

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Wednesday, May 11, 2016

There will be a regular meeting of the Board on **Tuesday, May 17, 2016**, at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach.

1. CALL TO ORDER

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

3. EX-PARTE STATEMENT:

4. APPROVAL OF MINUTES: April 5, 2016 and April 19, 2016

5. CORRESPONDENCE:

6. OLD BUSINESS: None

7. NEW BUSINESS:

(A) Case Number: BOA 16-100047

Applicant/Owner: DSM Renovations, LLC.

Property Address: 613 12th Avenue North

Parcel ID: 175027-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a side yard of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 14.5 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 8, Block 5, *Beach Homesites Unit One*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) Case Number: BOA 16-100052

Applicant/Owner: Peter Herbst et al

Property Address: 1642 5th Avenue North

Parcel ID: 177966-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.3, for a rear yard of 16 feet in lieu of 30 feet required; 34-336(e)(1)c.2, for a westerly side yard of 9 feet in lieu of 10 feet required; and 34-336(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 4, except the west 25 feet thereof and the west 25 feet of Lot 5, Block 6, Pine Grove Unit No. 4.**

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) Case Number: BOA 16-100053

Applicant/Owner: Salt Air Homes, Inc.

Property Address: 209 10th Avenue South

Parcel ID: 176134-0000

Current Zoning: RM-1 (Per Conditional Use)

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-339(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required; 34-339(e)(1)c.2, for side yards of 7.5 feet in lieu of 10 feet required; and 34-339(e)(1)f, for 47% lot coverage in lieu of 35% maximum to allow for a new two-family dwelling **for property legally described as Lot 11, Block 93, Pablo Beach South.**

Miscellaneous Info: One previously approved conditional use (reference PC#5-16).

Notes: _____

(D) Case Number: BOA 16-100055

Applicant: New Atlantic Builders, Inc.

Property Owner: Blanche Cassandra Shedrick

Agent: Edgewater Companies, Inc.

Property Address: 817 10th Avenue South

Parcel ID: 176649-0000

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-338(e)(2)c.2, for side yards of 7.5 feet in lieu of 10 feet required; 34-338(e)(2)f, for 47% lot coverage in lieu of 35% maximum; and 34-338(e)(2)h, for an accessory structure (paver walkways) 2.5 feet from a property line in lieu of 5 feet minimum to allow for a new two-family dwelling **for property legally described as** Lot 10, Block 99, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) Case Number: BOA 16-100056

Applicant/Owner: Joseph A. and Robin P. Schaad

Property Address: 4001 Palm Way

Parcel ID: 181368-0010

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a corner side yard of 8 feet and a side yard of 7 feet in lieu of 11 feet and 10 feet required respectively and 34-336(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 24, Block 1, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- (F) **Case Number:** BOA 16-100057
Applicant/Owner: Kevin and Sharon Phillips
Property Address: 1066 Ruth Avenue
Parcel ID: 179892-0140
Current Zoning: RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)e, for 48% lot coverage in lieu of 35% maximum to allow for a swimming pool **for property legally described as** Lots 23 and 24, Block 6, *Williams Coastal Boulevard Heights*.
Miscellaneous Info: No previous variance requests.

Notes: _____

- (G) **Case Number:** BOA 16-100059
Applicant/Owner: New Atlantic Builders, Inc.
Agent: Stephen B. Williams c/o Edgewater Companies, Inc.
Property Address: 582 8th Avenue North
Parcel ID: 174368-0000
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 40% maximum to allow for a swimming pool addition **for property legally described as** Lot 6, Block 86, *Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach*.
Miscellaneous Info: One previously approved variance request (BOA#15-100099).

Notes: _____

(H) Case Number: BOA 16-100060

Applicant/Owner: Khalil Farah
Property Address: 604 South 9th Avenue
Parcel ID: 176518-0000
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.3, for a rear yard of 28 feet in lieu of 30 feet required and 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for a new single family dwelling **for property legally described as** Lot 4, Block 10, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(I) Case Number: BOA 16-100070

Applicant/Owner: H & H Seaside Development, LLC.
Agent: John Atkins
Property Address: 1728 1st Street North
Parcel ID: 175385-0000
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(4)c.1, for a front yard of 10 feet in lieu of 20 feet required to allow for a new, four unit townhouse development **for property legally described as** Lot 1 and the northerly 6 feet of Lot 2, together with the easterly 6.67 feet of a 12 foot alley and the southerly 10 feet of 17th Avenue North as closed by JB Ordinance No. 6606, Block 172, *Ocean Villa*.

Miscellaneous Info: One previously approved variance (BOA#15-100185) and one previously approved concept plan for plat (PC#3-16).

Notes: _____

- (J) **Case Number:** BOA 16-100075
Appellant: Ramp Realty of Florida, Inc.
Agent: Jeb T. Branham, Esquire
Property Owner: Joseph Kenney
Property Addresses): 215 and 281 8th Avenue North; 214 and 220 9th Avenue North
Parcel ID(s): 174442-0000; 174443-0000; 174438-0000; and 174439-0000
Motion to Approve: **Request to Appeal the Planning and Development Director’s Interpretation of:** 34-158, 34-233, 34-286, 34-339(a), 34-340(e)(3)a, 34-342(d)(15), and 34-501 as it applies generally to properties located in the City and as it applies to the approval of variance application (BOA#15-100229 **for properties located at** 215 and 281 8th Avenue North; 214 and 220 9th Avenue North).

Notes: _____

8. BUILDING DEPARTMENT REPORT: The next scheduled meeting is **Tuesday June 7, 2016.**
There are eight scheduled cases.

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.