

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



**TO: Members of the Board of Adjustment**

**DATE: Tuesday, November 25, 2014**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, December 2, 2014**, held in the Council Chambers located at 11 North 3<sup>rd</sup> 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: October 21, 2014 and November 5, 2014
5. Correspondence:
6. Old Business:
7. New Business:

(A) **Case Number: BOA 14-100164**

Applicant/Owner: Gerri Obi

Property Address: 2898 St. Maarten Court

Parcel ID: 180949-1650

Current Zoning: PUD

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-348, for 49% lot coverage in lieu of 45% maximum to allow for a patio and walk improvement to a single family dwelling for property legally described as Lot 123, Ocean Cay Unit One.**

Miscellaneous Info: No previous variance requests. One previous administrative variance granted on January 14, 1999.

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

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(B) **Case Number: BOA 14-100167**

Applicant/Owner: David Sacks

Property Address: 115 8<sup>th</sup> Avenue North

Parcel ID: 174430-0000

Current Zoning: C-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-342(e)(3)a, for a front yard of 0 feet in lieu of 10 feet required to allow for improvements to an existing structure **for property legally described as** the West 46 feet of Lot 1 and the South 18 feet of the West 46 feet of Lot 2, Block 92, *Pablo Beach Improvements*.

Miscellaneous Info: One previously denied variance request (BOA# 49-97) and one previously approved conditional use (PC#24-10).

Notes: \_\_\_\_\_  
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(C) **Case Number: BOA 14-100168**

Applicant/Owner: Janet Naples

Property Address: 910 Owen Avenue

Parcel ID: 179855-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for accessory structures (patio) 2.33 feet and 0 feet for a corner side yard and rear yard respectively in lieu of 5 feet minimum to property line to allow for improvements to a single family dwelling **for property legally described as** Lots 23, 24, and 25, Block 2, *Williams Coastal Boulevard Heights*.

Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
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(D) **Case Number:** **BOA 14-100170**

Applicant/Owner: Carolyn Apperson

Agent: Jennifer Hewett-Apperson, AICP

Property Address: 3872 Tropical Terrace

Parcel ID: 181307-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a southerly side yard of 6 feet in lieu of 10 feet required and 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 3, Block 8, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

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

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(E) **Case Number:** **BOA 14-100173**

Applicant: Bottom Line Ventures, Inc.

Owner: Michael Legg

Property Address: 1009 North 23<sup>rd</sup> Street

Parcel ID: 179208-0530

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 38% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 3, Block 87, *Section "A" Jacksonville Beach*.

Miscellaneous Info: No previous variance requests

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

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(F) **Case Number: BOA 14-100174**

Applicant/Owner: Brian Kelly  
Agent: Kurstar Construction  
Property Address: 109 12<sup>th</sup> Avenue North  
Parcel ID: 174644-0000  
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 2.3 feet and a corner side yard of 9 feet in lieu of 10 feet required; 34-340(e)(3)c.3, for a 6.8 foot rear yard in lieu of 30 feet required; and 34-373(1), for one (1) – 9ft x 17ft on-site parking space in lieu of four (4) 9ft x 17ft parking spaces required to allow for a substantial improvement to an existing multi-family dwelling **for property legally described as** Lot 1, Except the West 45 feet (also known the East 93 feet of Lot 1), Block 132, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach.*

Miscellaneous Info: No previous variance requests.

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

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**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.*