



# CITY OF JACKSONVILLE BEACH, FLORIDA

## MEMORANDUM TO: Board of Adjustment Members

**DATE: Tuesday, March 25, 2014**

There will be a regular meeting of the Board on **Tuesday, April 1, 2014**, 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 (*Chair*), Sylvia Osewalt (*Vice Chair*), Joseph Loretta, John Moreland, and Scott Cummings

Alternates: Jeff Truhlar, Francis Reddington

**3. EX-PARTE STATEMENT:**

**4. APPROVAL OF MINUTES:** February 18, 2014 and March 4, 2014

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:** None.

**7. NEW BUSINESS:**

(A) **Case Number: BOA 14-100007**

Applicant/Owner: JP Properties, LLC.

Agent: Scott Gay

Property Address: 1704 North 1<sup>st</sup> Street aka 107 16<sup>th</sup> Avenue North

Parcel ID: 175390-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for a northerly side yard of 3.1 feet in lieu of 10 feet required and 34-340(e)(3)g, for an attached accessory structure 3.3 feet to the southerly property line in lieu of 5 feet minimum to allow for improvements and to ratify non-conformities to a multi-family use property **for property legally described as** the east 95 feet of Lot 5, the south 26 feet of the east 95 feet of Lot 4, Block 172, *Ocean Villa*.

Miscellaneous Info: Existing previous variance for footprints, as they exist.

Notes: \_\_\_\_\_

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**Board of Adjustment Agenda –  
Tuesday, April 1, 2014**

**(B) Case Number: BOA 14-100025**

Applicant/Owner: Dorreen A. Daly

Property Address: 535 Lower 8<sup>th</sup> Avenue South

Parcel ID: 176487-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard of 17.5 feet in lieu of 30 feet required and 34-337(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a screen enclosure and to ratify existing non-conformities **for property legally described as** Lot 19, Block 8, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
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**(C) Case Number: BOA 14-100029**

Applicant/Owner: Bottom Line Ventures, Inc.

Property Address: 207 7<sup>th</sup> Avenue South

Parcel ID: 176040-0000

Current Zoning: C-1 (per RM-1 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34 -339(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required and 34-399(e)(1)f, 40% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as** Lot 7, Block 63, *Pablo Beach South*

Miscellaneous Info: No previous variance requests. Conditional Use (PC#4-14) approved for a proposed two-family dwelling.

Notes: \_\_\_\_\_  
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**Board of Adjustment Agenda –  
Tuesday, April 1, 2014**

**(D) Case Number: BOA 14-100030**

Applicant: Atlee Development Group, Inc.

Owner: HPR, Inc.

Property Address: 138 11<sup>th</sup> Avenue South

Parcel ID: 176187-0000 and 176189-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(1)c.2, for a corner side yard of 7.5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required; and 34-340(e)(1)e, for 57% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling for property legally described as Lot 6, Block 112, Pablo Beach South.**

Miscellaneous Info: One previously approved variance request (reference BOA No. 13-100229)

Notes: \_\_\_\_\_

**(E) Case Number: BOA 14-100034**

Applicant: Discovery Montessori School

Owners: John Ferry and Discovery Montessori School

Agent: Thomas Mnich

Property Address: 516 9<sup>th</sup> Avenue North

Parcel ID: 177556-0020 and 177455-0000

Current Zoning: RS-1/RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required to allow for construction of a private school building (proposed campus expansion for Discovery Montessori School) for property legally described as part of B de Castro y Ferrer Grant 38-2S-29E.**

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_

**8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is Tuesday, April 15, 2014.**

**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.*