



Agenda

Board of Adjustment

Tuesday, July 19, 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

- a. Regular Board of Adjustment Meeting Held June 21, 2016

CORRESPONDENCE

OLD BUSINESS

- a. **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: _____

NEW BUSINESS

- a. **Case Number:** **BOA 16-100096**
 Applicant: Robert Bruce
 Owner: Sergio Li et al
 Property Address: 3324 Ocean Drive South
 Parcel ID: 181751-0200
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)e, for lot coverage of 84.3% in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 2 feet in lieu of 5 feet required to allow for a swimming pool and deck addition to an existing dwelling unit **for property legally described as Lot 2, Harris Place.**
 Miscellaneous Info: Two previously approved variance requests (BZA# 53-87 and BZA# 4-90).

Notes: _____

- b. Case Number: BOA 16-100103**
 Applicant: JWB Construction Group, LLC.
 Agent: Alex Sifakis
 Owner: BCEL 7, LLC.
 Property Address: 490 South 11th Avenue
 Parcel ID: 176719-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-338(e)(2)c.2, for 7.5 foot side yards in lieu of 10 feet required and 34-338(e)(2)f, for 44.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 5, **for property legally described as** Lots 5 and 6, Block 115, *Oceanside Park*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

- c. Case Number: BOA 16-100104**
 Applicant: JWB Construction Group, LLC.
 Agent: Alex Sifakis
 Owner: BCEL 7, LLC.
 Property Address: 490 South 11th Avenue
 Parcel ID: 176719-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-338(e)(2)c.2, for 7.5 foot side yards in lieu of 10 feet required and 34-338(e)(2)f, for 44.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling on Lot 6, **for property legally described as** Lots 5 and 6, Block 115, *Oceanside Park*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

- d. **Case Number:** BOA 16-100105
 Applicant: JWB Construction Group, LLC.
 Agent: Alex Sifakis
 Owner: BCEL 7, LLC.
 Property Address: 728 South 10th Avenue
 Parcel ID: 176688-0000
 Current Zoning: RS-3
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-338(e)(2)c.2, for 7.5 foot side yards in lieu of 10 feet required and 34-338(e)(2)f, for 44.7% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling **for property legally described as Lot 5, Block 108, Oceanside Park.**
 Miscellaneous Info: No previous variance requests.

Notes: _____

- e. **Case Number:** BOA 16-100108
 Applicant: Harriet Turner
 Owner: Robert and Harriet Turner
 Property Address: 1113 Rannie Street
 Parcel ID: 174556-0000
 Current Zoning: RM-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-340(e)(2)c.2, for a southerly side yard of 3.3 feet and for side yards totaling 12.6 feet in lieu of 15 feet required to allow for a pergola addition to an existing residential structure **for property legally described as Lot 2, Block 111, Florida Land Investment Company's Re-subdivision of Blocks 101 and 111 Pablo Beach North, together with lands lying easterly thereof to the erosion control line.**
 Miscellaneous Info: Two previously approved variance requests (BOA# 33-97 and BOA# 22-2003) and one previously approved conditional use request (PC# 23-94).

Notes: _____

- f. **Case Number:** BOA 16-100109
 Applicant/Owner: Baxter and Teresa Hayes
 Property Address: 3000 South 1st Street
 Parcel ID: 181569-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a lanai, deck and sidewalk addition to an existing single family dwelling **for property legally described as** Lot 1, Block 8, *Atlantic Shores Oceanfront Section Division 'B'*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

- g. **Case Number:** BOA 16-100111
 Applicant: John Denneen
 Owner: Double D Construction, LLC.
 Property Address: 15 South 26th Avenue
 Parcel ID: 181610-0000
 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 setback of 20 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 12 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling on Lot 6 **for property legally described as** Lots 6 and 7, Block 2, *Replat part of Atlantic Shores Division 'C'*.
 Miscellaneous Info: No previous variance requests.

Notes: _____

h. Case Number: BOA 16-100112

Applicant: John Denneen
 Owner: Double D Construction, LLC.
 Property Address: 15 South 26th Avenue
 Parcel ID: 181610-0000
 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 setback of 20 feet in lieu of 25 feet required;
 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet each in lieu of 10 feet
 required; 34-336(e)(1)c.3, for a rear yard setback of 12 feet in lieu of 30 feet
 required; and 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum
 to allow for construction of a new single family dwelling on Lot 7 **for
 property legally described as** Lots 6 and 7, Block 2, *Replat part of Atlantic
 Shores Division 'C'*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, August 2, 2016**. There are nine 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.