



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Wednesday, September 7, 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, Sylvia Osewalt, Jeff Truhlar,
Alternates: Francis Reddington, Chase Sams

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

a. 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: _____

b. 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: _____

c. Case Number: BOA 16-100110

Applicant: John Atkins
Owner: Atkins Builders, Inc.
Property Address: 1888 North Oceanfront aka 1888 Foss Lane
Parcel ID: 174785-0000
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required; 34-340(e)(1)f, for 61.3% lot coverage in lieu of 35% maximum; and 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required to allow for construction of a new two-family dwelling **for property legally described as Lot 5, Foss's Replat.**

Miscellaneous Info: One previously approved variance request (BZA# 44-91).

Notes: _____

d. Case Number: BOA 16-100117

Applicant/Owner: Bottom Line Ventures, Inc.
Property Address: 1818 Foss Lane
Parcel ID: 174786-0000
Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-340(e)(1)c.2, for 5 foot side yards in lieu of 10 feet required; 34-340(e)(1)f, for lot coverage of 61.7% in lieu of 35% maximum; and 34-340(e)(1)h, for accessory structure setbacks of 1 foot in lieu of 5 feet required to allow for construction of a new two-family dwelling **for property legally described as Lot 6, Foss's Replat.**

Miscellaneous Info: One previously approved variance request (BOA# 11-100021).

Notes: _____

- e. **Case Number:** BOA 16-100136
 Applicant/Owner: Pamela Fontecilla
 Agent: Amphibian Pool Company, Inc.
 Property Address: 1060 North 16th Street
 Parcel ID: 179189-0000
 Current Zoning: RS-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e, for 49.6% lot coverage in lieu of 35% maximum to allow for a swimming pool addition to an existing single family dwelling **for property legally described as** Lot 1, Block 74, Section "A" Jacksonville Beach.
 Miscellaneous Info: No previous variance requests.

Notes: _____

NEW BUSINESS

- a. **Case Number:** BOA 16-100137
 Applicant: BCEL 5, LLC.
 Agent: Alex Sifakis
 Owner: BCEL 5, LLC.
 Property Address: 1300 North 2nd Street
 Parcel ID: 174659-0000
 Current Zoning: RM-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.2, for a corner side yard and westerly side yard of 5 feet in lieu of 20 feet and 10 feet required respectively and 34-340(e)(3)c.3, for a rear yard of 10 feet in lieu of 30 feet required to allow for construction of a three-unit multiple family dwelling **for property legally described as** Lot 8, Block 133, *Pablo Beach Improvement Company's Plat*.
 Miscellaneous Info: One previous variance request not applicable to this application.

Notes: _____

b. Case Number: BOA 16-100148

Applicant/Owner: Oliver Kraut
Property Address: 226 Tallwood Road
Parcel ID: 178602-2740
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 3 feet in lieu of 10 feet required to allow for an addition to an existing single-family dwelling for property legally described as Lot 8, Ocean Forest Unit 12.**

Miscellaneous Info: No previous variance requests.

Notes: _____

c. Case Number: BOA 16-100149

Applicant/Owner: Diane Cox
Agent: Albert Valdes/AV Builders, Inc.
Property Address: 1205 North 8th Street
Parcel ID: 175069-0000
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 17.5 feet in lieu of 30 feet required to allow for an addition to an existing single family dwelling for property legally described as Lot 8, Block 8, Beach Homesites-Unit Two.**

Miscellaneous Info: No previous variance requests.

Notes: _____

d. Case Number: BOA 16-100151

Applicant/Owner: Atkins Builders, Inc.

Agent: John Atkins

Property Address: 720 North 4th Street

Parcel ID: 174274-0000

Current Zoning: RM-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-339(e)1.c.2, for side yards of 6.25 feet in lieu of 10 feet required; 34-339(e)1.c.3, for a rear yard of 20 feet in lieu of 30 feet required; and 34-339(e)1.f, for 53.4% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling **for property legally described as** Lot 2, Block 75, *Pablo Beach North*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, September 20, 2016**. There are four 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.