

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: Members of the Board of Adjustment

DATE: Monday, December 22, 2014

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, January 6, 2015**, held in the Council Chambers located at 11 North 3rd 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:
5. Correspondence:
6. Old Business: None
7. New Business:

(A) **Case Number: BOA 14-100169**

Applicant/Owner: 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): 34-373(d), for a parking area setback of 1 foot in lieu of 5 feet minimum to a property line (northeast property line) and 34-336(e)(1)c.2, for clarification that the previously approved 5 foot side yard is located on the westerly side of the property as indicated in the application site plan to allow for a new single family dwelling for property legally described as Lot 13, Block 22, Replat of Unit No. 1, Atlantic Shores.**

Miscellaneous Info: One previous variance request (reference BOA# 14-100108).

Notes: _____

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- (B) **Case Number:** BOA 14-100181
Applicant: Bottom Line Ventures, Inc.
Owner: Salt Air Homes, Inc.
Property Address: 202 South 21st Avenue
Parcel ID: 179396-0000
Current Zoning: RM-2 (per RS-3 Standards)
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.3, for a rear yard of 18.5 feet in lieu of 30 feet required to allow for a new single family dwelling **for property legally described as Lot 1, Block Q, Permenters Replat of Atlantic Camp Grounds.**
Miscellaneous Info: Two previously approved variance requests (reference BOA#12-2004 and BOA# 14-100149). One previously approved conditional use (reference PC#25-14)

Notes: _____

- (C) **Case Number:** BOA 14-100186
Applicant: JWB Construction, Jessica Wilson
Owner: Bella Coop Fund, LLC.
Property Address: 823 South 3rd Avenue
Parcel ID: 175753-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.1, for a front yard of 18 feet for the 1st floor; 16.33 feet for the 2nd and 3rd floors in lieu of the 20 feet required; 34-339(e)(1)c.2, for side yards of 7 feet in lieu of the 10 feet required on both sides; 34-339(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; 34-399(e)(1)f, for 57% lot coverage in lieu of the 35% maximum; and 34-373(a)(1), for parking spaces of 7 feet by 18 feet in lieu of 9 feet by 17 feet required, all to allow for improvements to a two-family dwelling **for property legally described as the south 60 feet of the east 25 feet of Lot 5 and the south 60 feet of the west 25 feet of Lot 6, Block 29, Pablo Beach South.**
Miscellaneous Info: No previous variance requests.

Notes: _____

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- (D) **Case Number:** BOA 14-100187
Applicant: Bottom Line Ventures, Inc.
Owner: Mary Cheslo
Property Address: 27 Norberta Way
Parcel ID: 179575-0000
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 to allow for a new single family dwelling & swimming pool for property legally described as Lot 13, Block 2, Hannah Terrace Replat.**
Miscellaneous Info: No previous variance requests.

Notes: _____

- (E) **Case Number:** BOA 14-100188
Applicant: Equity One, Inc.
Agent: Doug Skiles, PE
Owner: Tuttle Company, LLC.
Property Address: 1758 3rd Street South
Parcel ID: 179676-0000
Current Zoning: C-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-377, for 13 onsite parking spaces in lieu of 25 parking spaces required to allow for a 2500 square foot restaurant for property legally described as Lots 1 and 2 and part of closed street, Block 9, Ocean Park.**
Miscellaneous Info: One previously approved variance request (reference BOA#11-90).

Notes: _____

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- (F) **Case Number:** **BOA 14-100189**
Applicant: Kosmade Properties, LLC.
Agent: Bobby Handmaker
Owner: Prince Powe
Property Address: 422 10th Street South
Parcel ID: 177342-0000
Current Zoning: RM-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)(1)c.1, for a front yard of 15 feet in lieu of 20 feet required; 34-339(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; 34-339(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet required; and 34-339(e)(1)f, for 59% lot coverage in lieu of 35% maximum to allow for a two-family dwelling **for property legally described as Lot 4, Block 12, Beach Heights.**
Miscellaneous Info: No previous variance requests.

Notes: _____

8. **Building Department Report:** The next scheduled meeting is Wednesday, January 21, 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.