

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



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

**DATE: Monday, September 29, 2014**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, October 7, 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: August 19, 2014 and September 16, 2014
5. Correspondence:
6. Old Business:

(A) **Case Number: BOA 14-100108**

Owner/Applicant: Anne Biondo

Agent: Larry Rice

Property Address: 234 St. Augustine Boulevard

Parcel ID: 180669-0000

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 15 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for a south easterly side yard of 5 feet required in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 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 13, Block 22, *Replat of Unit Number 1, Atlantic Shores.*

Miscellaneous Info: No previous variance requests.

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

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7. New Business:

(A) **Case Number:** **BOA 14-100121**

Owner/Applicant: Gail Backfisch (Cloaninger)

Property Address: 102 Rita Rae Lane

Parcel ID: 179771-1072

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 19.4 feet in lieu of 25 feet required to allow for improvements to a single family dwelling **for property legally described as Lot 36, Seabreeze Woods Subdivision.**

Miscellaneous Info: One previous variance request (BOA# 15-95).

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

(B) **Case Number:** **BOA 14-100122**

Owner/Applicant: Michael Meiners

Property Address: 833 2<sup>nd</sup> Street South

Parcel ID: 176090-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for a corner side yard of 5.3 feet in lieu of 10 feet required and 34-340(e)(3)c.3, for a rear yard of 16.2 feet in lieu of 30 feet required to allow for improvements to a multi-family dwelling **for property legally described as Lot 6, Block 82, Pablo Beach South.**

Miscellaneous Info: Two previous variance requests (BOA# 14-100099 and BOA#134-96).

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

(C) **Case Number:** **BOA 14-100128**

Owner/Applicant: Clarke B. Rudd

Agent: Mike Remeika

Property Address: 121 17<sup>th</sup> Avenue North

Parcel ID: 174938-0000

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Current Zoning: RS-3 (Per Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)e, for 48% lot coverage in lieu of 35% maximum and 34-338(e)(1)g, for accessory structure (east side pool deck) 2 feet to a property line in lieu of 5 feet minimum to allow for a swimming pool addition to a single family dwelling **for property legally described as** Lot 22 together with the 12 foot alley lying easterly of the northerly 44 foot of said lot, *Jacksonville Beach Terrace*.

Miscellaneous Info: One previous conditional use and variance request (PC#00-16 and BOA#116-2000).

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

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(D) **Case Number:** **BOA 14-100129**

Owner/Applicant: Dean & Cathy Hilf

Property Address: 3627 1<sup>st</sup> Street South

Parcel ID: 181432-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)(e), for a 42% lot coverage in lieu of 35% maximum and 34-336(e)(1)(g), for an accessory structure (driveway and walkway) 2.5 feet to northerly property line in lieu of 5 feet minimum required to allow for improvements to a single family dwelling **for property legally described as** the North 36.8 feet of Lot 2, and the South 25 feet of Lot 3 and East 20 feet of closed street lying west thereof by Ord# 7531, *Atlantic Shores Oceanfront Section Division "A"*.

Miscellaneous Info: One previous variance request (BOA#04-2004).

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

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(E) **Case Number:** **BOA 14-100131**

Owner/Applicant: Karen Ansell

Agent: Crowell Construction, Co.

Property Address: 1624 North 3<sup>rd</sup> Avenue

Parcel ID: 178046-0000

Current Zoning: RS-1

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Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a westerly side yard of 8.9 feet in lieu of 10 feet required to allow for improvements to a single family dwelling **for property legally described as** Lot 8, Block 11, *Pine Grove Unit No.4*.

Miscellaneous Info: No previous variance requests.

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

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(F) **Case Number:** **BOA 14-100132**

Owner/Applicant: Terry Lee Peterson Trust c/o Michael Kirton

Agent: Atlee Development Group, Inc.

Property Address: 1323 2<sup>nd</sup> Street South

Parcel ID: 176257-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for a corner side yard of 7.5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a rear yard of 25 feet in lieu of 30 feet required; and 34-340(e)(1)(e), for 54% lot coverage in lieu of 35% maximum to allow for a two family dwelling **for property legally described as** Lot 7, Block 132, *Pablo Beach South*.

Miscellaneous Info: One previous variance request (BOA#14-100109).

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

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(G) **Case Number:** **BOA 14-100133**

Owner/Applicant: Terry Lee Peterson Trust c/o Michael Kirton

Agent: Atlee Development Group, Inc.

Property Address: 137 14<sup>th</sup> Avenue South

Parcel ID: 176258-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for a westerly side yard of 5 feet in lieu of 10 feet required and 34-340(e)(3)c.3, for a rear yard of 25 feet in lieu of 30 feet required to allow for a three unit multi-family dwelling **for property legally described as** Lot 8, Block 132, *Pablo Beach South*.

Miscellaneous Info: One previous variance request (BOA#14-100109).

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

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- (H) **Case Number: BOA 14-100134**  
Owner/Applicant: Stephanie Cunningham  
Agent: Larry Rollings  
Property Address: 1212 22<sup>nd</sup> Street North  
Parcel ID: 179084-0510  
Current Zoning: RS-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**  
34-337(e)(1)c.1, for a front yard of 18.83 feet in lieu of 20 feet required;  
34-337(e)(1)c.2, for a corner side yard of 14.75 feet in lieu of 20 feet  
required; and 34-337(e)(1)c.3, for a rear yard of 19.625 feet in lieu of 30  
feet required to ratify existing non-conforming front yard and allow for  
improvements to a single family dwelling **for property legally  
described as** Lots 1 and 2, Block 25, *Jacksonville Beach Section “A”*.

Miscellaneous Info: No previous variance requests.

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

### **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.*