

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Wednesday, July 30, 2014

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Wednesday, August 6, 2014**, held in the Council Chambers located at 11 North 3rd Street, Jacksonville Beach, Florida.

AGENDA

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: July 15, 2014
5. Correspondence:
6. Old Business:
7. New Business:

- (A) **Case Number:** **BOA 14-100093**
Applicant/Owner: Lawrence McGough
Property Address: 1827 Horn Street
Parcel ID: 179889-0100
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow
 for an accessory structure **for property legally described as** Lots 1 and
 2, Block 6, *Williams Coastal Boulevard Heights*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) **Case Number:** **BOA 14-100099**

Applicant/Owner: Michael Meiners

Property Address: 833 2nd Street South

Parcel ID: 176090-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-340(e)(3)c.2, for an easterly side yard of 2.6 feet and a westerly corner side yard of 3.5 feet in lieu of 10 feet required to allow for improvements to a multi-family dwelling **for property legally described as** Lot 1, Block 82 *Pablo Beach South*.

Miscellaneous Info: One previously denied variance request. (BOA# 96-14987)

Notes: _____

(C) **Case Number:** **BOA 14-100100**

Applicant/Owner: Keith Perea, Managing Member of Hawks Landing of Fleming Island II, LLC.

Agent: Richard C. Welch, P.E.

Property Address: 403 St. Augustine Boulevard

Parcel ID: 180521-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)(b) for lot widths of 10.9 feet in lieu of 15 feet required for two interior townhouse lots, and for lot widths of 10.9 feet in lieu of 25 feet required for two exterior townhouse lots; 34-339(e)(4)c.3, for a 15 foot rear yard setback in lieu of 30 feet required for one four-unit and one five-unit townhouse structure; and 34-373(d), for a 0 foot driveway setback along interior townhouse property lines in lieu of 5 feet required, to allow for common use driveways for one four-unit and one five-unit townhouse structure, **for property legally described as** Lots 4,5,10, and 11, Block 8, *Atlantic Shores Unit 1 Replat*.

Miscellaneous Info: No previous variance requests.

Notes: _____

8. **Building Department Report:** The next scheduled meeting is Tuesday, August 19, 2014. There are seven 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.