

# CITY OF JACKSONVILLE BEACH, FLORIDA



## MEMORANDUM TO: Board of Adjustment Members

**DATE: Friday, June 6, 2014**

There will be a regular meeting of the Board on **Tuesday, June 17, 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:

### 5. CORRESPONDENCE:

### 6. OLD BUSINESS:

(A) **Case Number: BOA 14-100067**

Applicant/Owner: JWB Real Estate Capital, LLC.

Agent: Eric Shiendling

Property Address: 1015 2<sup>nd</sup> Avenue South

Parcel ID: 177319-0000

Current Zoning: RM-1 (Per RS-3 Standards)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.1, for a front yard of 5 feet in lieu of 20 feet required; 34-338(e)(1)c.3, for a rear yard of 6 feet in lieu of 30 feet required; 34-338(e)(1)e, for 51% lot coverage in lieu of 35% maximum; and 34-373(f), for an engineered vehicle use area, such as "Geoweb," in lieu of paving to allow for a new single family dwelling **for property legally described as Pt Govt Lot 7, Rec'd O/R 15128-1064.**

Miscellaneous Info: No previous variance requests. Reference PC#2-14 for SF in RM-1.

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**(B) Case Number: BOA 14-100071**

Applicant/Owner: Mark Lowery

Agent: Joe Loretta

Property Address: 1529 3<sup>rd</sup> Street South

Parcel ID: 176313-0000

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 23 parking spaces required to allow for a new 7000 square foot business office **for property legally described as** Lots 5 and 6, Block 153, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

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**7. NEW BUSINESS:**

**(A) Case Number: BOA 14-100078**

Applicant: Ryan Wetherhold

Owner: RAM Properties General Partnership

Property Address: 779 10<sup>th</sup> Avenue South

Parcel ID: 176632-0000

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.2, for 10 feet total side yards in lieu of 15 feet required and for a corner side yard of 5 feet in lieu of 10 feet minimum to allow for a new single family dwelling **for property legally described as** the west 25 feet of Lot 7, Replat of Block 98, *Oceanside Park*.

Miscellaneous Info: One previously denied variance request (reference BOA#14-100042).

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**(B) Case Number: BOA 14-100080**

Applicant/Owner: Kevin and Jenna Thompson

Property Address: 1907 Grove Street

Parcel ID: RE#178155-0000

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 22 feet in lieu of 25 feet required to allow for improvements to a single family dwelling **for property legally described as** Lot 2, Block 5, *San Pablo Terrace*.

Miscellaneous Info: One previously approved variance request (reference BOA#04-100245).

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**(C) Case Number: BOA 14-100081**

Applicant/Owner: Roger M. Osteen, Jr.

Property Address: 3414 1<sup>st</sup> Street South

Parcel ID: 181490-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a northerly side yard of 5 feet in lieu of 10 feet required; 34-336(e)(1)e, for 48% lot coverage in lieu of 35% maximum; and 34-373(d), for parking area (vehicle use area) 2 feet in lieu of 5 feet minimum to a property line to allow for a new single family dwelling **for property legally described as** Lot 3, Block 7, *Atlantic Shores Ocean Front Section Division "A"*.

Miscellaneous Info: No previous variance requests.

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**(D) Case Number: BOA 14-100084**

Applicant: Keith Perea (Hawks Landing of Fleming Island II, LLC. Managing Member)

Agent Name: Richard C. Welch, P.E.

Owner: Sofran Tuscany, Ltd.

Property Address: 11 12<sup>th</sup> Avenue South and 15 12<sup>th</sup> Avenue South

Parcel ID: 176179-0000 and 176178-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for side and corner side yards of 5 feet each in lieu of 10 feet and 13.1 feet respectively for a new multiple family dwelling and 34-340(e)(4)c.2, for side and corner side yards of 5 feet each in lieu of 10 feet required to allow for a new, three-unit townhouse **for property legally described as** the south 50ft of the west 70ft of Lot 4, Block 111, *Pablo Beach South* and Lots 1 and 2, *Bouis' Subdivision*.

Miscellaneous Info: Two previous variance requests.

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**8. BUILDING DEPARTMENT REPORT:** The July 1, 2014 meeting has been cancelled due to the lack of agenda items. The next scheduled meeting is July 15, 2014. There are four 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.*