



Agenda

Board of Adjustment

Tuesday, March 1, 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.

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

CALL TO ORDER

ROLL CALL

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

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- a. 16-288 Regular Board of Adjustment Meeting Held February 2, 2016

CORRESPONDENCE

OLD BUSINESS

a. 15-195

BOA#15-100203

Applicant/Owner: Rose and Ken, Inc.

Agent: Joe Loretta

Property Address: 2315 Beach Boulevard

Parcel ID: 177290-0000

Current Zoning: RS-2

Legal Description: part of surveyed and unsurveyed section 32, *part D de Castro y Ferrer Grant Section 38*

Miscellaneous Info: No previous variance requests. Four conditional use requests (PC#20-87, PC#12-87, PC#24-88, and PC#30-07)

Motion to Approve: City of Jacksonville Beach Land Development Code Sections: 34-337, for 348 off-street parking spaces in lieu of 443 required spaces to allow additional commercial construction on the undeveloped portions of the subject property (Beach Marine)

Notes: _____

NEW BUSINESS

a. 16-281

BOA#16-100004

Applicant/Owner: Bryan McAlister

Property Address: 621 4th Street North

Parcel ID: 174189-0000

Current Zoning: C-1

Legal Description: Lot 6, Block 64, *Pablo Beach Improvement Company's Replat*

Miscellaneous Info: One previously approved variance request (BOA#09-100156)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-377, for an amended parking plan from previously granted variance allowing for 8 on-site parking spaces in lieu of 9 spaces required and for no on-site turning and maneuvering space associated with 6 commercial parking spaces

Notes: _____

b. 16-282

BOA#16-100008

Applicant: Michael Dunlap Architect, P.A.

Owner: Jack Baldwin

Property Address: 1516 Bentin Drive North

Parcel ID: 178780-0000

Current Zoning: RS-1

Legal Description: Lot 2, Block 2, *Bentin Estates*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required to allow for an addition to a single family dwelling

Notes: _____

c. 16-283

BOA#16-100009

Applicant: Phillip Brian Haught

Property Address: 1307 1st Avenue North

Parcel ID: 177720-0000

Current Zoning: RS-1

Legal Description: Lot 26, Block 3, *Pine Grove Unit No. One*

Miscellaneous Info: One previously denied variance request (BOA#09-100098)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)e, for 51% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling

Notes: _____

d. 16-285

BOA#16-100010

Applicant: New Atlantic Builders, LLC.

Agent: Stephen Williams c/o Edgewater Companies, Inc.

Owner: William J. Canty

Property Address: 3517 America Avenue

Parcel ID: 181403-0150

Current Zoning: RS-1

Legal Description: Lot 25, Block 16, *Ocean Terrace*

Miscellaneous Info: No previous variance requests

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.2, for a northerly side yard of 5.5 feet and a southerly side yard of 8.67 feet in lieu of 10 feet required and 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for a single family dwelling

Notes: _____

e. 16-286

BOA#16-100011

Applicant: New Atlantic Builders, LLC.

Agent: Stephen Williams c/o Edgewater Companies, Inc.

Owner: William J. Canty

Property Address: 3517 America Avenue

Parcel ID: 181403-0150

Current Zoning: RS-1

Legal Description: Lot 26, Block 16, *Ocean Terrace*

Miscellaneous Info: No previous variance requests

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

34-336(e)(1)c.2, for a northerly side yard of 8 feet and a southerly side yard of 5.5 feet in lieu of 10 feet required and 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for a single family dwelling

Notes: _____

f. 16-287

BOA#16-100012

Applicant/Owner: James and Blair Landry

Agent: Thomas Mnich

Property Address: 3413 and 3415 1st Street South

Parcel ID: 181482-0010 and 181482-0000

Current Zoning: RS-1

Legal Description: the north 12 feet of Lot 2 and all of Lot 3, Block 6, together with a part of the east 20 feet of First Street South (closed by Ord No. 7531), *Atlantic Shores Ocean Front Section Division "A"*

Miscellaneous Info: Three previous variance requests (BOA#42-2001, BOA#62-2001, and BOA#15-100214)

Motion to Approve: City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.2, for a southerly side yard of 5 feet in lieu of 10 feet and a northerly side yard of 7.5 feet in lieu of 10 feet; 34-336(e)(1)c.3, for a rear yard of 6 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for improvements to an existing non-conforming use property conversion to a single family dwelling

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is March 15, 2016. There are 6 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.