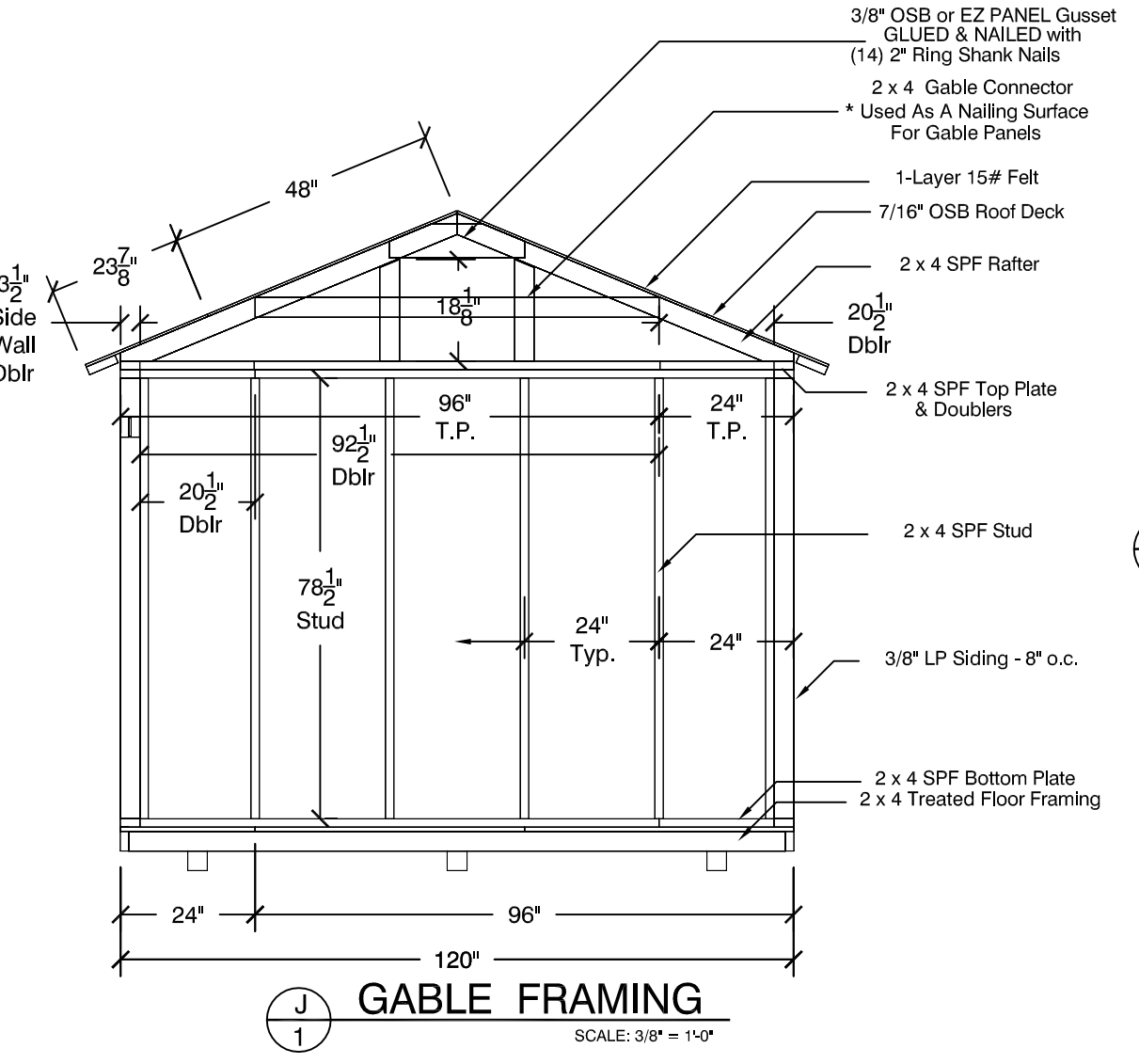
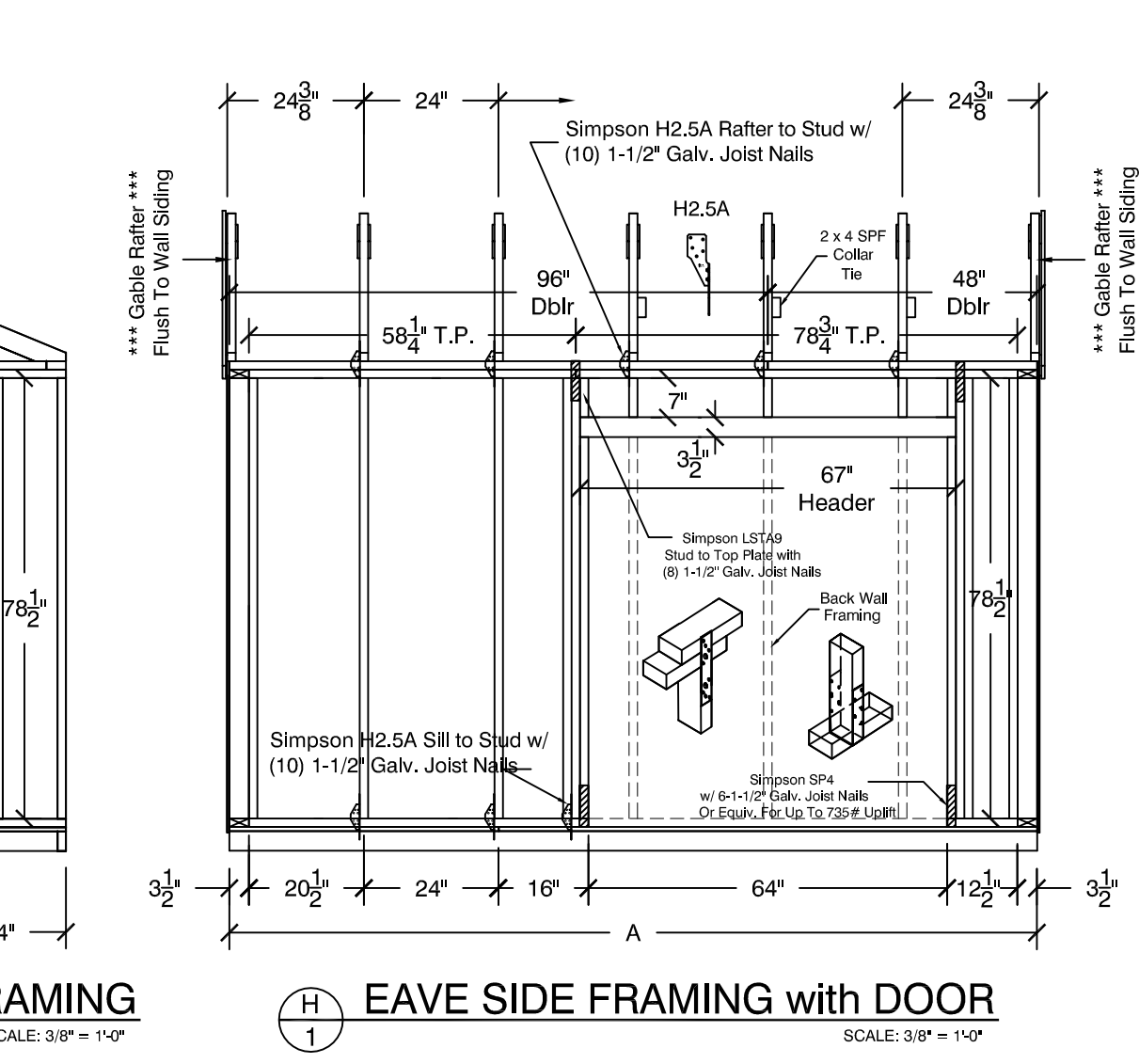
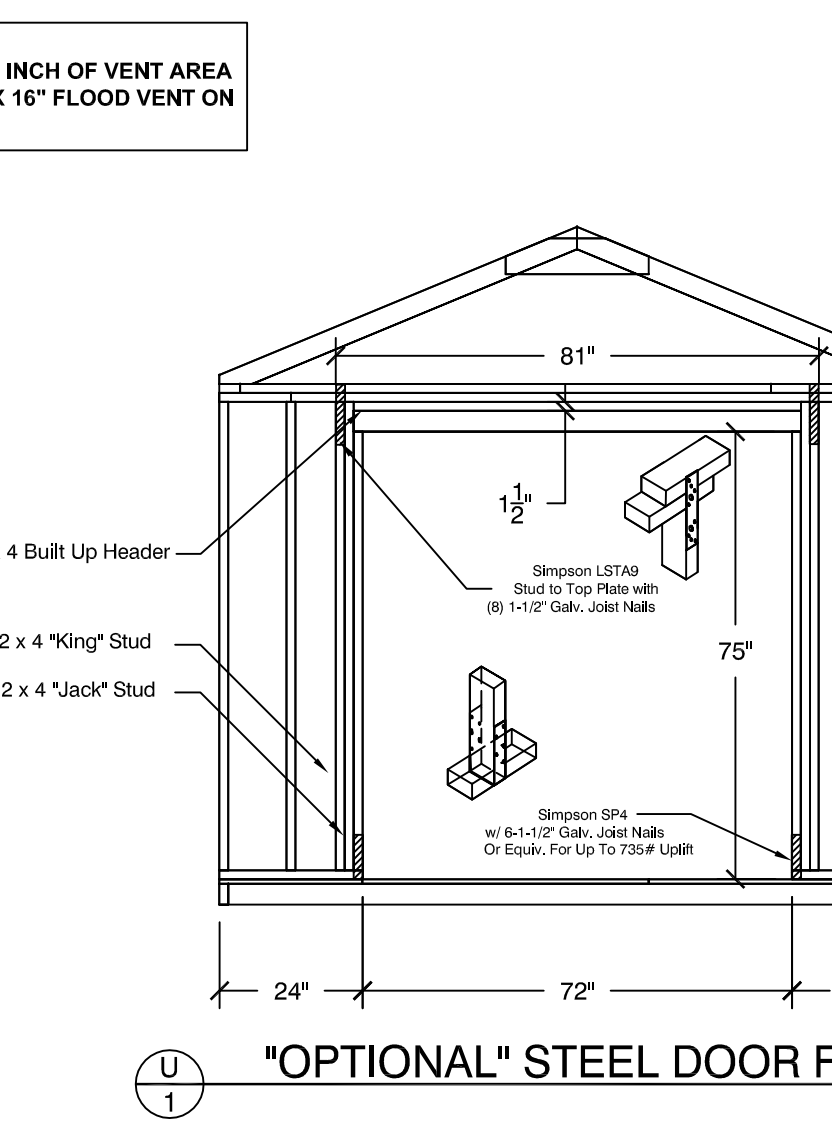
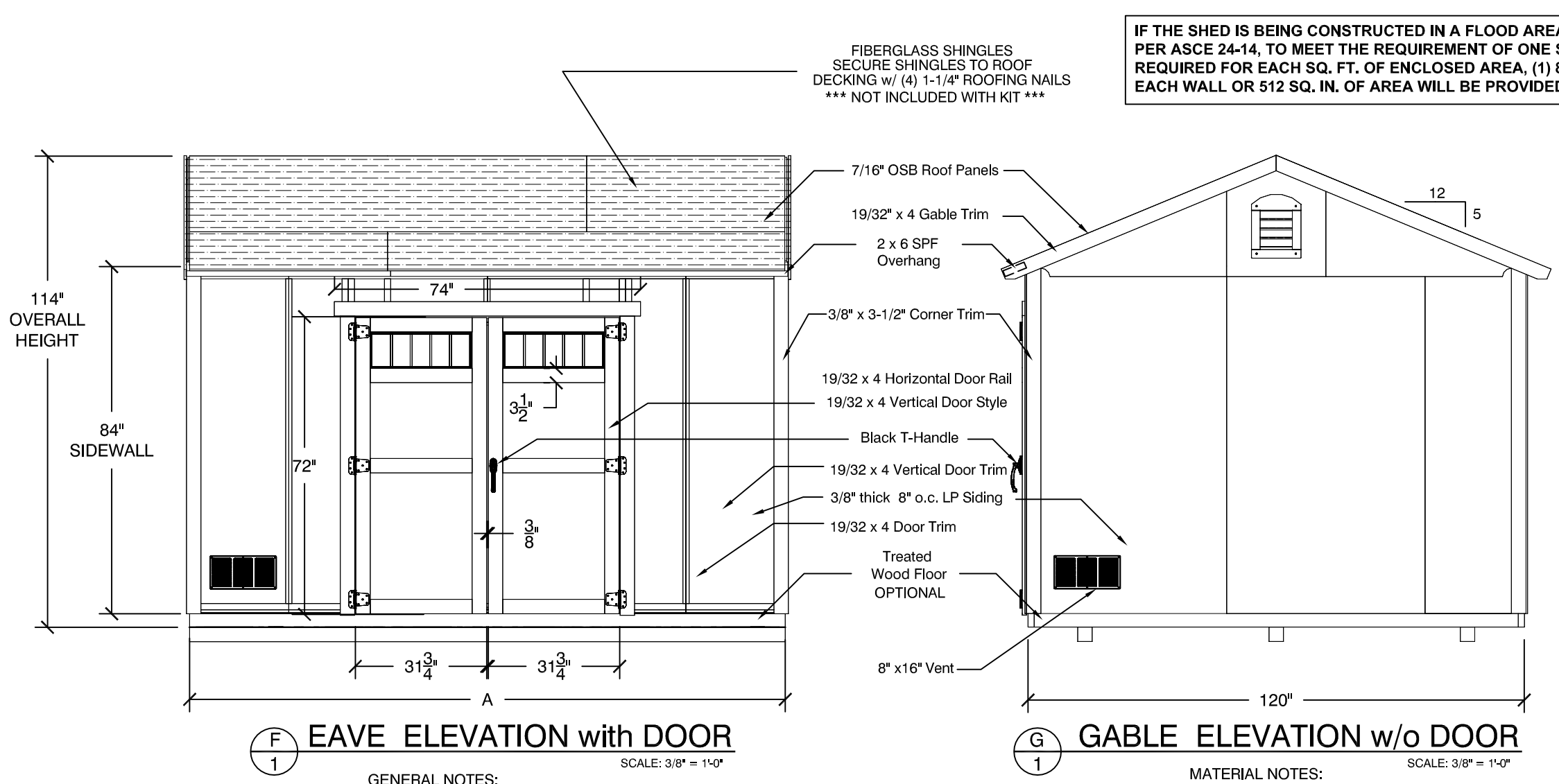
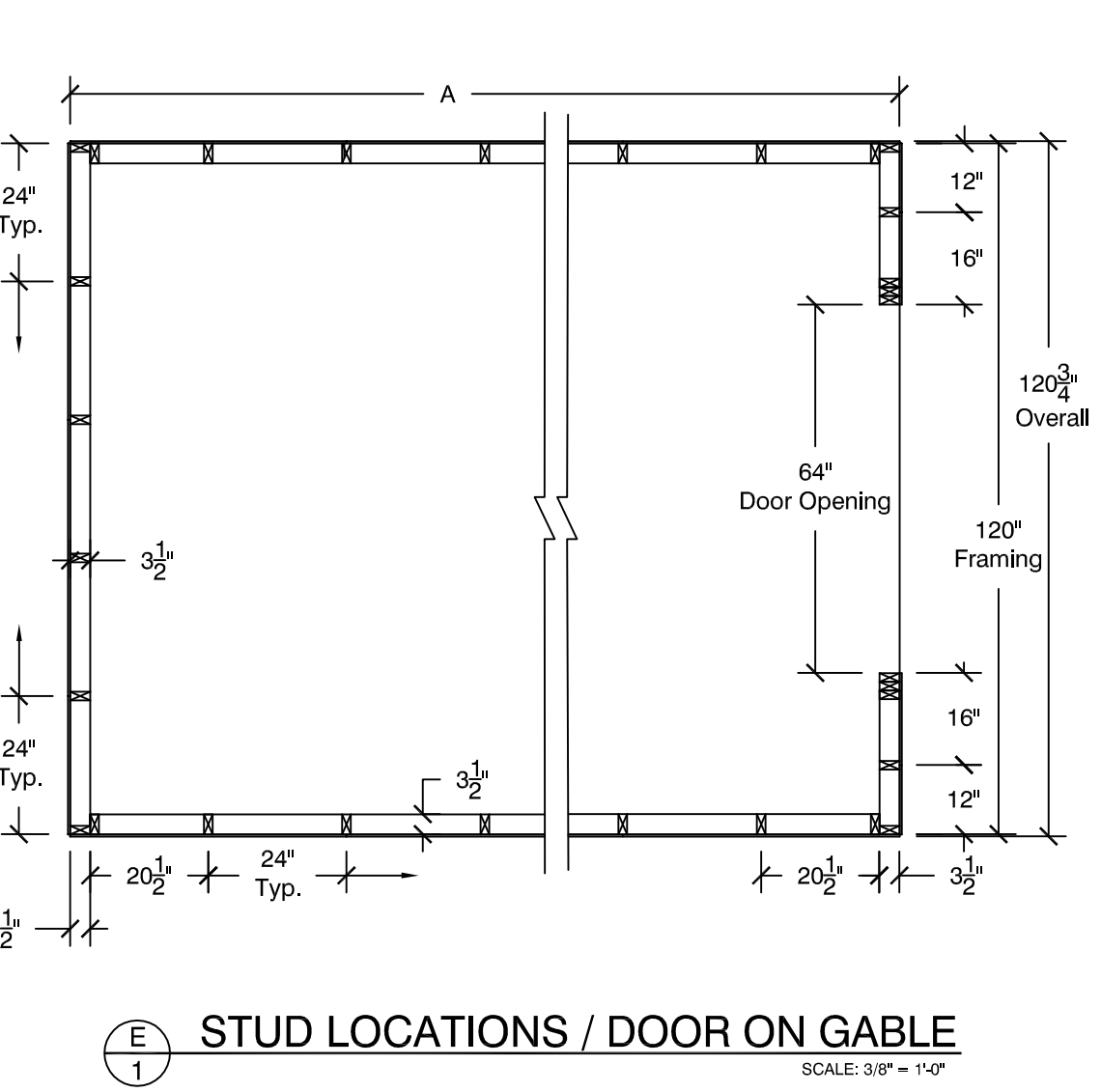
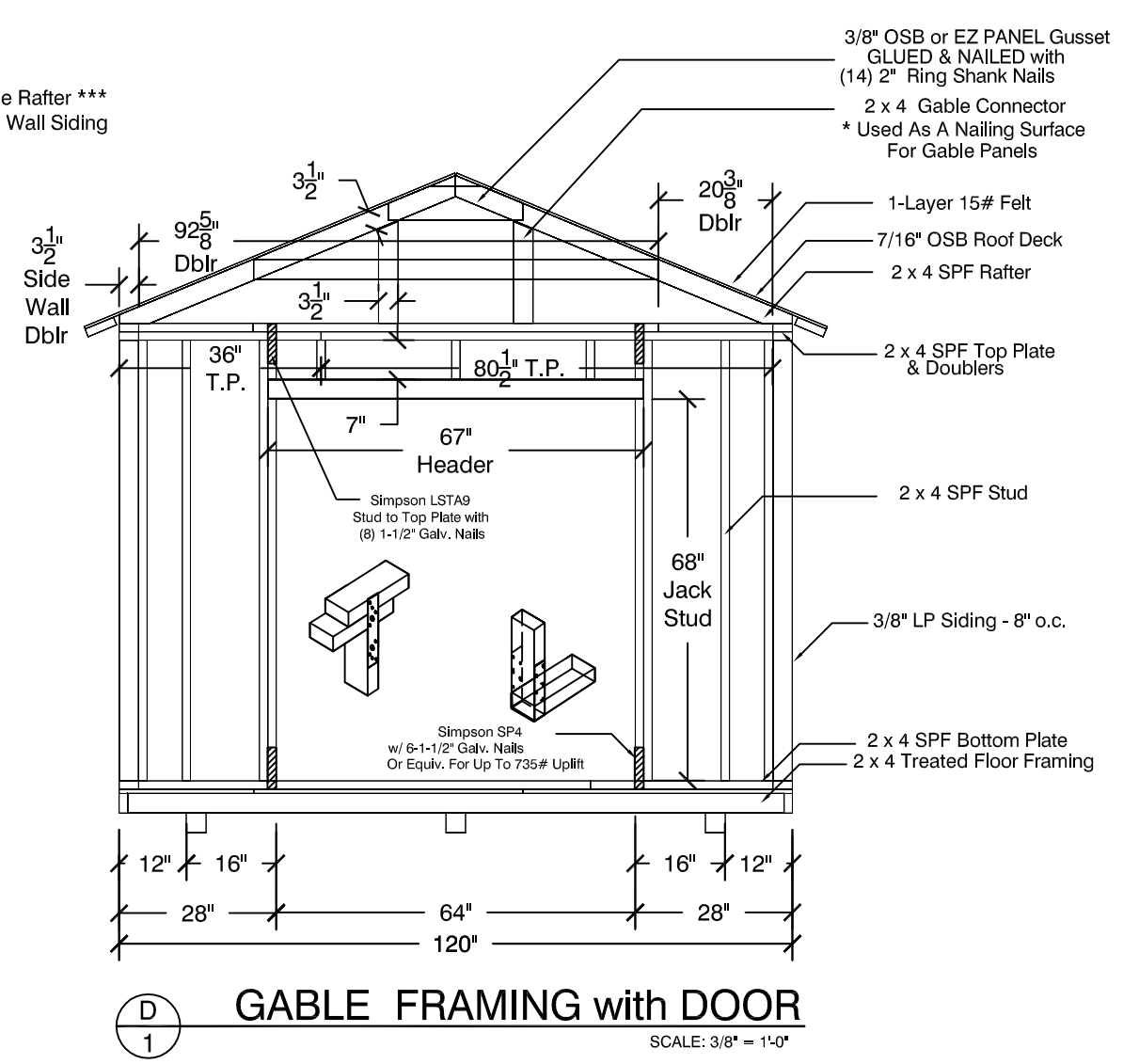
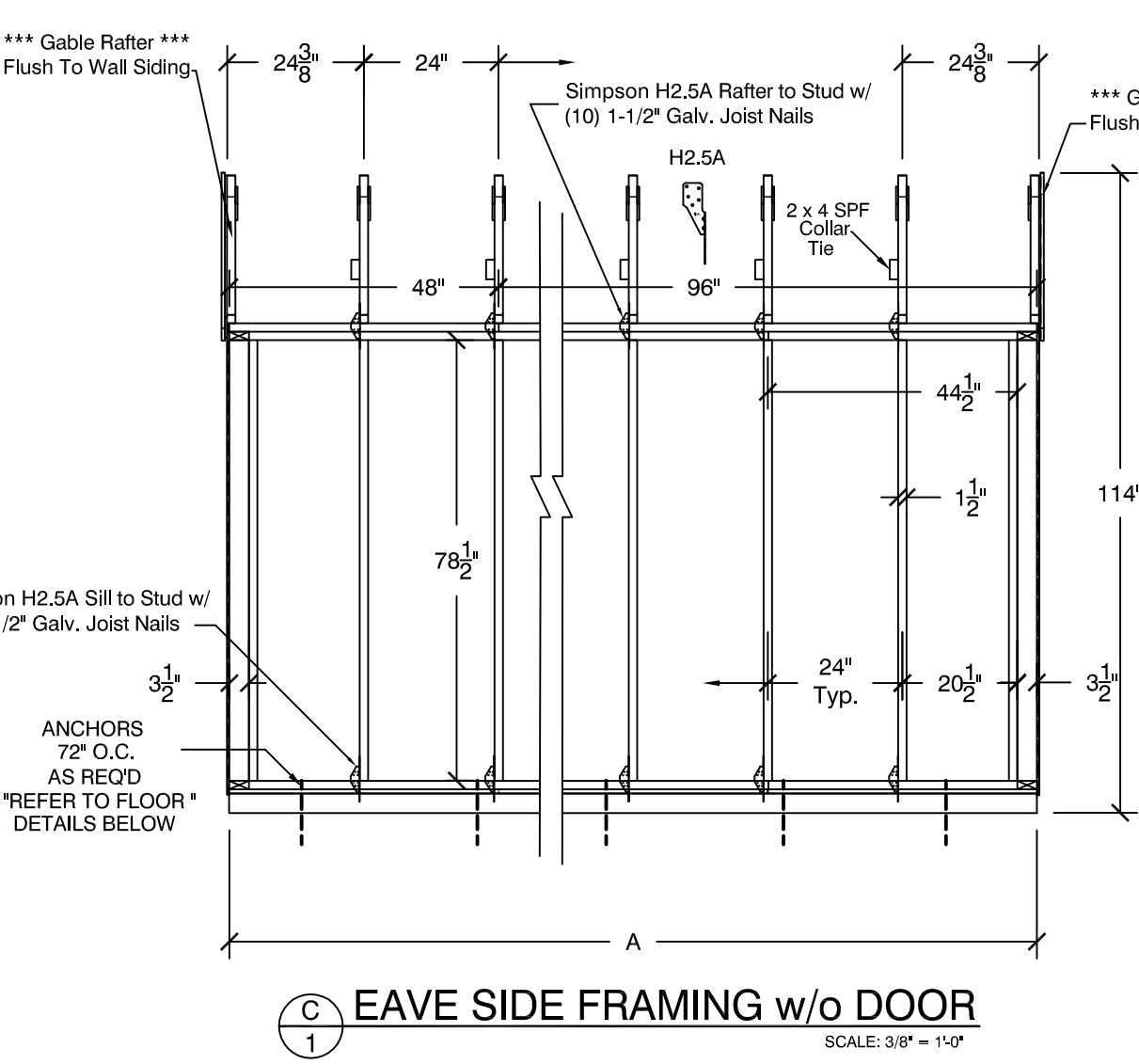
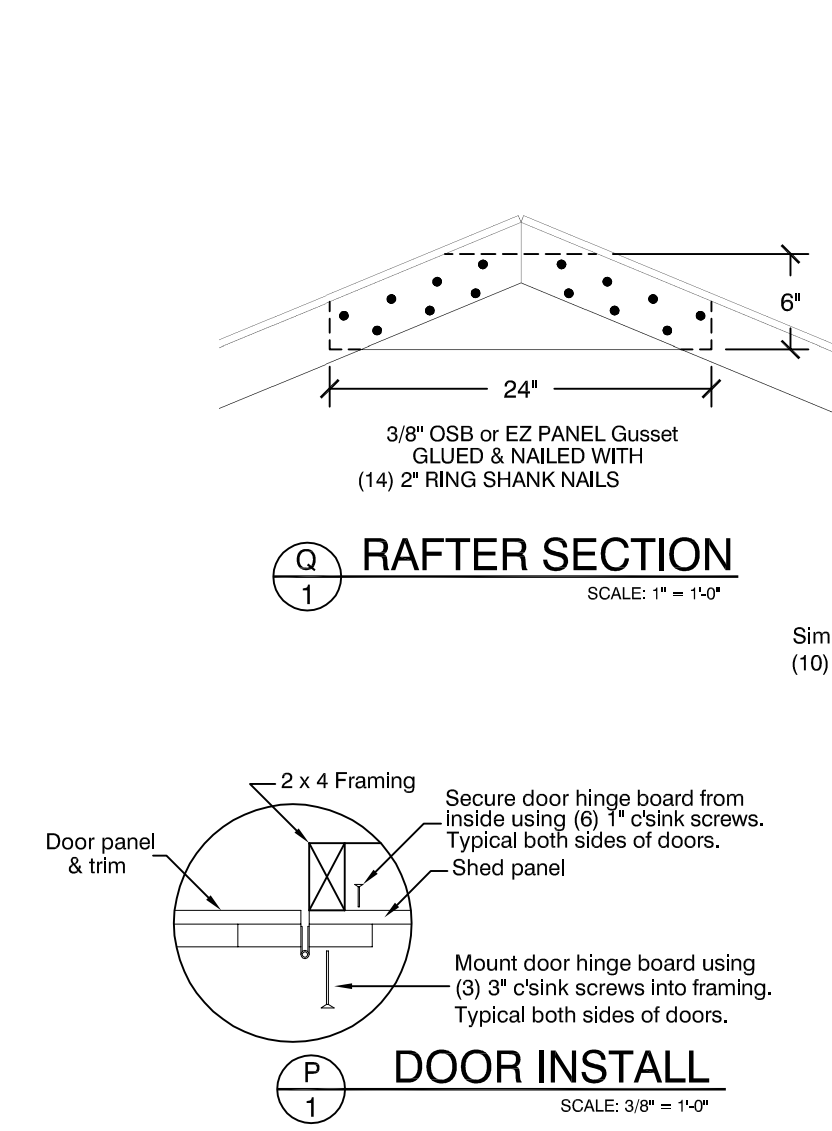
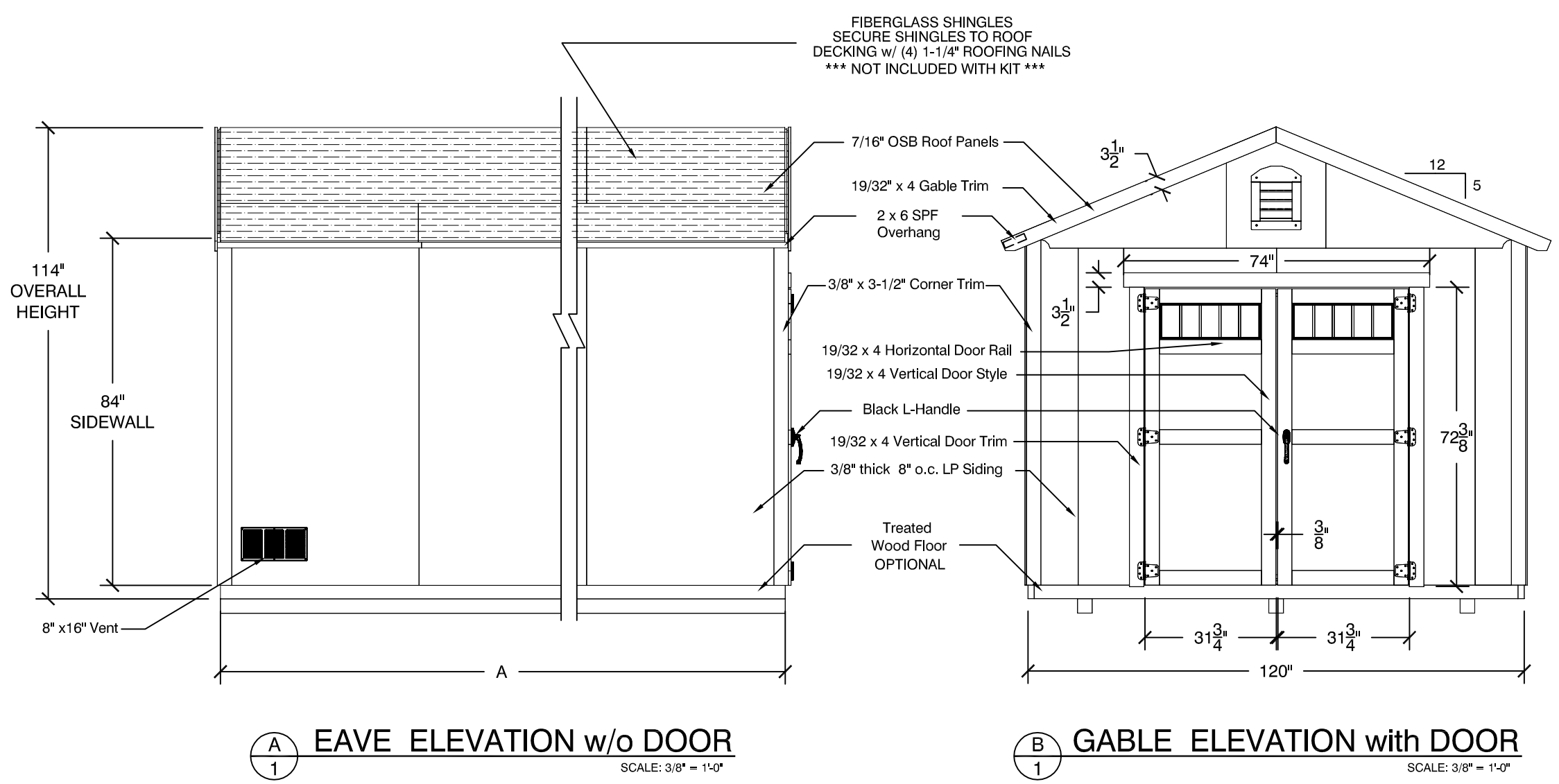












WOOD FLOOR FOOTING NOTES:

- WHEN MONOLITHIC SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED.
- ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
- ALL LUMBER TO BE NO. 2 GRADE SPRUCE PINE FIR OR EQUIVALENT.
- THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC 10' WIDE GABLE ANY DEVIATION OR MODIFICATION IS STRICTLY PROHIBITED.
- IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC.

ROOFING NOTES:

- APPROVED SHINGLES INSTALLED PER MANUFACTURER'S INSTRUCTION / 4 NAILS PER SHINGLE.
- 2 H CLIPS ARE USED BETWEEN EVERY RAFTER BETWEEN THE UPPER AND LOWER ROOF PANELS.

CONSTRUCTION NOTES:

- PLYWOOD PANELS SHALL BE INSTALLED W/ FACE GRAIN PARALLEL TO STUDS.
- ALL HORIZ. JOINTS SHALL OCCUR OVER FRAMING. FLATWISE BLOCKING SHALL BE USED AT ALL HORIZ. PANEL JOINTS.
- PANELS SHALL BE ATTACHED TO BOTTOM PLATES & TOP PLATES. ATTACHED TO FOUNDATION OR BOND BEAM W/ RING SHANK NAILS OR CONNECTORS OF SUFFICIENT CAPACITY TO RESIST THE UPLIFT DEVELOPED IN THE PLYWOOD SHEATHED WALLS.
- WHERE WINDOWS & DOORS INTERRUPT PLYWOOD SHEATHING, FRAMING ANCHORS OR CONNECTORS SHALL BE USED TO RESIST THE APPROPRIATE UPLIFT LOADS.

QUANTITY REQUIRED	4	6	8	10
✓				

DESIGN CRITERIA: FBC 8th Edition (2023)				Rev.	Date	By	Revision
Ultimate Design Wind Speed (mph)	145	Fir. Live Load / Wood (psf)	36	Roof Live Load (psf)	36		
Wind Exposure	B	Fir. Dead Load / Wood (psf)	6	Roof Dead Load (psf)	6		
Nominal Design Wind Speed (mph)	112	Design Wind Pressure On Openings (psf)	42	Wall Dead Load (psf)	3		
Int. Pressure Coef.	0.55	Comp. & Obs. Design Pressure (psf)	42				
Risk Category	1						

FLORIDA APPROVAL CODES:	QUALITY ASSURANCE EXPIRATION DATE
Shingles: FL 1691.1 (OC) FL 10124.1 (GAF) FL 33010.1 (WD) FL 91303.0 (LP)	01/01/2069 08/18/2028 01/01/2027 12/31/2020
Underlayment: FL 10028.1 (GAF) FL 9177.1 (OC)	12/28/2026 12/31/2027
Windows: FL 14104.8 (Jan Wick)	09/09/2026
Door: FL 1495.1 (The Tech)	10/10/2033
Wool Shading: FL 12501.1 (Plex)	12/31/2026
FL 15275.5 (AIAA)	12/31/2026
FL 15272.2 (AIAA)	12/31/2026
Simpson: FL 10456.7 FL 10456.10 L5740 SFA FL 10456.32	12/31/2026 12/31/2026 12/31/2026

1. This item has been digitally signed and sealed by Richard Kozlowski on the date adjacent to the seal.
2. Printed Copies of this are not considered signed and sealed and the signature must be verified on any electronic copy.

HANOVER-LANCASTER GABLE 10' WIDE		DEPTH DIM. "A"	
8'-0" Base	10'-0" Base	12'-0" Base	14'-0" Base
16'-0" Base	20'-0" Base	22'-0" Base	24'-0" Base
Models:			