



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, July 5, 2016

7:00 PM

Council Chambers

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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

(A) Case Number: BOA 16-100093

Applicant/Owner: Adrian H. Faulkner

Property Address: 3318 South 1st Street

Parcel ID: 181541-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.1, for a front yard of 15 feet in lieu of 25 feet required and 34-336(e)(1)c.2, for a northerly side yard of 4.6 feet in lieu of 10 feet required, both to allow a front porch addition/relocation for an existing single-family residence **for property legally described as** Lot 2, Block 6, *Atlantic Shores*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) Case Number: BOA 16-100095

Applicant/Owner: MaliVai Washington

Property Address: 714 South 4th Street

Parcel ID: 176364-0000

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 15 feet in lieu of 30 feet required and 34-337(e)(1)e, for 50.6% lot coverage in lieu of 35% maximum to allow for construction of a new single family residence on a nonconforming lot of record **for property legally described as** the North 46 feet of Lots 23 and 24, Block 2, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number: BOA 16-100097**

Applicant/Owner: Thaddeus M. Moseley
Property Address: 120 and 122 4th Avenue North
Parcel ID: 173934-0100
Current Zoning: CBD

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-345(e)(3), for accessory structure setbacks of 0 feet and 2 feet, both in lieu of 5 feet required along the westerly and southerly property lines respectively and 34-373(d), for parking area setbacks of 0 feet and 0.8 feet, both in lieu of 5 feet required along the northerly, southerly, and easterly property lines respectively to ratify nonconformities relative to an existing multiple-family residential use property **legally described as** the northerly 96.87 feet of the east 30 feet of Lot 2, together with the northerly 94.25 feet of the west 45 feet of said Lot 2, Block 42, *Pablo Beach North*.

Miscellaneous Info: One previously approved variance request (BZA# 461-85).

Notes: _____

(D) **Case Number: BOA 16-100098**

Applicant/Owner: Alan Dunavant
Property Address: 737 North 4th Avenue
Parcel ID: 174146-0000
Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)e, for lot coverage of 51.8% in lieu of 35% maximum and 34-337(e)(1)g, for accessory structure setbacks of 2 feet on the northerly and westerly property boundaries in lieu of 5 feet required to allow for construction of a detached garage for an existing single family dwelling **for property legally described as** the west 10 feet of Lots 11 and 12, Block 58, *Pablo Beach Improvement Company's Replat of the northern portion of Pablo Beach*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(E) **Case Number: BOA 16-100099**

Applicant/Owner: Christina Diane Leonard Smith

Property Address: 1620 North 7th Street

Parcel ID: 174883-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a northerly side yard of 8 feet in lieu of 10 feet required;
34-336(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; and 34-
336(e)(1)e, for lot coverage of 38.8% in lieu of 35% maximum to allow for
additions to an existing single family dwelling **for property legally
described as** Lot 3, Block 8, *Surf Park Unit One*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(F) **Case Number: BOA 16-100100**

Applicant: David Palaj

Owner: Denali Enterprises of Jacksonville, Inc.

Property Address: 3881 Poincianna Boulevard

Parcel ID: 181320-0180

Current Zoning: RS-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 and 34-
336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required to allow
for construction of a new single family dwelling **for property legally
described as** Lot 18, Block 8, *Ocean Terrace*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(G) Case Number: BOA 16-100101

Applicant: Joy N. Esler

Owner: 714 NB, LLC.

Property Address: 136 North 19th Avenue

Parcel ID: 174929-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-377, for three parking spaces in lieu of five spaces required to allow for the conversion of 979 square feet of space within an existing residential structure to miscellaneous medical office use **for property legally described as** Lot 7 and the west 50 feet of Lot 10, *Jacksonville Beach Terrace*.

Miscellaneous Info: One previously approved conditional use request (PC# 17-16).

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, July 19, 2016**. There are eight 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.