

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



**MEMORANDUM TO:**

**Members, Board of Adjustment**

**Date: December 27, 2005**

There will be a regular meeting of the Board on **Wednesday, January 4, 2006** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach.

1. **CALL TO ORDER:**
2. **ROLL CALL:** Bobby Jolley, Terry McGill, Steven Hartkemeyer, Keith Hall,  
John Moreland  
Alternates: Charlie Sellers and Vicki Gilliom
3. **EX-PARTE STATEMENT:**
4. **APPROVAL OF MINUTES:** December 20, 2005
5. **CORRESPONDENCE:**
6. **OLD BUSINESS:**

(A) **Case Number: BOA 05-100291**

Name of Applicant: Michael McCann & Felix Solaun

Name of Agent: Same

Property Address: 107 & 109 2<sup>nd</sup> Street South

Current Zoning: CBD (RM-2 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340 (e)(3) c.1, for a front yard of 9 feet in lieu of 20 feet required and 34-340 (e)(3) c.2, for a corner side yard of 7 feet in lieu of 20 feet required and 34-340 (e)(3) c.3 for a rear yard of 10 feet in lieu of 30 feet required and 34-340 (e)(3) e, for 73.7% lot coverage in lieu of 65% maximum to allow for substantial renovation of an existing multiple family property and to ensure ability to rebuild renovated structures, for property located at 107 & 109 2<sup>nd</sup> Street South, more specifically, Lot 4, Block 12, Pablo Beach South.**

Miscellaneous Info & Description: No previous variances or open code violations.

Notes: \_\_\_\_\_  
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**7. NEW BUSINESS:**

**(A) Case Number: BOA 05-100357**

Name of Applicant: Peter W. Schwab (Coastal Construction Company, LLC.)

Name of Agent: Same

Property Address: 134 South 1<sup>st</sup> Street

Current Zoning: CBD (RM-2 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340 (e)(3) c.1, for a front yard of 7.6 feet in lieu of 20 feet required, 34-340 (e)(3) c.2, for a side yard and corner side yard of 5 feet in lieu of 10 feet required, 34-340 (e)(3) c.3, for a rear yard of 7.6 feet in lieu of 30 feet required, and 34-340 (e)(3) e, for 72% lot coverage in lieu of 65% maximum to allow for a new multi-family dwelling, **for property located at 134 South 1<sup>st</sup> Street, more specifically,** the south 39 feet of Lot 8, Block 12, *Pablo Beach South*.

Miscellaneous Info & Description: No previous variances or open code violations.

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**(B) Case Number: BOA 05-100371**

Name of Applicant: Mary Wayne Dixon

Name of Agent: J.W. Terry Simmons

Property Address: 4213 Duval Drive

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336 (e)(1) e, for 47% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling, **for property located at 4213 Duval Drive, more specifically,** Lot 6, Block D2, *Ponte Vedra*.

Miscellaneous Info & Description: One previously denied variance and no open code violations. See packet.

Notes: \_\_\_\_\_  
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(C) **Case Number: BOA 05-100373**

Name of Applicant: Michael Balanky of Chase Properties

Name of Agent: Karl J. Sanders, Esq.

Property Address: 2600 Beach Boulevard

Current Zoning: C-2 (RM-2 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340 (e)(3) c.3, for a rear yard of 25 feet in lieu of 30 feet required to allow for a new multi-family dwelling, for property located at 2600 Beach Boulevard, more specifically, an unsurveyed parcel.**

Miscellaneous Info & Description: No previous variance or open code violations.

Notes: \_\_\_\_\_  
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If a person decides to appeal any decisions made by the Board with respect to any matter considered at any meeting or hearing, such person may need a record of the proceeding, and, for such purpose, such person may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans With Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the Planning & Development Department no later than 5:00 p.m., January 3, 2006.