

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



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

**DATE: Tuesday, August 11, 2015**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, August 18, 2015**, 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: Sylvia Osewalt, Chair, Scott Cummings, Vice Chair, Thomas Buck, Joseph Loretta, John Moreland

Alternates: Jeff Truhlar, Francis Reddington

3. Ex parte Statement:
4. Approval of Minutes: 6/2/15; 6/16/15; and 7/7/15
5. Correspondence:
6. Old Business: None
7. New Business:

(A) **Case Numbers: BOA#15-100109**

Applicant/Owner: Ryan Correy

Property Addresses: 810 6<sup>th</sup> Avenue North

Parcel IDs: 174228-0000

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 23 feet in lieu of 30 feet required; 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum; and 34-337(e)(1)g, for accessory structures 0.2 feet to the property line in lieu of 5 feet minimum to ratify the existing condition of a single family dwelling **for property located at legally described as** Lot 1 and the East 12.5 feet Lot 2, Block 69, *Replat Part of Pablo Beach North.***

Miscellaneous Info: No previous variance requests.

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

(B) **Case Numbers: BOA#15-100123**

Applicant/Owner: Carla & Ken Lewis

Board of Adjustment Agenda –  
Tuesday, August 18, 2015

Agent: JSL Company Inc.  
Property Addresses: 3105 1<sup>st</sup> Street South  
Parcel IDs: 181524-0000  
Current Zoning: RS-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 17.75 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for a corner side yard of 8.25 feet in lieu of 16 feet required; 34-336(e)(1)c.3, for a rear yard of 7.5 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 53% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling **for property legally described as** Lot 1 and the West 22 Feet of Lot 2, Block 3, *Replat Part Division B Atlantic Shores*.  
Miscellaneous Info: No previous variance requests.

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

---

(C) **Case Number:** **BOA 15-100124**  
Applicant/Owner: James McMann  
Property Address: 978 8<sup>th</sup> Street South Unit A  
Parcel ID: 176651-0020  
Current Zoning: RS-3  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(2)c.3, for a rear yard of 18 feet in lieu of 30 feet required and 34-338(e)(2)f, for 48% lot coverage in lieu of 45% maximum to allow for improvements to the northerly ½ of a two-family dwelling **for property legally described as** a portion of Lot 12, Block 99, *Oceanside Park*.  
Miscellaneous Info: One previous variance request (BOA# 12-100172).

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

---

(D) **Case Number:** **BOA 15-100128**  
Applicant: JWB Construction Group, LLC.  
Agent: Alex Sifakis  
Owner: Hoose Homes & Investments, LLC.  
Property Address: 834 south 4<sup>th</sup> Avenue

Board of Adjustment Agenda –  
Tuesday, August 18, 2015

Parcel ID: 175940-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(4)c.2, for an exterior side yard of 7.5 feet in lieu of 10 feet required and a corner side yard of 7.5 feet in lieu of 10 feet required; and 34-373(d), for 0 feet in lieu of 5 feet minimum to a property line for interior parking unit parking areas and walkways to allow for a 5 unit townhouse development **for property legally described as** Lot 4 and the West 25 feet of Lot 3, Block 49, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

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

---

(E) **Case Number:** **BOA 15-100129**

Applicant/Owner: George Brackett

Agent: Melone Brackett

Property Address: 1117 16<sup>th</sup> Street north

Parcel ID: 179129-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to ratify existing conditions and to allow for a new accessory building **for property legally described as** Lot 3, Block 50, *Section "A" Jacksonville Beach*.

Miscellaneous Info: No previous variance requests.

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

---

(F) **Case Number:** **BOA 15-100133**

Applicant/Owner: Jean Donnell

Agent: David Wesley

Property Address: 1321 Sunset Drive

Parcel ID: 178269-0000

Current Zoning: RS-1

Board of Adjustment Agenda –  
Tuesday, August 18, 2015

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required to allow for a carport addition to a single family dwelling **for property legally described as** the North 50 feet of Lot 3 and the South 35 feet of Lot 4, Block 1, *Ocean Forest Unit 1*.

Miscellaneous Info: No previous variance requests.

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

---

(G) **Case Number:** **BOA 15-100134**

Applicant/Owner: Double D. Construction, LLC.

Agent: Stephen B. Williams

Property Address: 28 26<sup>th</sup> Avenue South

Parcel ID: 181613-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 18 feet in lieu of 20 feet required; 34-336(e)(1)c.2, for an easterly side yard of 6 feet in lieu of 7.5 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 2, Block 3, *Atlantic Shores Ocean Front Section Division C*.

Miscellaneous Info: One previous variance request (BOA# 06-100271).

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

---

(H) **Case Number:** **BOA 15-100135**

Applicant/Owner: Bobby Mitcham

Agent: Peter Schwab

Property Address: 2514 Horn Street

Parcel ID: 180855-0070

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 51% lot coverage in lieu of 46% maximum to allow for a swimming pool addition to a single family dwelling **for**

**property legally described as** Lot 14, Block 3, *Jacksonville Beach Heights*.

Miscellaneous Info: One previous variance request (BOA# 12-100032).

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

---

(I) **Case Number:** **BOA 15-100136**

Applicant/Owner: Kristin Berg Bergengolts

Property Address: 7 Burling Way

Parcel ID: 179463-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for an accessory structure setback of 3.5 feet to the southerly property line in lieu of 5 feet minimum to allow for an accessory building to a single family dwelling **for property legally described as** Lot 3, Block 3, *Hannah Terrace*.

Miscellaneous Info: No previous variance requests.

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

---

8. **Building Department Report:** The next scheduled meeting is Tuesday, September 1, 2015. There are five 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.*