



BOARD OF ADJUSTMENT MEETING MINUTES

December 19, 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: County Attorney Courtney Grimm
Zoning Chief Jenni Bryla
Director of Planning and Zoning Beth Carson

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

APPROVAL OF MINUTES

Board of Adjustment Meeting Minutes October 24, 2024

Vice-Chairman Tom Goldsbury made a motion for approval for the October 24, 2024, BOA meeting minutes, seconded by Brandon Ludwig, which carried 4-0.

PUBLIC COMMENT

Chairman Keith Hadden opened the floor for public comment at 6:00 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 6:00 pm.

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.

BOA-24-0014 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/Board of Adjustment/December 19, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/Board%20of%20Adjustment/December%2019,%202024), beginning at 00:58 and ending at 31:59. 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-24-0014, a requested 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. See Attachment A.

There were questions and discussions regarding setbacks, side-yard clarification, and attached vs. detached structure.

Ken H. Carey, 274 Whispering Woods Drive, Fleming Island, Florida, addressed the Board to provide more details and information regarding the requested variance.

More discussion was had to clarify the type of structure (open or enclosed), usage for the structure, covered walkway, setback, and previous variances granted.

Chairman Keith Hadden opened the floor for the public hearing at 6:23 pm.

Dan Rutovick, 2612 Ridgecrest Avenue, Orange Park, Florida, 32065, addressed the Board to express concerns with the placement of metal buildings.

Hearing no other comments, Chairman Keith Hadden closed the public hearing at 6:28 pm.

The Board had comments regarding the requested variance and concerns raised during the applicant's discussion.

Vice-Chairman Tom Goldsbury made a motion for denial, and with no second, the motion failed.

Brandon Ludwig made a motion for approval of BOA-24-0014, seconded by Nykki Van Hof. Following more comments from the Board to support the request, the motion carried 3-1, with Vice-Chairman Tom Goldsbury in opposition.

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.

BOA-24-0016 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/Board of Adjustment/December 19, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/December%2019,%202024), beginning at 32:03 and ending at 41:50. 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-24-0016, a requested variance to the Clay County Land Development Code, Article III, Section 3-17(f)(7) for placement of a detached garage that would exceed the 30% lot coverage by 350 square feet. See Attachment B.

There were questions and discussions regarding intent for the use of the structure and size, lot coverage, and surface.

Charles Zornes, 966 Alpine Ridge Court, Orange Park, Florida, addressed the Board to provide more details and information regarding the requested variance.

More conversation was needed to discuss the current driveway, no opposition from neighbors, and the material of the structure. See Attachment C.

Chairman Keith Hadden opened the floor for the public hearing at 6:40 pm.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 6:40 pm.

Brandon Ludwig had comments to support the requested change and made a motion for approval of BOA-24-0016, seconded by Vice-Chairman Tom Goldsbury, which carried 4-0.

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.

BOA-24-0015 can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/Board of Adjustment/December 19, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/Board%20of%20Adjustment/December%2019,%202024), beginning at 41:51 and ending at 51:44. 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-24-0015, a requested variance to the Clay County Land Development Code, Article III, Section 3-4(b) for placement of accessory structure in the front yard. See Attachment D.

Kellie Henry, 4229 Scenic Drive, Middleburg, Florida, addressed the Board to provide more details and information regarding the requested variance. Ms. Henry also provided pictures to clarify the placement. See Attachment E.

There were questions and discussions to clarify the placement and size of the structure,

Chairman Keith Hadden opened the floor for the public hearing at 6:50 pm.

Hearing no comments, Chairman Keith Hadden closed the public hearing at 6:50 pm.

Vice-Chairman Tom Goldsbury made a motion for approval of BOA-24-0015, seconded by Nykki Van Hof, which carried 4-0.

PUBLIC COMMENT

Prior to opening public comment, there was discussion regarding the next meeting -

January 23, 2025, if there are applications received prior to the deadline.

Chairman Keith Hadden opened the floor for public comment at 6:53 pm.

Hearing no comments, Chairman Keith Hadden closed the public comment at 6:53 pm.

ADJOURNMENT

Hearing no further business, Chairman Keith Hadden adjourned the meeting at 6:53 pm.

Attest:

Committee Chairman

Recording Deputy Clerk

Attachment

“A”

BOA-24-0014



BOARD OF ADJUSTMENT

BOA-24-0014

Public Hearing

December 19, 2024

APPLICATION INFORMATION

Applicant:

Ken H. Carey

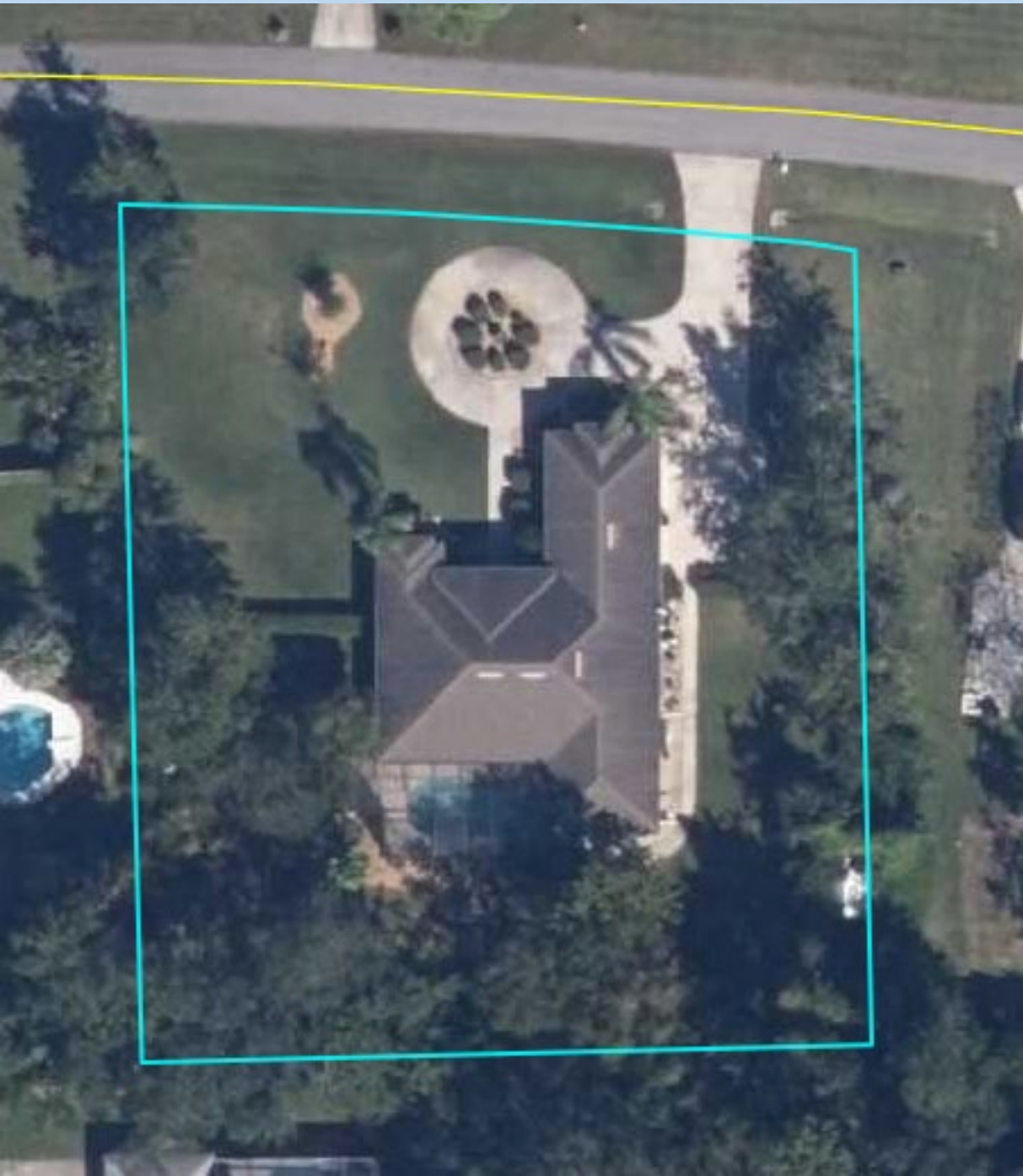
Location:

274 Whispering Woods Dr, Fleming Island

Request:

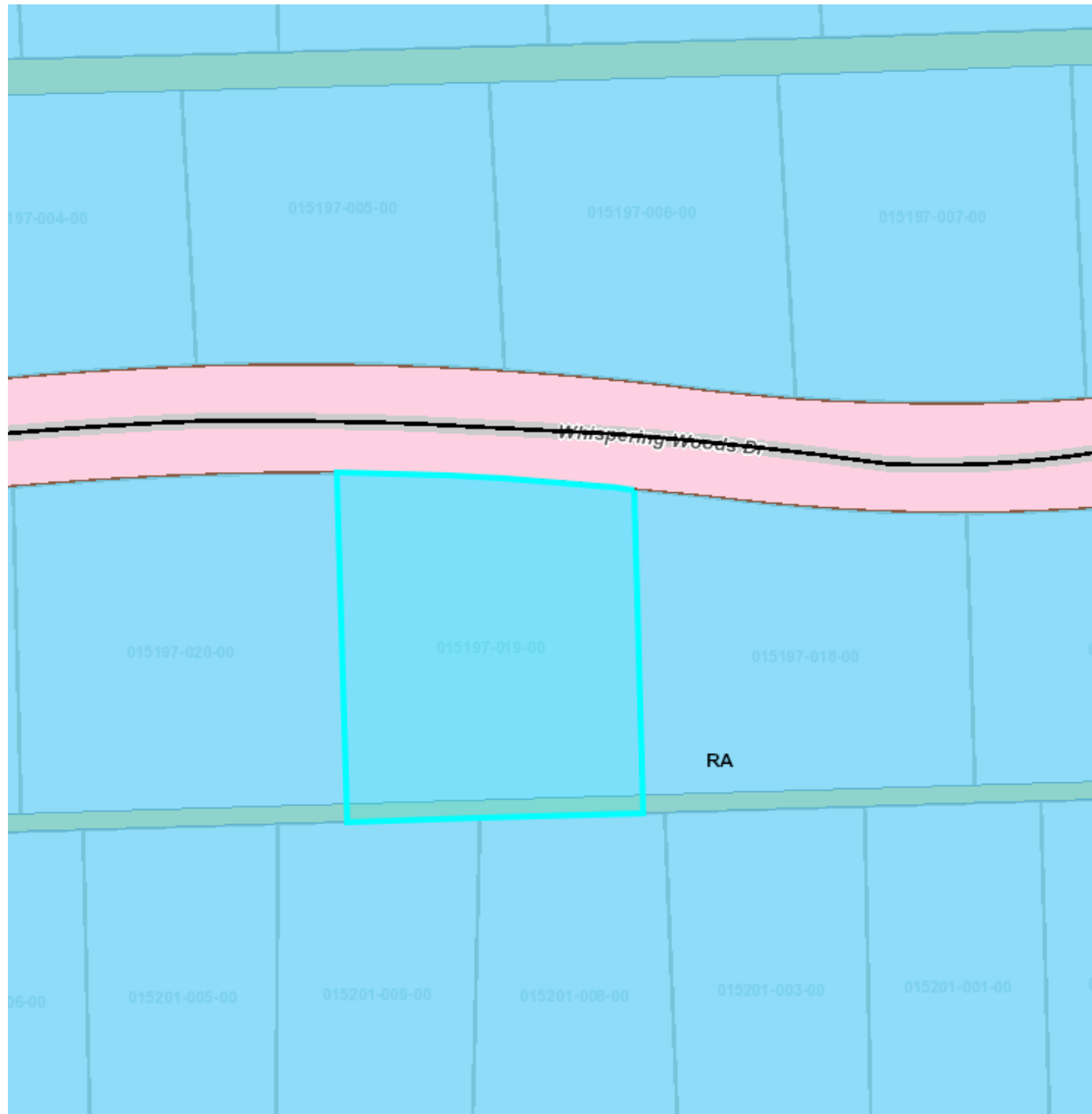
Variance to Article III, Section 3-6(d)(1) of the Land Development Code does not permit accessory structures in the side or front yard on non-waterfront lots in the Single-Family Residential (RA) zoning district.

Aerial



Background

- 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.



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 circumstances that exist on the subject parcel that are not shared with the other lots along Whispering Woods Drive. The only special circumstance is that the lot is larger than required.

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. The only special circumstance is that the lot is larger than required.

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.

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 RA in the 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 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.

Conditions for a Variance

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.

Recommendation

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.

Recommendation

Staff finds that the request to reduce the minimum required living area to 720 sf in the AR zoning district is not consistent with the Land Development Code.

The need for the variance is the result of the choice by the applicant to utilize shipping containers to construct the primary residential dwelling and shipping containers come in standard predetermined sizes.

Staff recommends denial of the requested variance.

QUESTIONS

Attachment
“B”
BOA-24-0016



BOARD OF ADJUSTMENT

BOA-24-0016

Public Hearing

December 19, 2024

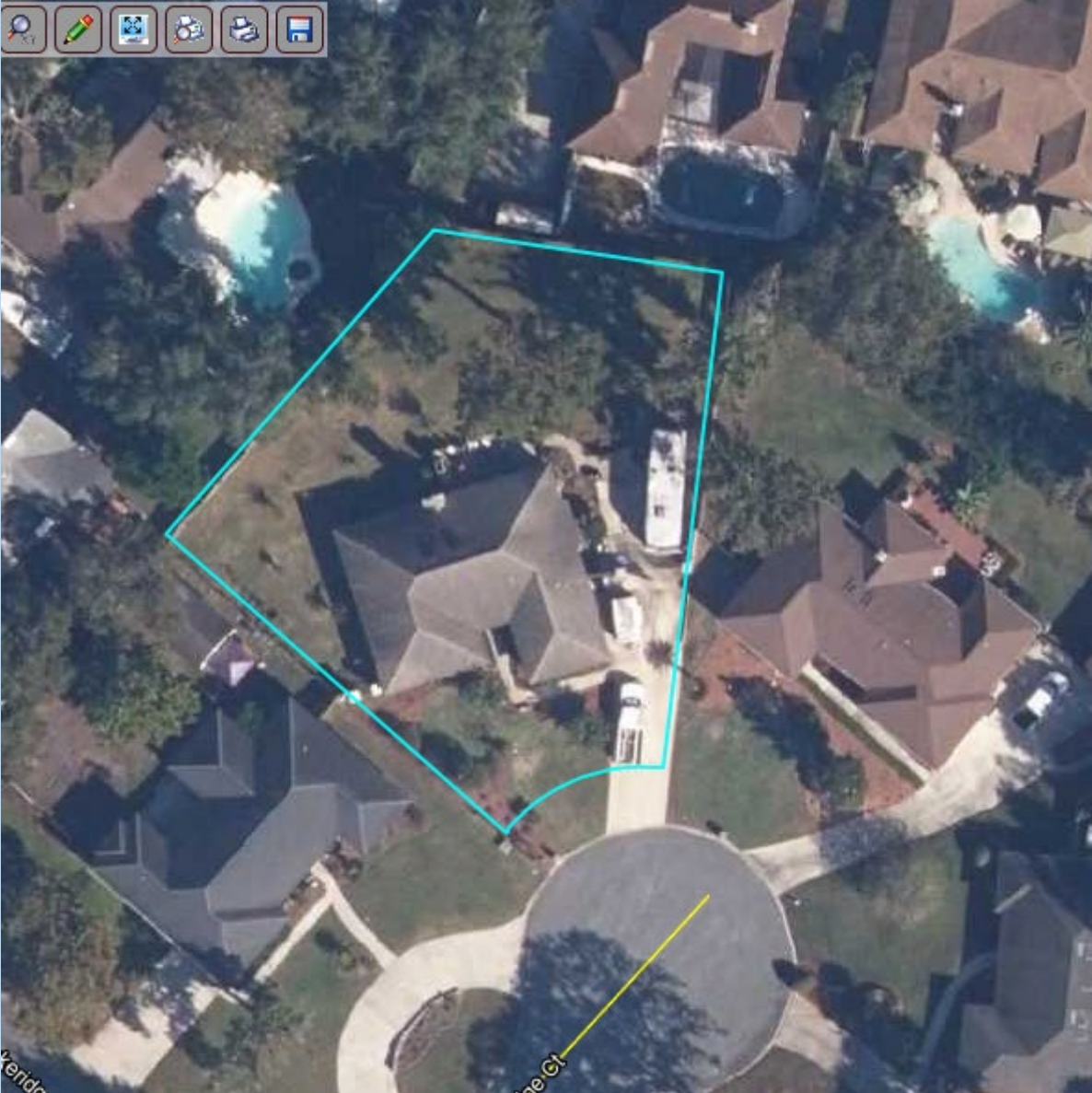
APPLICATION INFORMATION

Applicant: Charles Zornes

Location: 966 Alpine Ridge Ct., Orange Park

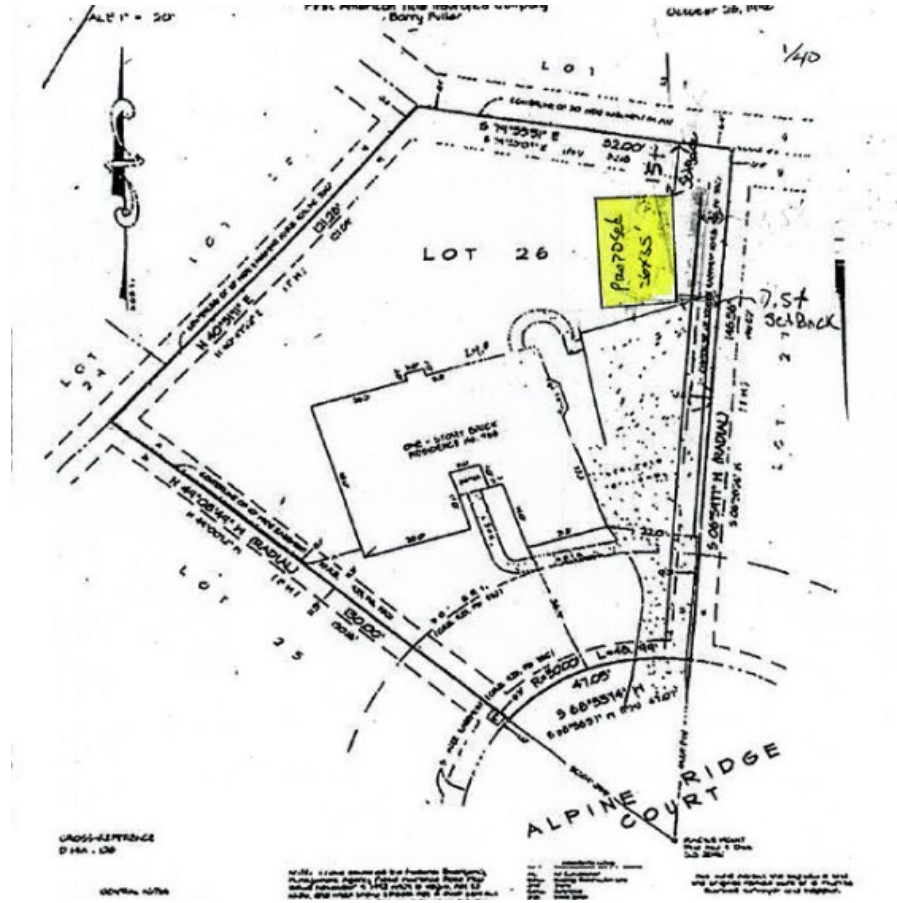
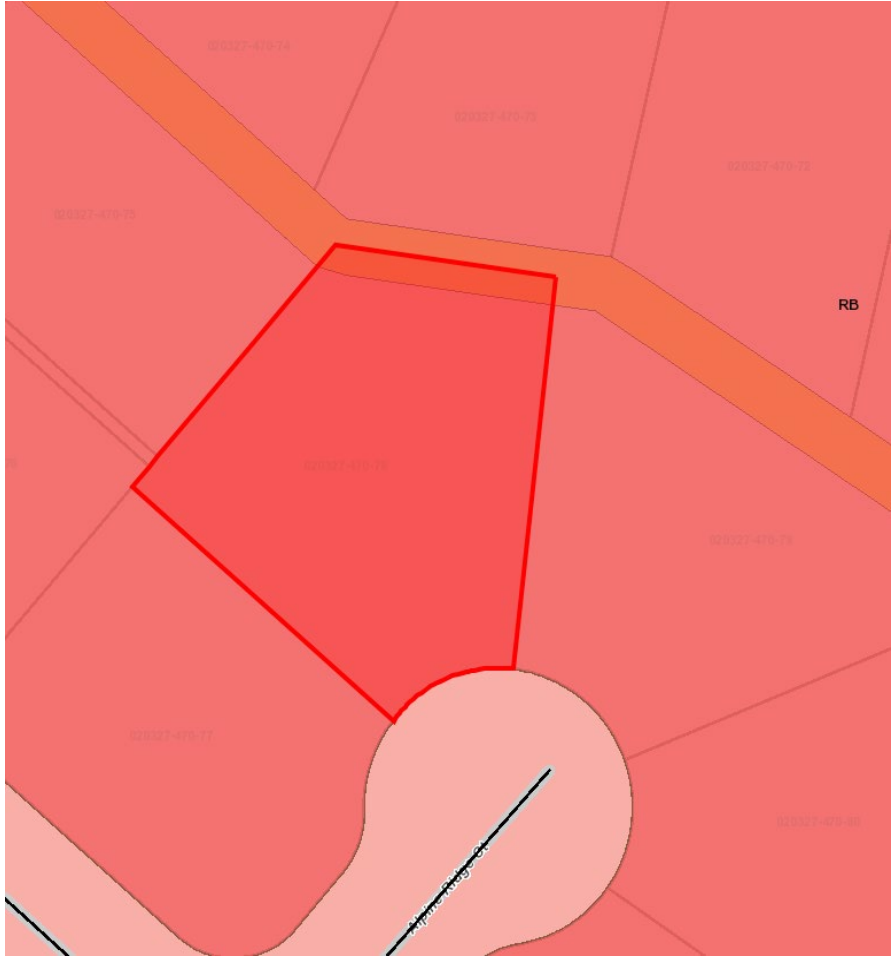
Request: Variance to Article III, Section 3-17(f)(7) of the Land Development Code requires that lot coverage shall not exceed 30%.

Aerial



Background

- 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 is 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.



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 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.

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.

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.

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 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.

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.

Conditions for a Variance

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.

Recommendation

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.

QUESTIONS

Attachment

“C”

**Supporting Documents for
BOA-24-0016**

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**

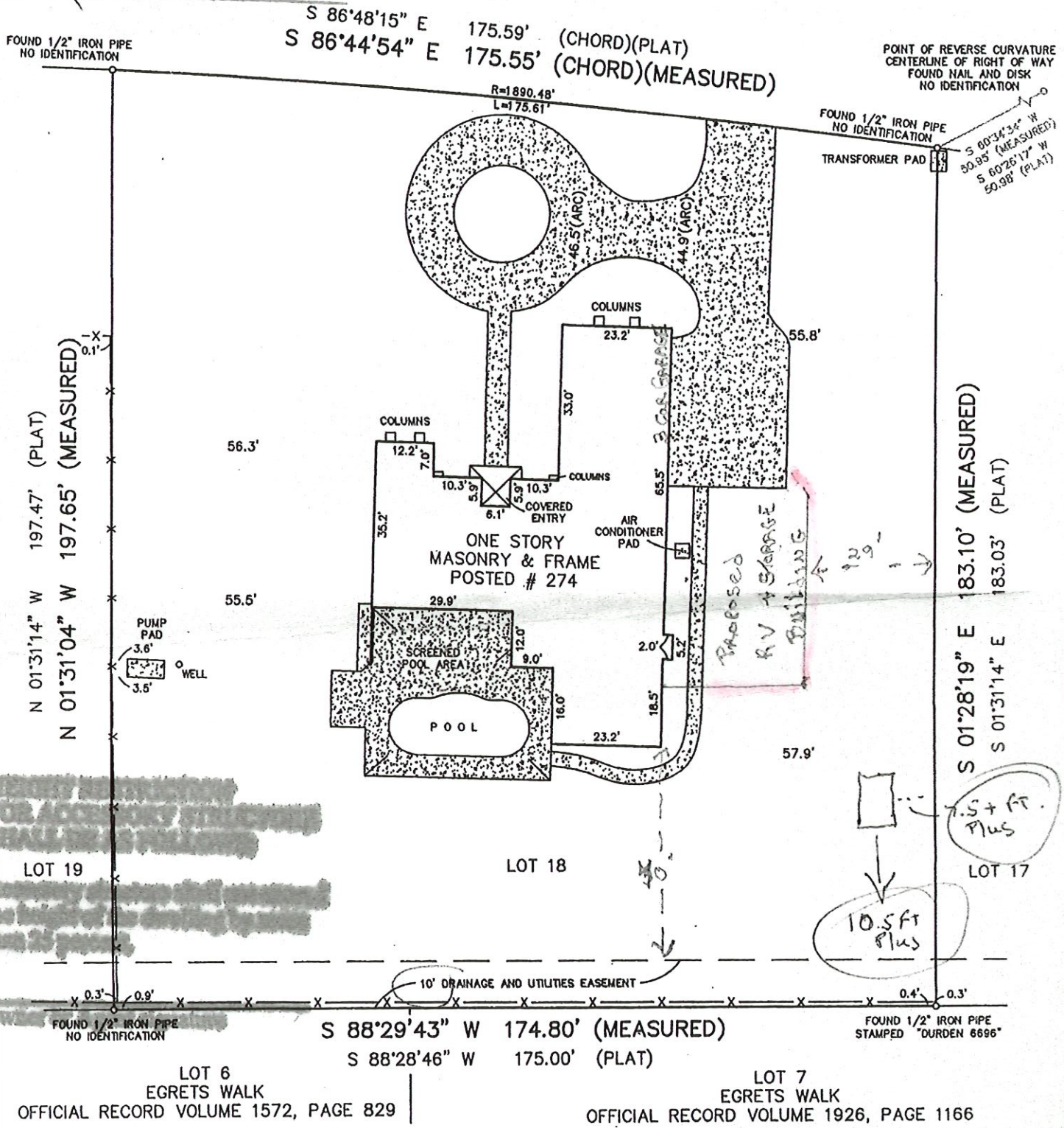
CERTIFIED TO:

KEN H. CAREY
STEWART TITLE GUARANTY COMPANY

*This site plan showing 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)



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 0155 D.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT, UNLESS

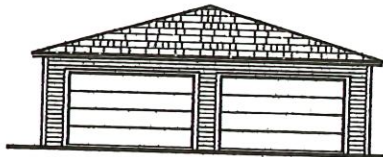
Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Tim and Cindy Roberts

Address: 967 Alpine Ridge Ct

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Cindy Roberts / Tim Roberts

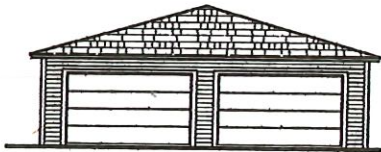
Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

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Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: DARYL CLEVINGER

Address: 969 LAKERIDGE DR O.P.

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Daryl Clevinger

Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: PAUL C. FARINA

Address: 970 ALPINE RIDGE CT

Orange Park, FL 32065

Suggestions: NO OBJECTIONS

No opposition Signature: Paul Farina

Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Michael Eoely

Address: 965 ALPINE Ridge Court

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Michael Eoely

Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: JAMES HARTINGER

Address: 980 LAKE RIDGE DR

Orange Park, FL 32065

Suggestions: APPROVE!

No opposition Signature: [Signature]

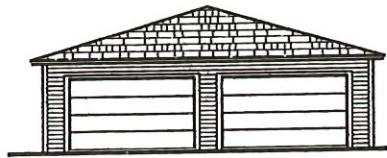
Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Robert Redcliff

Address: 976 Lakeridge Dr.

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Robert W. Redcliff

Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

We are reaching out to our neighbors to ensure that our plans align with the character of the neighborhood and to address any potential concerns. We truly value your input and would be happy to discuss any questions or suggestions you may have regarding this proposed project.

Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Matthew Taylor

Address: 2595 Bayou Ridge Ct

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Matthew Taylor

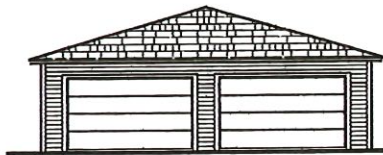
Dear Neighbor,

I hope this message finds you well. We are Joyce and Charlie Zornes, your neighbors at 966 Alpine Ridge Ct. We are writing to inform you of our intention to construct a detached two-car garage at the rear of our property and would sincerely appreciate your feedback. At present, our garage features a side entrance, and due to the limited space on the driveway along the property line, it has become increasingly difficult to maneuver into the garage. The proposed new garage will provide more efficient access by allowing us to enter our existing driveway and, through a set of gates, directly into the new garage at the rear of the property. This will significantly improve both access and convenience. Additionally, the new garage will offer valuable space for storing lawn equipment and other items, protecting them from the elements.

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Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Eugene Powell

Address: 959 LAKE RIDGE RR

Orange Park, FL 32065

Suggestions: _____

No opposition Signature: Eugene Powell

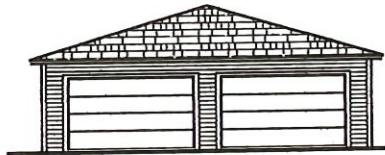
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Thank you for taking the time to consider our request. We look forward to your feedback.

Warm regards,
Joyce & Charlie Zornes
966 Alpine Ridge Ct.
904-219-3969



Elevation of proposed

Name: Anthony Russell

Address: 969 Alpine Ridge Court

Orange Park, FL 32065

Suggestions: I don't have any issues with anything. Good luck!!

No opposition Signature: [Signature]

Nearby Homes with Garages/ Carports on Front or side of Residence:

1. 552 Hickory Dr
2. 654 Hickory Dr
3. 577 Mulberry Dr
4. 6373 River Point Dr
5. 6387 River Point Dr
6. 6459 River Point Dr
7. 6680 River Point Dr
8. 221 Oak Dr
9. 573 Nassau Ct
10. 327 River Reach Rd
11. 240 West Shores Rd
12. 5908 Orchard Pond Rd
13. 5843 Cedar Run Terrace
14. 251 Riverwood Dr
15. 160 Malley Cove Ln
16. 258 Eventide Dr
17. 306 Eventide Dr
18. 325 Eventide Dr
19. 5253 Pine Ave
20. 790 Hibernia Rd

Notice of Approval

I have no objections to a
Metal 20 ft x 40ft RV
Building to be constructed
and located on the east side
of the residence at 274
Whispering Woods Drive,
Fleming Island, Fl.

Signed: *John S. Walton*


Address: *252 Whispering Woods Dr.
Fleming Island FL, 32003*

Date: *12/18/24*



Notice of Approval

I have no objections to a
Metal 20 ft x 40ft RV
Building to be constructed
and located on the east side
of the residence at 274
Whispering Woods Drive,
Fleming Island, Fl.

Signed: 
Horace V. McCarter

Address: 310 Whispering Woods Dr
Fleming Island Fl 32003

Date: Dec 18, 2024

Notice of Approval

I have no objections to a
Metal 20 ft x 40ft RV
Building to be constructed
and located on the east side
of the residence at 274
Whispering Woods Drive,
Fleming Island, Fl.

Signed:

Charles J. Cheatham

Address:

257 Whispering Woods

Date:

12/17/2024

Attachment
“D”
BOA-24-0015



BOARD OF ADJUSTMENT

BOA-24-0015

Public Hearing

December 19, 2024

APPLICATION INFORMATION

Applicant:

Kellie Henery

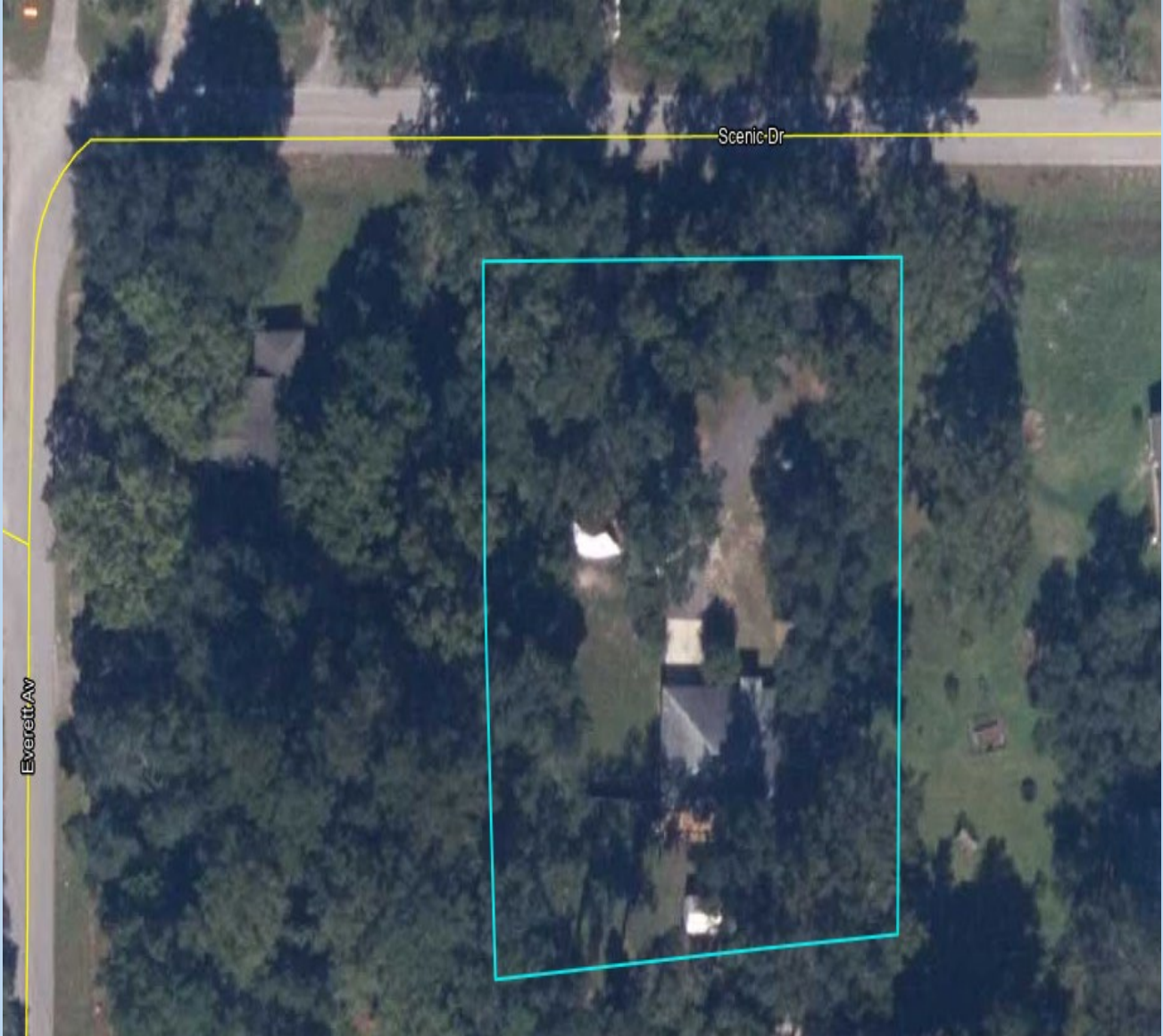
Location:

4229 Scenic Drive, Middleburg, Fla. 32068

Request:

Variance to Article III, Section 3-6(d)(1) 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.

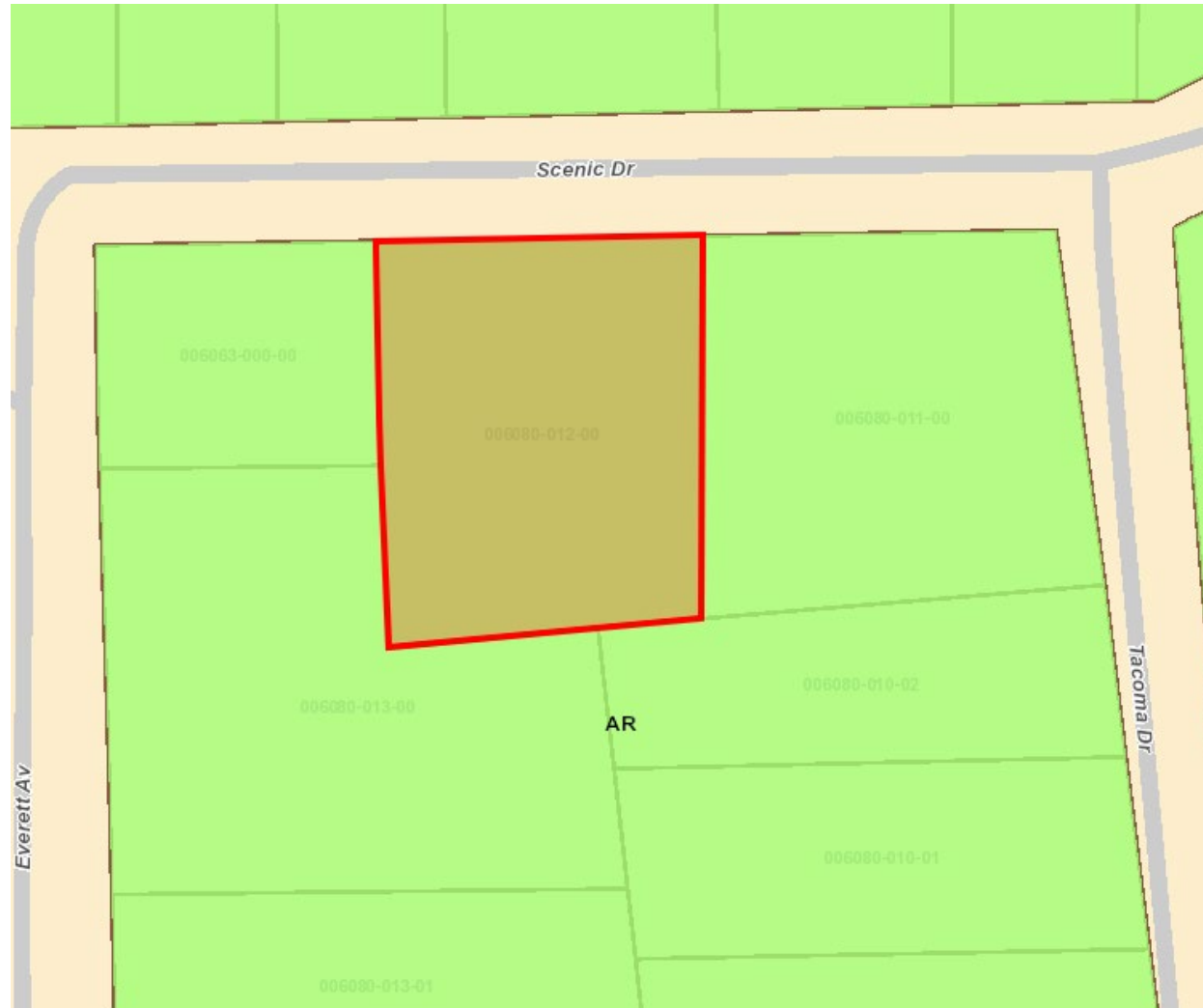
Aerial



Background

- 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.

Lot Configuration



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 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.

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.

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.

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 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.

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.

Conditions for a Variance

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.

Recommendation

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.

QUESTIONS

Attachment

“E”

**Supporting Documents for
BOA-24-0015**

MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF GOVERNMENT LOT 8, SECTION 11, TOWNSHIP 8 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 8, GRANT & CANOVA SUBDIVISION, SECTION 11, ACCORDING TO PLAT RECORDS AS RECORDED IN PLAT BOOK 4, PAGE 72 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; RUN THENCE SOUTH 84°15'00" EAST 80 FEET TO THE SOUTHWESTERLY CORNER OF VAY LINE OF STATE ROAD 85-228 (AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY); THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID SOUTHWESTERLY CORNER OF VAY LINE THE FOLLOWING COURSE & DISTANCES: 1ST COURSE: SOUTH 89°44'00" WEST 113.1 FEET TO THE POINT OF SANGRENTY OF CURVE; 2ND COURSE: THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 442.805 FEET, COMPLYING THEREWITH, AN ARC DISTANCE OF 184.18 FEET, SUBTENDED BY A CHORD BEARING SOUTH 77°01'00" WEST A CHORD DISTANCE OF 184.28 FEET; THENCE SOUTH 87°30'00" WEST 184.28 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°22'00" EAST 215.78 FEET; THENCE SOUTH 84°15'00" WEST 180.87 FEET TO A POINT; THENCE NORTH 00°15'00" WEST 87.58 FEET TO THE SOUTHWESTERLY CORNER OF VAY LINE OF STATE ROAD 85-228; THENCE NORTH 89°00'00" EAST ALONG THE SOUTHWESTERLY CORNER OF VAY LINE OF STATE ROAD 85-228 154.33 FEET TO THE POINT OF BEGINNING.

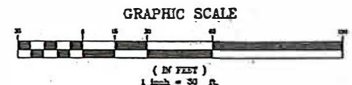
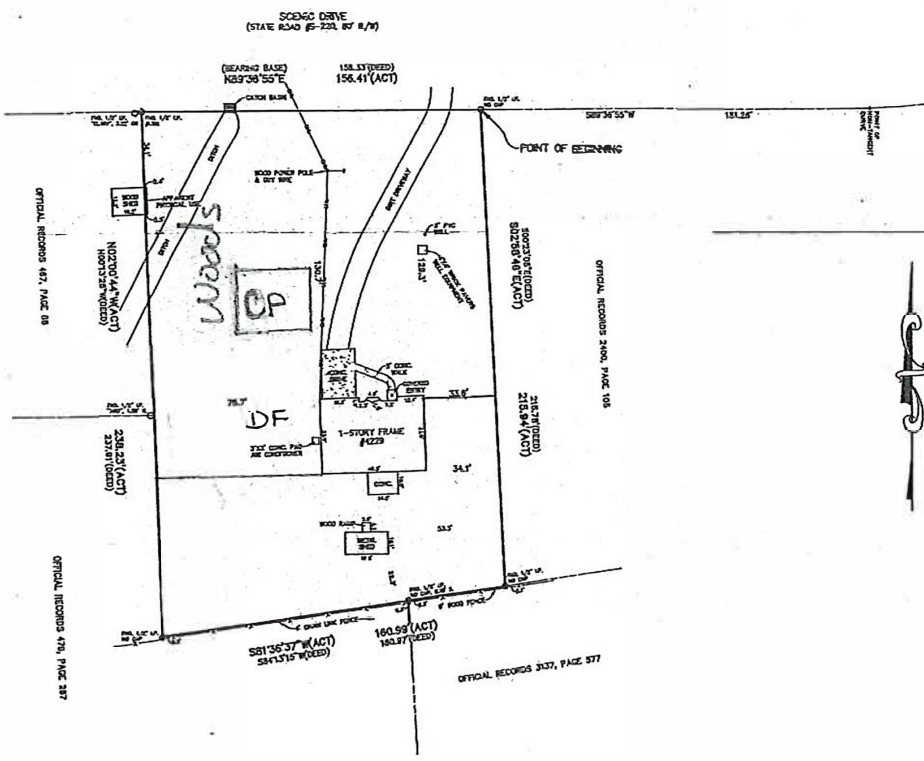
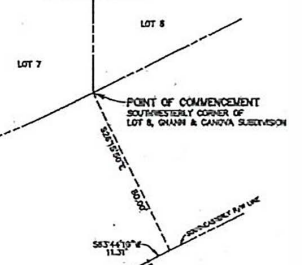
ALSO KNOWN AS LOT 15 ON AN UNRECORDED MAP PREPARED BY R. ALBERT MOORE, JR., REGISTERED LAND SURVEYOR NO. 8082 FOR L.E. GRANT ON MAY 23, 1972.

PREPARED BY: WILLIAM CHRISTOPHER HENRY, JR. AND EMILIE M. COLLINS, ESTATE TITLE & TRUST, FORT MYERS, FLORIDA

SCALE: 1" = 30'

DATE: 04/28/14

GRANT & CANOVA SUBDIVISION SECTION 11
PLAT BOOK 4, PAGE 72



THESE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP. PLEASE REFER TO THE PUBLIC RECORDS OF THE COUNTY. SEARCHES BASED ON THIS AS SHOWN. BACKGROUND FOR ACHIEVING CERTAIN SET LOCALS.

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

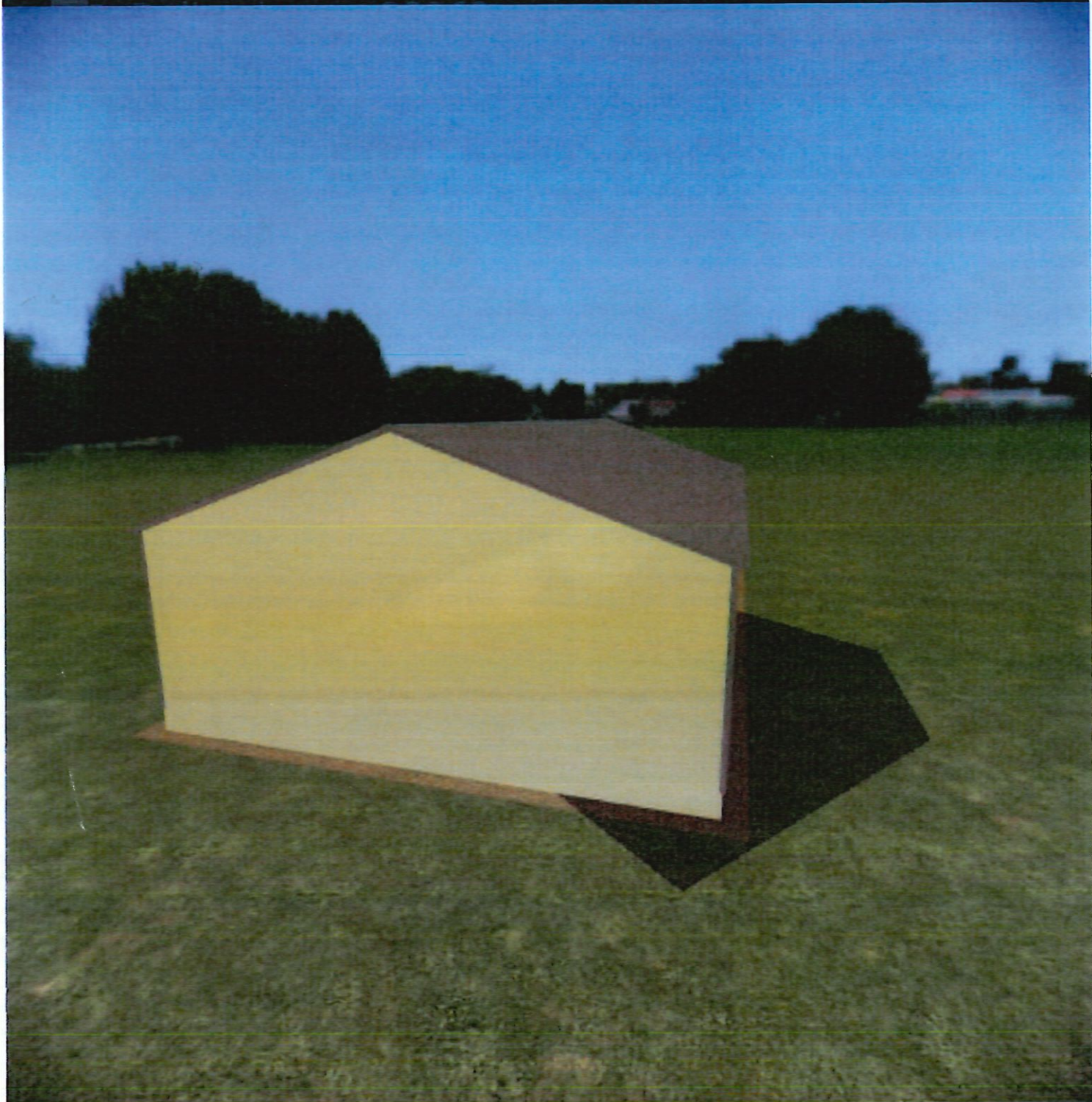
G & C LAND SURVEYORS, INC.
774 STATE ROAD 13, SUITE 4, ST. JOHN, FLORIDA 32859
(800) 897-0477 - LICENSED SURVEYOR NO. 7289

PREPARED BY	WILLIAM CHRISTOPHER HENRY, JR. & EMILIE M. COLLINS	ALL SURVEY PLANNING SHOW HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND INSPECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPMENS PURSUANT TO CHAPTER 47C, FLORIDA STATUTES AND CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE.
DATE	04/28/14	THIS MAP PLANNING IS NOT VALID WITHOUT SIGNATURE AND SEAL.
BY	WILLIAM CHRISTOPHER HENRY, JR. & EMILIE M. COLLINS	SAMUEL U. COOLIDGE
FOR	WILLIAM CHRISTOPHER HENRY, JR. & EMILIE M. COLLINS	REGISTERED PROFESSIONAL SURVEYOR & LICENSED MAPPING ENGINEER

P.L. 8828 DE 87 DEC 24 2008/2011 PL 11-178 GREEN NO. 14-178



BOA-24-005

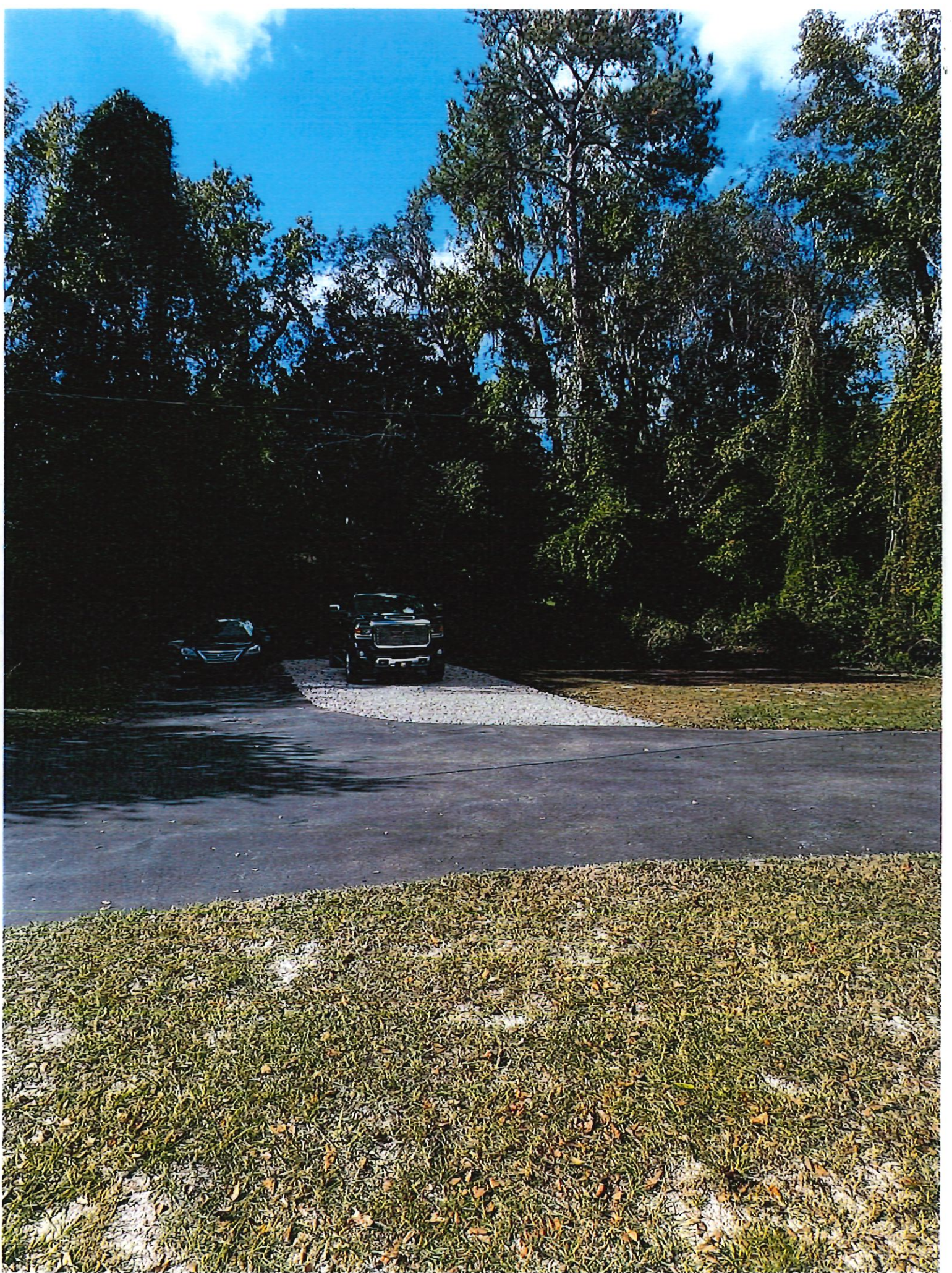


24x40 Vertical Roof Metal Carport Florida

 Proceed to Secure Checkout



24x40 Vertical Roof Metal Carport Florida





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← 4229 Scenic Dr

Middlebury, Vermont

Google Street View

Apr 2024 See history & photos



Google

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