

CITY OF JACKSONVILLE BEACH
FLORIDA



TO: Members of the Board of Adjustment

DATE: Monday, August 24, 2015

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, September 1, 2015**, held in the Council Chambers located at 11 North 3rd Street, Jacksonville Beach, Florida.

Amended 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: **August 18, 2015**
5. Correspondence:
6. Old Business:

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

Applicant/Owner: Carla and Ken Lewis

Agent: John K. Leynes, JSL Company Inc.

Property Addresses: 3105 1st 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: _____

7. New Business:

(A) **Case Numbers: BOA#15-100138**

Applicant/Owner: Lewis Family Partnership

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Agent: AVA Engineers, Inc.
Property Addresses: 1300 3rd Street North
Parcel IDs: 174666-0000
Current Zoning: C-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-377 for 17 parking spaces in lieu of 30 onsite parking spaces required for a conversion to a commercial shopping center use (1/250 sqft) **for property legally described as** Lots 7, 8, and 9, Block 134, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach.*
Miscellaneous Info: No previous variance requests.

Notes: _____

(B) **Case Numbers: BOA#15-100139**
Applicant/Owner: Sam and Tori Hutsell
Property Addresses: 624 8th Avenue North
Parcel IDs: 174378-0000
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for total side yards of 12.5 feet in lieu of 15 feet required; 34-337(e)(1)c.3, for a rear yard of 8.1 feet in lieu of 30 feet required; and 34-337(e)(1)e, 46% lot coverage in lieu of 35% maximum to allow for an addition to a single family dwelling **for property legally described as** Lot 4, Block 87, *Pablo Beach Improvement Company's Plat of part of Northern Portion of Pablo Beach.*
Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number: BOA 15-100141**
Applicant/Owner: Erin Mercer
Agent: Sean Shapiro
Property Address: 11 Democracy Court
Parcel ID: 181076-1522
Current Zoning: RS-2

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Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required and 34-337(e)(1)e, for 40% lot coverage in lieu of 35% maximum to allow for an addition to a single family dwelling **for property legally described as Lot 58, Constitution Cove Unit Seven.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(D) **Case Number: BOA 15-100143**

Applicant/Owner: 185 Landrum Lane

Agent: John Fischer

Property Address: 411 Pablo Avenue

Parcel ID: 173783-0000

Current Zoning: C-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-343(e)(3)a, for a front yard of 0 feet in lieu of 10 feet required; 34-343(e)(3)b, for a corner side yard of 0 feet in lieu of 10 feet required; and 34-377, for 0 on-site parking spaces in lieu of 42 parking spaces required to allow for an addition to a professional office and lease space building **for property legally described as Lot 12, Block 15, Atlantic Park R/P.**

Miscellaneous Info: Two previous variance requests (BOA #14-100066 and BOA#07-100078).

Notes: _____

8. Building Department Report: The next scheduled meeting is Tuesday, September 15, 2015. There are six 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.