

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



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

**DATE: Tuesday, February 10, 2015**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, February 17, 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: January 6, 2015
5. Correspondence:
6. Old Business:

(A) **Case Number: BOA 14-100207**

Applicant: Ben Ossi  
Owner: Ossi Development, Inc.  
Property Address: 2720 South 3<sup>rd</sup> Street  
Parcel ID: 180553-0015  
Current Zoning: CPO (RM-1) / RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)c.3, for a rear yard of 20 feet in lieu of 30 feet required for Lot 1; 34-340(e)(2) c.3, for a rear yard of 10 feet in lieu of 20 feet required for Lot 2; 34-340(e)(2)f, for lot coverages of 57%, 57%, and 47% for Lots 3,4 and 5 respectively; and 34-373(d), for a 0 foot driveway setback in lieu of 5 feet required for Lots 2, 3, 4 and 5; all to allow for development of a five lot single-family residential subdivision **for property legally described as** Lots 8, 9, 10, 13, 14 and the northwest ½ of Lot 15, Block 11, *Atlantic Shores Replat Unit No. 1*.

Miscellaneous Info: One previous variance request, reference BOA# 13-100189.

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

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(B) **Case Number: BOA 14-100208**

Applicant/Owner: Randy & Kathleen Dunlap

Agent: Bradley Wester

Property Address: 32 Millie Drive

Parcel ID: 179481-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)g, for an accessory structure (paver walk) 2 feet in lieu of 5 feet to a property line and 34-334(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling **for property legally described as** Lot 21, Block 3, *Hannah Terrace*.

Miscellaneous Info: No previous variance requests.

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

7. New Business:

(A) **Case Number: BOA 15-100002**

Applicant/Owner: James Sox

Property Address: 534 17<sup>th</sup> Avenue North

Parcel ID: 174852-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for 43% lot coverage in lieu of 35% maximum; and 34-336(e)(1)g, for accessory structures (garage and drive strip) 4 feet to a property line in lieu of 5 feet minimum to allow for improvements to a single family dwelling **for property legally described as** Lot 15, Block 6, *Surf Park-Unit One*.

Miscellaneous Info: Two previous variance requests, reference BOA#06-100011 and BOA#06-100072.

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

(B) **Case Number: BOA 15-100003**

Applicant/Owner: Larry LaGosh

Property Address: 819 14<sup>th</sup> Avenue South

Parcel ID: 176853-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.2, for 14 foot total side yards in lieu of 15 feet required and 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling **for property legally described as** Lot 9, Block 139, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

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

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(C) **Case Number: BOA 15-100004**

Applicant/Owner: JWB Real Estate Capital

Agent: Alex Sifakis

Property Address: 260 40<sup>th</sup> Avenue South

Parcel ID: 180425-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** Request to remove the previous condition “Limited to as show and discussed” to allow for a revised site plan that falls within the dimensional standards previously approved on October 15, 2014 (reference BOA Case No. 13-100190) **for property located legally described as** Lot 6, Block 1, (except part in State Road), *Avalon Unit No. 2*.

Miscellaneous Info: One previous variance request, reference BOA# 13-100190.

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

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