

**CITY OF JACKSONVILLE BEACH
FLORIDA**



MEMORANDUM TO: Board of Adjustment Members

Date: June 26, 2006

There will be a regular meeting of the Board on **Wednesday, July 5, 2006** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach.

1. CALL TO ORDER

2. ROLL CALL: Keith Hall, Steven Hartkemeyer, Bobby Jolley, Terry McGill,
John Moreland
Alternates: Charlie Sellers and Joseph Loretta

3. EX-PARTE STATEMENT

4. APPROVAL OF MINUTES: Board of Adjustment and Planning Commission Workshop held on May 30, 2006, and May 31, 2006

5. CORRESPONDENCE:

6. OLD BUSINESS:

(A) Case Number: BOA 06-100107

Name of Applicant: Marty Cline

Name of Agent: Same

Property Address: 2825 St Johns Blvd

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337 (e)(1) c.3, for rear yard of 17.5 feet in lieu of 30 feet required and 34-337 (e)(1) e, for 49% lot coverage in lieu of 44% maximum to allow for improvements to a single-family dwelling, for property located at 2825 St Johns Blvd, more specifically, Lot 3, Block 8, Jacksonville Beach Heights.**

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

Notes: _____

7. NEW BUSINESS:

(A) **Case Number: BOA 06-100122**

Name of Applicant: Suzanne Lynch

Name of Agent: Pools by John Garner

Property Address: 1130 North 16th Street

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337 (e)(1) e**, for 42% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single family dwelling, **for property located at 1130 North 16th Street, more specifically, Lot 2, Block 49, Jacksonville Beach Section “A”**.

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

Notes: _____

(B) **Case Number: BOA 06-100131**

Name of Applicant: Brent Hutchison

Name of Agent: Same

Property Address: 844 North 15th Avenue

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e**, for 46% lot coverage in lieu of 35% maximum and 34-373 (d), for a parking area setback of 1 foot in lieu of 5 feet minimum to allow for improvements to a single family dwelling, **for property located at 844 North 15th Avenue, more specifically, Lot 14, Block 7, Beach Homesites, Unit 3**.

Miscellaneous Info & Description: No previous variances and one open code violation.
See packet for details.

Notes: _____

(C) **Case Number: BOA 06-100132**

Name of Applicant: Linda McMillan

Name of Agent: Same

Property Address: 327 South 4th Avenue

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-373 (c) for no turning and maneuvering space, 34-373 (d), for 0 feet parking area setback in lieu of 5 feet minimum, and 34-377 (c)(4), for 3 parking spaces in lieu of 5 parking spaces required to allow for conversion of a non-conforming residential use to a professional or business office (1/300), for property located at 327 4th Avenue South, more specifically, East ½ of Lot 8, Block 34, Pablo Beach South.**

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

Notes: _____

(D) **Case Number: BOA 06-100136**

Name of Applicant: Frank Pfister

Name of Agent: Same

Property Address: 1876 Arden Way

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e, for 42% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to a single-family dwelling, for property located at 1876 Arden Way, more specifically, Lot 2, Block 13, Ocean Forest.**

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

Notes: _____

(E) **Case Number: BOA 06-100138**

Name of Applicant: Peggy & Nick Kalynych

Name of Agent: Same

Property Address: 1355 North Plantation Oaks Drive

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) e**, for 49% lot coverage in lieu of 35% maximum to allow for a swimming pool and screen enclosure to a single-family dwelling, **for property located at** 1355 Plantation Oaks Drive North, **more specifically**, Lot 10, *Plantation Oaks*.

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

Notes: _____

(F) **Case Number: BOA 06-100141**

Name of Applicant: Ryan Poland

Name of Agent: Peter Coalson (dba Coalson Cont., Inc.)

Property Address: 721 North 11th Street

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336 (e)(1) c.2**, for a southerly side yard of 9 feet in lieu of 10 feet required to allow for improvements to a single-family dwelling, **for property located at** 721 North 11th Street, **more specifically**, Lot 8, Block 1, *Pine Grove, Unit No. 2*.

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

Notes: _____

NOTICE

If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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.

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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.
