



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, January 20, 2016

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Board of Adjustment
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

CALL TO ORDER

ROLL CALL

Sylvia Osewalt (Chairperson), Scott Cummings (Vice-Chairperson), Thomas Buck, Joseph Loretta, John Moreland
Alternates: Jeff Truhlar, Francis Reddington

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

a. 15-218

BOA#15-100215

Applicant/Owner: South Jax Beach, LLC.

Agent: Rick Johnston

Property Address: 35 37th Avenue South

Parcel ID: 181440-0000

Current Zoning: RS-1

Legal Description: Lot 12, and the east 13 feet of Lot 13, Block 2, *Atlantic Shores Ocean Front Division "A"*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.1, for a front yard of 15.3 feet in lieu of 25 feet required;

34-336(e)(1)c.2, for an easterly side yard of 8.8 feet in lieu of 10 feet required;

and 34-336(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for substantial improvement and a swimming pool addition to a single family dwelling

Notes: _____

NEW BUSINESS

a. 15-231

BOA#15-100189

Applicant/Owner: Handmade Properties, Inc. aka Homemade Properties, Inc.

Agent: Bobby Handmaker

Property Address: 317 23rd Avenue South

Parcel ID: 179696-0010

Current Zoning: C-1

Legal Description: Lots 5, 6, and 12, together with part of the southerly half of Pedro Street (a closed right-of-way), Block 12, *Ocean Park*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-377, for 0 parking spaces in lieu of 3 spaces required to allow for a second floor addition to an existing building

Notes: _____

b. 15-232

BOA#15-100221 and BOA#15-100233

Applicant/Owner: J.R. Rushing and Steger Life Estate

Property Address: 620 South 1st Street and 636 South 1st Street

Parcel ID: 176027-0000 and 176028-0000

Current Zoning: RM-2

Legal Description: Lot 8, Block 62, *Pablo Beach South*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-340(e)(1)c, for a front yard of 12 feet in lieu of 20 feet required;

34-340(e)(1)c.2, for a northerly side yard of 5 feet on the south half of Lot 8 and a southerly side yard of 5 feet on the north half of Lot 8, Block 62, in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 12.5 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 57% lot coverage in lieu of 35% maximum to allow for a two-family dwelling on each north and south half of Lot 8, Block 62

Notes: _____

c. 15-234

BOA#15-100227

Applicant/Owner: Frank P. Verducci III

Agent: Rockaway Garden Center

Property Address: 1265 18th Street North

Parcel ID: 179065-0010

Current Zoning: RS-2

Legal Description: Lot 3, Block 16, *Section "A" Jacksonville Beach*

Miscellaneous Info: Two previously approved variance requests (BOA#12-100030 and BOA# 12-100181)

Motion to Approve: City of Jacksonville Beach Code Section(s):

34-337(e)(1)e, for 56% lot coverage in lieu of 42% maximum and

34-337(e)(1)g, for an accessory structure (walkway) 2.5 feet to a property line in lieu of 5 feet minimum to allow for improvements to a single family dwelling

Notes: _____

d. 15-235

BOA#15-100229

Applicant/Owner: Joseph Kenney

Agent: Timothy Franklin, Esq.

Property Addresses: 215 and 281 8th Avenue North and 214 and 220 9th Avenue North

Parcel ID's: 174439-0000; 174438-0000; 174442-0000; 174440-0000

Current Zoning: RM-1 (per conditional use)

Legal Description: Lots 3, 4, 9 and 10, Block 93, *Pablo Beach Improvement Company's Replat of Northern portion of Pablo Beach*

Miscellaneous Info: One previously approved variance and conditional use request (BOA#15-100177 and PC#26-15)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-339(e)(3)c.3, for a rear yard of 11 feet on the second and third floors and 16 feet on the first floor in lieu of 30 feet required and 34-339(e)(3)e, for 70% lot coverage in lieu of 65% maximum to allow for two, 10 unit multi-family dwellings on each two lot parcel, 3&4 and 9&10, Block 93

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is February 2, 2016. There are three scheduled cases.

ADJOURNMENT

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

