

**CITY OF JACKSONVILLE BEACH  
FLORIDA**



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

**DATE: Tuesday, March 10, 2015**

There will be a regular meeting of the Board of Adjustment at **7:00 p.m. on Tuesday, March 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: February 3, 2015
5. Correspondence:
6. Old Business:
7. New Business:

(A) **Case Number: BOA#14-100204**

Applicant/Owner: Pam and Greg Gundlach

Property Address: 3764 Ponte Vedra Boulevard

Parcel ID: 181753-2075

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 48% lot coverage in lieu of 35% maximum to allow for a new single family dwelling and pool for property legally described as Lot 15, *The Gates of Ponte Vedra Unit 2*.**

Miscellaneous Info: No previous requests

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

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- (B) **Case Numbers:** **BOA#15-10001, BOA#15-100027, BOA#15-100028, BOA#15-100029**  
Applicant: Pablo Run Villa’s Units B, C, D & E  
Owners: Mike Watson, Susan King, Adam McDonald, Mark Dych  
Property Addresses: 1330 2<sup>nd</sup> Street South (Units B, C, D and E)  
Parcel IDs: 179602-2010; 179602-2015; 179602-2020; and 179602-2025  
Current Zoning: C-1 (RM-1 per Conditional Use)  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**  
34-339(e)(4), for 87% lot coverage for interior town house units B, C, D,  
and E in lieu of 65% maximum to allow for grade level deck additions to  
each unit **for properties legally described as** Lots 2-B, 3-C, 4-D, and 5-  
E, *Pablo Run Villas*.  
Miscellaneous Info: Two previous variance requests (reference BOA# 102-99 and BOA#  
103-2003).

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

- (C) **Case Number:** **BOA 15-100017**  
Applicant: John Atkins  
Owner: ARS Investors I LP 2011 Jax  
Property Address: 107 3<sup>rd</sup> Avenue South  
Parcel ID: 175671-0000  
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 3.5 feet in lieu of 10 feet required and  
for a corner side yard of 10 feet in lieu of 20 feet required; 34-340  
(e)(1)c.3, for a rear yard of 8 feet in lieu of 30 feet required; and 34-  
340(e)(1)f, for 61% lot coverage in lieu of 35% maximum to allow for  
two, two-family dwellings **for property legally described as** the South  
80 feet of Lots 7 and 8, Block 22, *Pablo Beach South*.  
Miscellaneous Info: One previous variance request (reference BZA#32-92).

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

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- (D) **Case Number:** **BOA 15-100018**  
Applicant: Mali Vai Washington  
Owner: Jacksonville Investments, LLC.  
Property Address: 403 5<sup>th</sup> Avenue South  
Parcel ID: 175912-0010  
Current Zoning: RM-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**  
34-339(e)(1)f, for 45% lot coverage in lieu of 41% maximum to allow  
for a two-family dwelling on each of Lots 10, 11, and 12, **for property**  
**legally described as** Lots 10, 11, and 12, Block 45, *Pablo Beach South*.  
Miscellaneous Info: One previous variance request (reference BOA#06-100033).

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

- (E) **Case Number:** **BOA 15-100019**  
Applicant: JWB Construction Group  
Owner: JWB Real Estate Capital, LLC.  
Agent: Lisandro Rosales  
Property Address: 1015 South 2<sup>nd</sup> Avenue  
Parcel ID: 177319-0000  
Current Zoning: RM-1  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**  
34-338(e)(1)c.1, for a front yard of 11 feet in lieu of 20 feet required; 34-  
338(e)(1)c.2, for a corner side yard of 6 feet in lieu of 10 feet required  
and total side yards of 11 feet in lieu of 15 feet required; 34-338(e)(1)c.3,  
for a rear yard of 5 feet in lieu of 30 feet required; and 34-338(e)(1)e, for  
55% lot coverage in lieu of 35% maximum to allow for a new single  
family dwelling in accordance with the Special Magistrate’s  
Recommendation **for property legally described as** A portion of  
Government Lot 7, Section 33, Township 2 South, Range 29 East.  
Miscellaneous Info: Two previous variance requests (reference BOA#14-100067 and  
BOA#14-100135).

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

- (F) **Case Number:** **BOA 15-100024**  
Applicant/Owner: Joseph & Debbie Nordt  
Property Address: 1041 11<sup>th</sup> Street N  
Parcel ID: 179162-0000  
Current Zoning: RS-2  
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**  
34-337(e)(1)e, for 36% lot coverage in lieu of 35% maximum and 34-373(f), for a gravel driveway in lieu of paving to allow for a new single family **for property legally described as** Lots 1 and 2, Block 63, *Section A Jacksonville Beach.*  
  
Miscellaneous Info: No previous variance requests.

Notes: \_\_\_\_\_  
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8. Building Department Report: The next scheduled meeting is Tuesday, April 7, 2015. There are seven 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.*