



Agenda

Board of Adjustment

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Tuesday, April 5, 2016

7:00 PM

Council Chambers

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**MEMORANDUM TO:**

Members of the Board of Adjustment  
City of Jacksonville Beach, Florida

Board Members:

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Board of Adjustment.

**CALL TO ORDER**

**ROLL CALL**

Scott Cummings (Chairperson), John Moreland (Vice-Chairperson), Thomas Buck, Joseph Loretta, Sylvia Osewalt  
Alternates: Jeff Truhlar, Francis Reddington

**EX-PARTE COMMUNICATION**

**APPROVAL OF MINUTES**

- a. 16-323 Regular Board of Adjustment Meeting Held March 1, 2016

**CORRESPONDENCE**

**OLD BUSINESS**

**NEW BUSINESS**

a. 16-324

**BOA#16-100020, 16-100021, and 16-100022**

**Applicant:** Barnes Construction, LLC.

**Agent:** Robert E. Barnes, Sr.

**Owner:** Mid Channel, LLC.

**Property Address:** 3906 Palm Way

**Parcel ID:** 181390-0070

**Current Zoning:** RS-1

**Legal Description:** Lots 7, 8 and 9, Block 14, *Ocean Terrace*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required to allow for three single family dwellings (one on each lot)

**Notes:** \_\_\_\_\_  
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b. 16-325

**BOA#16-100023**

**Applicant/Owner:** Cox Development Group, LLC.

**Agent:** Russell T. Cox

**Property Address:** 3839 Grande Boulevard

**Parcel ID:** 181396-0220

**Current Zoning:** RS-1

**Legal Description:** Lots 23 and 24, Block 14, *Ocean Terrace*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.2, for a southerly side yard of 9.8 feet and a northerly side yard of 5.1 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 29.9 feet in lieu of 30 feet required; 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum; 34-373(d), for a parking area setback of 2 feet in lieu of 5 feet required; and 34-373(f), for a turf block drive in lieu of paving, all to allow for a single family dwelling on Lot 23

**Notes:** \_\_\_\_\_  
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c. 16-326

**BOA#16-100024**

**Applicant/Owner:** Cox Development Group, LLC.

**Agent:** Russell T. Cox

**Property Address:** 3839 Grande Boulevard

**Parcel ID:** 181396-0220

**Current Zoning:** RS-1

**Legal Description:** Lots 23 and 24, Block 14, *Ocean Terrace*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):

34-336(e)(1)c.2, for a southerly side yard of 9.9 feet and a northerly side yard of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 29.9 feet in lieu of 30 feet required; 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum; 34-373(d), for a parking area setback of 2 feet in lieu of 5 feet required; and 34-373(f), for a turf block drive in lieu of paving, all to allow for a single family dwelling on Lot 24

**Notes:** \_\_\_\_\_  
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d. 16-327

**BOA#16-100025**

**Applicant:** Jason Huntley

**Owner:** Catherine Mayes

**Property Address:** 1801 Kings Road

**Parcel ID:** 177729-5530

**Current Zoning:** RS-1

**Legal Description:** Lot 6, *King Oaks Subdivision*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):

34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback of 1.33 feet in lieu of 5 feet minimum to allow for a new single family dwelling

**Notes:** \_\_\_\_\_  
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e. 16-328

**BOA#16-100026**

**Applicant/Owner:** South Jax Beach, LLC.

**Agent:** T.R. Hainline, Jr.

**Property Address:** 35 37th Avenue South

**Parcel ID:** 181440-0000

**Current Zoning:** RS-1

**Legal Description:** Lot 12 and the East 13 feet of Lot 13, Block 2, *Atlantic Shores Ocean Front Section Division "A"*

**Miscellaneous Info:** One previously denied variance request (BOA#15-100215)

**Motion to Approve:** City of Jacksonville Beach Code Section(s): 34-336(e)(1)c.1, for a front yard of 18.3 feet in lieu of 25 feet required and 34-336(e)(1)c.2, for an easterly side yard of 8.8 feet in lieu of 10 feet required to allow for substantial improvement to a single family dwelling

**Notes:** \_\_\_\_\_  
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f. 16-329

**BOA#16-100032**

**Applicant/Owner:** Joan Valerie Walker

**Property Address:** 586 10th Avenue South

**Parcel ID:** 176672-0000

**Current Zoning:** RS-3

**Legal Description:** Lot 6, Block 106, *Oceanside Park*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s): 34-338(e)(1)c.1, for a front yard of 15.8 feet in lieu of 20 feet required and 34-338(e)(1)e, for 49% lot coverage in lieu of 35% maximum to ratify existing non-conformities and allow for an addition to a single family dwelling

**Notes:** \_\_\_\_\_  
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g. 16-330

**BOA#16-100035**

**Applicant/Owner:** Robert G. Vandermeer

**Property Address:** 4 20th Avenue South

**Parcel ID:** 179382-0000

**Current Zoning:** RM-2

**Legal Description:** the Westerly 22.67 feet of the Easterly 50.34 feet of Lot 1 and the Westerly 22.67 feet of the Easterly 50.34 feet of the Northerly 20 feet of Lot 2, Block "M" *Permenters Replat of Atlantic Camp Ground*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** 34-340 (e)(4)c.1, for a front yard of 3.7 feet in lieu of 20 feet required to allow for improvements to a townhouse dwelling.

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

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h. 16-331

**BOA#16-100037**

**Applicant/Owner:** Andrew and Layla Clauss

**Property Address:** 2702 America Avenue

**Parcel ID:** 181076-1124

**Current Zoning:** RS-2

**Legal Description:** Lot 76, *Constitution Cove Unit Two*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):  
34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum and  
34-337(e)(1)g, for an accessory building 2 feet from property lines in lieu of 5 feet minimum to allow for improvements to a single family dwelling

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

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i. 16-332

**BOA#16-100038**

**Applicant/Owner:** Scott H. Hardy

**Property Address:** 1620 6th Street South

**Parcel ID:** 179812-0000

**Current Zoning:** RS-2

**Legal Description:** Lots 10 and 11, Block 4, *Seaside Park*

**Miscellaneous Info:** No previous variance requests

**Motion to Approve:** City of Jacksonville Beach Code Section(s):  
34-337(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for  
improvements to a single family dwelling

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

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**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is April 19, 2016. There are five scheduled cases.

**ADJOURNMENT**

**NOTICE**

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. 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. These forms are available at the entrance of the City Council Chambers for your convenience.*

*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 City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*