

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



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

**DATE: Monday, January 12, 2015**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Wednesday, January 21, 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: December 2, 2014 and December 16, 2014
5. Correspondence:
6. Old Business: None
7. New Business:

(A) **Case Number: BOA 14-100191**

Applicant/Owner: Susan Rindal

Agent: J.W. Terry Simmons, Fisher & Simmons Architects

Property Address: 4330 Ponte Vedra Boulevard

Parcel ID: 181738-0025

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling for property legally described as a portion of Lot 7, Block D10, Ponte Vedra Unit Two.**

Miscellaneous Info: No previous variance requests.

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

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Board of Adjustment Agenda –  
Wednesday, January 21, 2015

(B) **Case Number:** **BOA 14-100194**

Applicant/Owner: William Huff

Property Address: 1250 North 13<sup>th</sup> Street

Parcel ID: 179025-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 4, Block 7, *Section “A” Jacksonville Beach.*

Miscellaneous Info: No previous variance requests.

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

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(C) **Case Number:** **BOA 14-100195**

Applicant/Owner: Scott Rae

Owner: Bella Coop Fund, LLC.

Property Address: 208 35<sup>th</sup> Avenue South

Parcel ID: 180608-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a front yard of 20 feet in lieu of 25 feet required to allow for substantial improvement to a single family dwelling **for property legally described as** Lots 3 and 4, Block 17, *Replat Unit No. 1 Atlantic Shores.*

Miscellaneous Info: No previous variance requests.

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

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(D) **Case Number:** **BOA 14-100196**

Applicant: David Shearer

Owner: Deloach Properties II, LLC.

Property Address: 4101 Avalon Circle

Parcel ID: 180444-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.1, for a 10 foot front yard limited to open porches, 15 feet for enclosed portions of habitable space and 18 feet for garage walls in lieu of 25 feet required; 34-336(e)(1)c.2, for 15 feet in total for both side yards provided that no side yard is less than 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a 25 foot rear yard in lieu of 30 feet required; and 34-363(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 2, Block 2, *Avalon Unit No.2*.

Miscellaneous Info: No previous variance requests.

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

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(E) **Case Number:** **BOA 14-100197**

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

Agent: Atlee Development Group, Inc.

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

Parcel ID: 176258-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required and 34-340(e)(1)f, for 41% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as** Lot 8, Block 132, *Pablo Beach South*.

Miscellaneous Info: Two previous variance requests (reference BOA#14-100133 and BOA#14-100109).

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

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(F) **Case Number:** **BOA 14-100198**

Applicant/Owner: William C. Miller III

Property Address: 275 Coral Way

Parcel ID: 178385-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)(e), for 42% lot coverage in lieu of 35% maximum to allow for a swimming pool addition **for property legally described as** Lot 6, Block 7, *Ocean Forest Unit No. 1*.

Miscellaneous Info: No previous variance requests.

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

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(G) **Case Number:** **BOA 15-100001**

Applicant: Beaches Museum and History Park

Agent: Darby Brower

Owner: City of Jacksonville Beach, FL

Property Address: 503 Beach Boulevard

Parcel ID: 174004-0000

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 8 feet in lieu of 10 feet required to allow for the placement of a relocated structure to this site **for property legally described as** part of Lot 3 and Lot 4, Block 4, *Pablo Beach North*.

Miscellaneous Info: Two previous variance requests (reference BOA#04-100342 and BOA#14-100198).

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

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8. Building Department Report: The next scheduled meeting is Tuesday, February 3, 2015. There are three 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.*