

# CITY OF JACKSONVILLE BEACH, FLORIDA



## **AMENDED** MEMORANDUM TO: Board of Adjustment Members

**DATE: Tuesday, November 27, 2012** **AMENDED November 29, 2012**

There will be a regular meeting of the Board on **Tuesday, December 4, 2012** 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:** Thomas Buck, Josh Corey, Joseph Loretta, Bobby Jolley, and John Moreland  
Alternates: Sylvia Osewalt, Michael Gallimore

**3. EX-PARTE STATEMENT:**

**4. AMENDED APPROVAL OF MINUTES: October 2, 2012; November 7, 2012; November 20, 2012**

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**(A) Case Number: BOA 12-100156**

Name of Applicant: Ralph Bennett  
Property Address: 111 8<sup>th</sup> Avenue South  
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340(e)(2)c.2,** for a side yard total of 10.5 feet in lieu of 15 feet minimum required; and 34-340(e)(2)f, for 44% lot coverage in lieu of 35% maximum to allow for a new zero lot line detached single family dwelling and accessory building.

Miscellaneous Info & Description: Five previous variance requests.

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**7. NEW BUSINESS:**

**(A) Case Number: BOA 12-100164**

Name of Applicant: Taffy Cook  
Property Address: 3825 Tropical Terrace  
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 a swimming pool addition to a single family dwelling.

Miscellaneous Info & Description: One previous variance request.

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**(B) Case Number: BOA 12-100166**

Name of Applicant: Darshan Woods  
Name of Agent: Larry Rice  
Name of Owner: Tawney Mangus  
Property Address: 21 10<sup>th</sup> Avenue North  
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(3)c.1, for a front yard of 2.2 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard of 2.4 feet in lieu of 10.6 feet required and a side yard of 5.3 feet in lieu of 10 feet required; 34-340(e)(3)c.3, for a double front yard of 10 feet in lieu of 20 feet required; 34-340(e)(3)d.2, for a two bedroom dwelling unit of 864 square feet in lieu of 900 square feet minimum; and 34-373(1), for one off-street parking space of 10 feet in depth in lieu of 17 feet minimum required all to allow for a new multifamily use of the property and to ratify existing non-conformities.

Miscellaneous Info & Description: One previous variance request.

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**(C) Case Number: BOA 12-100167**

Name of Applicant: Bottom Line Ventures  
Property Address: 3976 Palm Way  
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.2, for a side yard of 7 feet and a corner side yard of 8 feet in lieu of 10 feet and 11 feet respectively to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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**(D) Case Number: BOA 12-100168**

Name of Applicant: Bottom Line Ventures  
Property Address: 3970 Palm Way  
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.2, for side yards of 8 feet in lieu of 10 feet required to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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**(E) Case Number: BOA 12-100169**

Name of Applicant: Bottom Line Ventures  
Property Address: 3964 Palm Way  
Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.2, for side yards of 8 feet in lieu of 10 feet required to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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**(F) Case Number: BOA 12-100171**

Name of Applicant: New Atlantic Builders  
Name of Agent: Steve Williams  
Name of Owner: Susan Spillert  
Property Address: 2227 1<sup>st</sup> Street South  
Current Zoning: RM-2 (RS-3 Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-338(e)(1)c.2, for side yards of 10 feet total in lieu of 15 feet for both; 34-338(3)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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**(G) Case Number: BOA 12-100172**

Name of Applicant: Double D Construction, LLC

Name of Agent: Steve Williams

Property Address: 803 10<sup>th</sup> Avenue South

Current Zoning: RM-2 (RS-3 Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-338(e)(2)f**, for 45% lot coverage in lieu of 35% maximum to allow for a two-family dwelling.

Miscellaneous Info & Description: No previous variance requests.

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**8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Tuesday, December 18, 2012**. There are currently four scheduled cases.

**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.*