

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Tuesday, April 30, 2013

There will be a regular meeting of the Board on **Tuesday, May 7, 2013** 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: Thomas Buck, Josh Corey, Joseph Loretta, Bobby Jolley, and John Moreland
Alternates: Sylvia Osewalt, Michael Gallimore

3. EX-PARTE STATEMENT:

4. APPROVAL OF MINUTES: 3/19/13, 4/2/13, 4/16/13

5. CORRESPONDENCE:

6. OLD BUSINESS:

7. NEW BUSINESS:

(A) Case Number: BOA 13-10059

Name of Applicant: Coastal Living Properties, LLC

Name of Agent: Paul Hoffman

Name of Owner: John Jeremiah

Property Address: 202 37th Avenue South

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e)(1)c.1**, for a front yard of 15 feet for enclosed portions of habitable space, 18 feet for garage walls in lieu of 25 feet required; **34-336(e)(1)c.3**, for a rear yard of 20 feet in lieu of 30 feet required; and **34-336(e)(1)e**, for 46% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(B) Case Number: BOA 13-100062

Name of Applicant: Corner Lot Custom Homes
Name of Agent: Corner Lot Properties, LLC
Name of Owner: Juanita Deguzman
Property Address: 623 Upper 8th Avenue South
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337(e)(1)e**, for 41% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(C) Case Number: BOA 13-100063

Name of Applicant: Corner Lot Custom Homes
Name of Agent: Corner Lot Properties, LLC
Name of Owner: Juanita Deguzman
Property Address: 651 Upper 8th Avenue South
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337(e)(1)(e)**, for 41% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(D) Case Number: BOA 13-100064

Name of Applicant: Surebrook LLC (Sean Shapiro)
Name of Owner: Frank Tassone
Property Address: 603 2nd Street South
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(4)c.1, for a front yard of 15 feet in lieu of 20 feet required; 34-340(e)(4)c.2, for a northerly corner side yard of 10 feet in lieu of 20 feet required; and 34-340(e)(4)c.3, for a rear yard of 11 feet in lieu of 30 feet required to allow for a new three-unit townhouse dwelling project.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(E) Case Number: BOA 13-100065

Name of Applicant: Mid Channel LLC c/o Robert Barnes
Property Address: 440 9th Avenue South
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-337(e)(1)c.3, for a rear yard of 27 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

(F) Case Number: BOA 13-100066

Name of Applicant: Sharon Brower and Bob Cheek

Name of Agent: Chad Davis, SMD Builders

Property Address: 16 Quail Lane

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-336(e)(1)c.3**, for a rear yard of 17.5 feet in lieu of 30 feet required; and **34-336(e)(1)e**, for 43% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling.

Miscellaneous Info & Description: No previous variance requests.

Notes: _____

8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is **Tuesday, June 4, 2013**. There are currently two 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.