



VARIANCE APPLICATION

City of Atlantic Beach

Community Development Division

800 Seminole Road Atlantic Beach, FL 32233

(P) 904-247-5800

FOR INTERNAL OFFICE USE ONLY

PERMIT# 7VAR26-0004

\$500.00 Application Fee

**Please submit form in person
or to building-dept@coab.us

APPLICANT INFORMATION

NAME Cary Quick

EMAIL cary.quick@comcast.net

ADDRESS 1717 Cortez Road

CITY Jacksonville

STATE FL

ZIP CODE 32246

PROPERTY LOCATION 950 Begonia Street

PHONE # 904-588-6682

CELL #

RE# 170975-0600

BLOCK # 168

LOT # 5, N 10 ft 6

LOT/PARCEL SIZE 0.32 ac

ZONING CODE ARS-2

UTILITY PROVIDER JEA

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION RL

PROVISION FROM WHICH VARIANCE IS REQUESTED Atlantic Beach, Florida, Code of Ordinances 24-252(c):

provide paved street for new development

Homeowner's Association or Architectural Review Committee approval required for the proposed construction

YES NO (if yes, this must be submitted with any application for a Building Permit)

Statement of facts and site plan related to requested Variance, which demonstrates compliance with Section 24-65 of the Zoning, Subdivision and Land Development Regulations, a copy of which is attached to this application. Statement and site plan must clearly describe and depict the Variance that is requested.

PROVIDE ALL OF THE FOLLOWING INFORMATION

(all information must be provided before an application is scheduled for any public hearing):

1. Accurate, to-scale boundary survey prepared by a registered land surveyor within one year of the date of submission that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11"x17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters. *N/A*
5. If applicant is not the owner, notarized written authorization from owner is required. *N/A*

"In lieu of signed, sworn and notarized signatures of the property owner, agent and/or contractor, and under penalties of perjury, I declare that I have read and examined the foregoing application and that the facts stated in it are true and correct."

SIGNATURE OF APPLICANT

Cary J. Quick

PRINT OR TYPE NAME OF APPLICANT

Jan. 19, 2026

DATE

The following paragraph sets forth reasons for which a Variance may be approved, please check the circumstances that apply to your request and briefly describe them in the space provided.

Grounds for approval of a Variance: A Variance may be granted at the discretion of the Community Development Board, for the following reasons.

1. Exceptional topographic conditions of or near the property.

The segment of Begonia Street that is north of 9th Street serves only three properties. A marsh tributary renders the street right-of-way impassable north of 1002 Begonia Street.

2. Surrounding conditions or circumstances impacting the property disparately from nearby properties.

3. Exceptional circumstances preventing the reasonable use of the property as compared to other properties in the area.

4. Onerous effect of regulations enacted after platting or after development of the property or after construction of improvements upon the property.

5. Irregular shape of the property warranting special consideration.

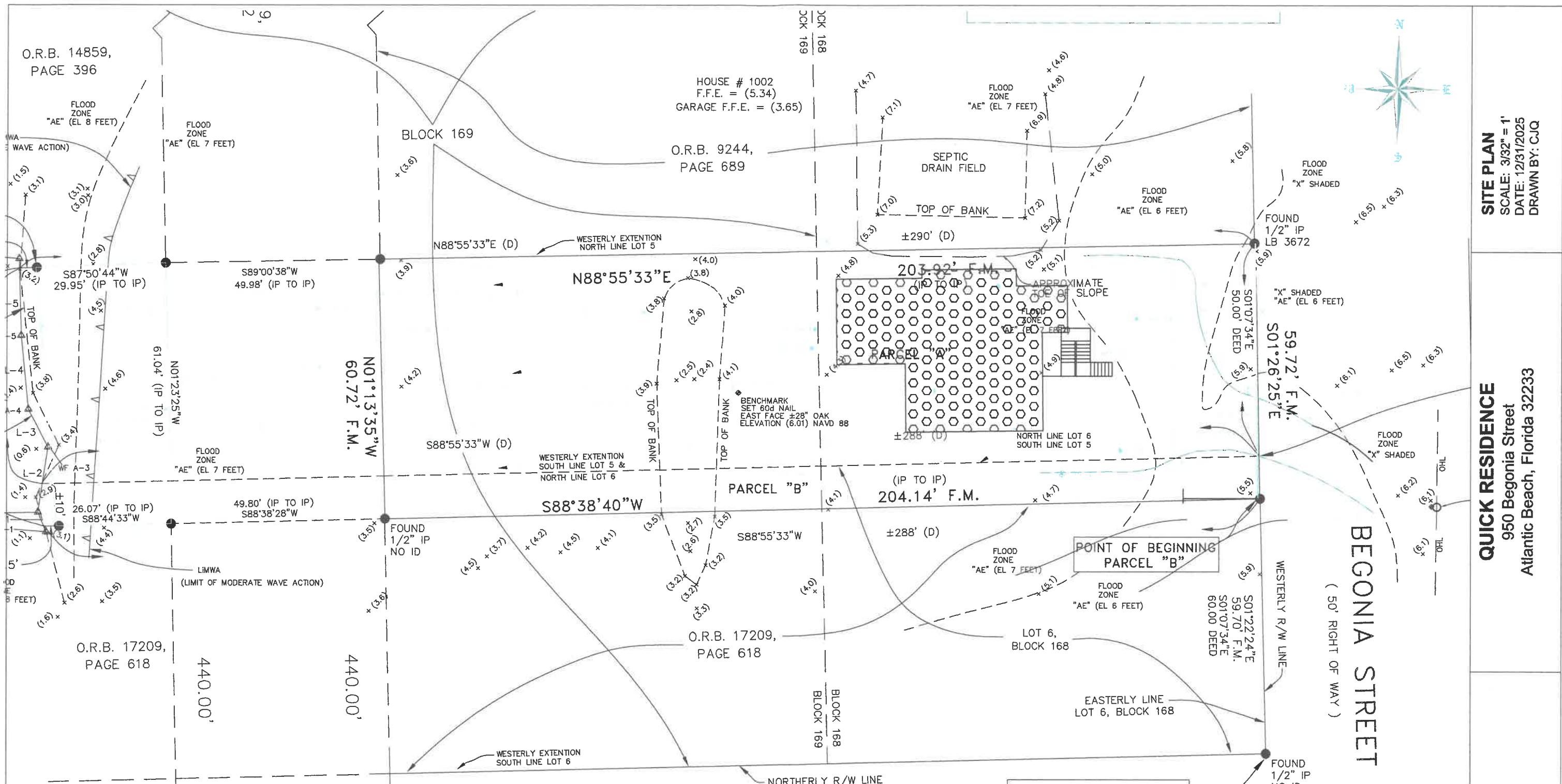
6. Substandard size of a Lot or Record warranting a Variance in order to provide for the reasonable use of the property.

- a. Approval of a Variance. To approve an application for a Variance, the Community Development Board shall find that the request is in accordance with the preceding terms and provisions of this Section and that the granting of the Variance will be in harmony with the Purpose and Intent of this Chapter.
- b. Approval of Lesser Variances. The Community Development Board shall have the authority to approve a lesser Variance than requested if a lesser Variance shall be more appropriately in accord with the terms and provisions of this Section and with the Purpose and Intent of this Chapter.
- c. Nearby Nonconformity. Nonconforming characteristics of nearby Lands, Structures or Buildings shall not be grounds for approval of a Variance.
- d. Waiting period for re-submittal. If an application for a Variance is denied by the Community Development Board, no further action on Another application for substantially the same request on the same property shall be accepted for 365 days from the date of denial.
- e. Time period to implement Variance. Unless otherwise stipulated by the Community Development Board, the work to be performed pursuant to a Variance shall begin within six (6) months from the date of approval of the Variance. The Community Development Director, upon finding of good cause, may authorize a one-time extension not to exceed an additional six (6) months, beyond which time the Variance shall become null and void.
- f. A Variance, which involves the Development of Land, shall be transferable and shall run with the title to the Property unless otherwise stipulated by the Community Development Board.

ADDITIONAL COMMENTS:

This request is to waive the provision to supply a paved street for development of one single-family dwelling at 950 Begonia Street. The property east of Begonia Street and north of 9th Street in this area is being developed to be accessed from Jasmine Street. Just north of 1002 Begonia Street, a marsh tributary bisects the segment of Begonia street that is north of 9th street, preventing connection to the segment of Begonia Street that is further to the north without installing a bridge. Therefore, only three properties are served by this segment of Begonia Street. All three property owners would like to maintain the natural feel of the area, and keep existing vegetation undisturbed. Adding a paved road section would require removal of a number of trees in the right-of-way, and would destroy the natural character of this beautiful area of the city.

The survey provided with this application is from 2020. No improvements or changes have been made to the lot, and the survey is an accurate depiction of current conditions.



QUICK RESIDENCE

950 Begonia Street

Atlantic Beach, Florida 32233

111

BEGONIA STREET

(50' RIGHT OF WAY)

PARCEL INFORMATION

REAL ESTATE PARCEL
FLOOD ZONE
FEMA BFE
ATLANTIC BEACH MIN FF, BFE + 2.5'
FINISHED FLOOR ELEVATION
ZONING DESIGNATION

70965 0600
AE
7 ft
.5 ft
1 ft-6 in
28.2

	<u>REQUIRED</u>	<u>PROPOSED</u>
MIN. LOT SIZE	7500 sf	13,967 sf
FRONT SETBACK	20 ft	34 ft
SIDE SETBACK	15 ft total, 5 ft min.	15 ft and 7 ft
REAR SETBACK	20 ft	54 ft
MAX. BUILDING HEIGHT	35 ft	31'-0"
LOT COVERAGE	45% MAX	1822' / 11.6%

C1

Prepared by and return to:

Nolan Winarchick
Ponte Vedra Title, LLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082
File Number: 18-1409

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 11th day of May, 2018, between Joseph M. Sanderson, an unmarried man, whose post office address is 61 Orange Street, St. Augustine, FL 32080, grantor, and Cary John Quick, an unmarried man, whose post office address is 1902 Forest Avenue, Neptune Beach, FL 32266, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Parcel A: Lot 5, Block 168, together with a part of Block 169, SECTION "H" ATLANTIC BEACH, as recorded in Plat Book 18, Page 34, of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning, commence at the Southeast corner of said Lot 5; thence South 88 degrees 55' 33" West along the South line of said Lot 5 and its Westerly extension thereof, a distance of 288 feet, more or less, to the edge of the Pablo Creek Marsh; thence Northerly along the edge of said marsh, a distance of 50 feet, more or less, to its intersection with a Westerly extension of the North line of Lot 5; thence North 88 degrees 55' 33" East along East said line and along the North line of said Lot 5, a distance 290 feet, more or less, to the Westerly right-of-way line of Begonia Street (a 50 foot right-of-way); thence South 01 degrees 07' 34" East along said Westerly right-of-way line, a distance of 50.00 feet to the Point of Beginning. Together with Parcel B: The North 10 feet of Lot 6, Block 168, together with a part of Block 169, SECTION "H" ATLANTIC BEACH, as recorded in Plat Book 18, Page 34 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Reference, commence at the Southeast corner of said Lot 6, said point also being the intersection of the Northerly right-of-way line of West 9th Street (a 50 foot right-of-way as now established) and the Westerly right-of-way line of Begonia Street (a 50 foot right-of-way as now established); thence North 01 degrees 07' 34" West along said Westerly right-of-way line of Begonia Street and along said Westerly line of Lot 6, a distance of 60.00 feet to the Point of Beginning; from the Point of Beginning thus described, thence, departing said Westerly right-of-way line, run South 88 degrees 55' 33" West along a line 10 feet South of a parallel to the North line of said Lot 6 and its Westerly extension thereof, a distance of 288 feet, more or less to the edge of the Pablo Creek Marsh; thence Northerly along the edge of said marsh, a distance of 10 feet, more or less, to its intersection with a Westerly extension of the North line of said Lot 6; thence North 88 degrees 55' 33" East along last said line and along the North line of said Lot 6, a distance of 288 feet, more or less, to its intersection with said Westerly right-of-way line of Begonia Street; thence South 01 degrees 07' 34" East along said Westerly right-of-way line, a distance of 10.00 feet to the Point of Beginning. Less and Except: That part of Block 169, SECTION "H" ATLANTIC BEACH, as recorded in Plat Book 18, Page 34, of the Current Public Records of Duval County, Florida, lying within the following described boundaries. For the Point of Beginning, commence at the Southwesterly corner of Lot 6, Block 177 of said SECTION "H" ATLANTIC BEACH; thence run Southerly along the Southerly projection of the Easterly right-of-way line of Tulip Street (a 50 foot right-of-way as now established); a distance of 440.00 feet to the Southwesterly corner of Lot 1, Block 143 of said SECTION "H" ATLANTIC BEACH; thence run Westerly along the Westerly projection of the Southerly line of said Lot 1, Block 143, a distance of 50.00 feet to the Westerly right-of-way line of Tulip Street and Northerly projection thereof, a distance of

440.00 feet to the Southeasterly corner of Lot 6, Block 176 of said SECTION "H" ATLANTIC BEACH; thence run easterly along the Easterly projection of Southerly line of said Lot 6, Block 176, a distance of 50.00 feet to the Point of Beginning. Together with and subject to: All rights, interest, limitations and obligations under that certain grant of easement dated September 10, 2001 for JEA to Penelope Roberts, William T. Roberts, and Sue R. Barineau, recorded in Official Records Volume 10150, Pages 679 through 684, inclusive, of Current Public Records of Duval County, Florida.

Parcel Identification Number: 170975-0600

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR OR HAS A BENEFICIAL INTEREST IN THE SALE OF THE PROPERTY DESCRIBED IN THIS WARRANTY DEED.

Signed, sealed and delivered in our presence:


Witness 1 Signature

Tim Shippee
Witness 1 Printed Name


Witness 2 Signature

Nolan Winarchick
Witness 2 Printed Name


Joseph M. Sanderson

State of Florida

County of St. Johns

The foregoing instrument was acknowledged before me this 10 day of May, 2018, by Joseph M. Sanderson, an unmarried man, who () is personally known to me or () has produced Valid I.D., as identification.


Notary Public

Printed Name: Timothy Shippee

My Commission Expires: 1/25/21

