



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Board of Adjustment

Tuesday, June 21, 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 16-100073**

Applicant/Owner: John LaSala

Agent: David Gauthier

Property Address: 1169 4th Avenue North

Parcel ID: 177755-0000

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)d, for no garage in lieu of a one car garage required to re-establish Lot 15 as a developable lot **for property legally described as** Lots 15 and 16, Block 3, *Pine Grove Unit No. 2*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) Case Number: **BOA 16-100077**

Applicant/Owner: Matthew Proctor

Property Address: 12 San Pablo Circle South

Parcel ID: 178220-0000

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 11 feet in lieu of 25 feet required and 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for improvements to a single family dwelling **for property legally described as** Lot 11, Block 2, *San Pablo Manor*.

Miscellaneous Info: One previously approved variance request (BOA#23-99).

Notes: _____

(C) **Case Number: BOA 16-100080**

Applicant/Owner: Stephanie and Dave Wholey

Property Address: 4005 America Avenue

Parcel ID: 181185-0105

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for a southerly side yard of 5.7 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 5 feet in lieu of 30 feet required; 34-336(e)(1)e, for 55% lot coverage in lieu of 35% maximum; and 34-373(d), for a parking area setback of 2.7 feet in lieu of 5 feet minimum to allow for improvements to a single family dwelling **for property legally described as Lot 1, Ocean Trace.**

Miscellaneous Info: No previously variance requests.

Notes: _____

(D) **Case Number: BOA 16-100084**

Applicant/Owner: Robert D. Bauwens

Property Address: 2605 America Avenue

Parcel ID: 181076-1070

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-337(e)(1)g, for an accessory structure (pool enclosure) 0.7 feet to the southerly side yard property line and 3.4 feet to the easterly rear property line in lieu of 5 feet minimum to allow for a screen enclosure over an existing non-conforming swimming pool **for property legally described as Lot 36, Constitution Cove.**

Miscellaneous Info: No previous variance requests.

Notes: _____

- (E) **Case Number:** BOA 16-100087
 Applicant/Owner: Five Points, LLC.
 Agent: Acamas Civil Engineering
 Property Address: 528 Beach Boulevard
 Parcel ID: 175451-0000
 Current Zoning: C-2
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-343, for a 0 foot front yard setback in lieu of 10 feet required to allow for renovation and occupancy of an existing restaurant building **for property legally described as** Lots 3, 4, 5, and 6, Block B, *Mundy Drive Terrace S/D*
 Miscellaneous Info: No previous variance requests and one approved conditional use request (PC#16-16).

Notes: _____

- (F) **Case Number:** BOA 16-100088
 Applicant/Owner: Judson Clarkson
 Property Address: 502 14th Avenue North
 Parcel ID: 174920-0000
 Current Zoning: RS-1
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
 34-336(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for additional decking for an existing single family dwelling **for property legally described as** Lot 14, Block 3, *Surf Park Unit One*.
 Miscellaneous Info: One previously approved variance request (BOA#14-100114).

Notes: _____

(G) Case Number: BOA 16-100089

Applicant/Owner: Thaddeus M. Mosley

Property Address: 801 South 1st Street

Parcel ID: 176080-0000

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-340(e)(3)c.1, for a front yard of 5.4 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a southerly side yard of 1 foot in lieu of 10 feet required; 34-340(e)(3)c.3, for a rear yard of 27 feet in lieu of 30 feet required; 34-340(e)(3)e, for 82.4% lot coverage in lieu of 65% maximum; 34-373(c), for no maneuvering area behind one parking space in lieu of 23 feet required; and 34-373(d), for a parking area setback of 1 foot and 0 feet along the west and north boundary lines, respectively, in lieu of 5 feet required, all to ratify existing non-conformities related to a developed multiple-family residential property **legally described as** Lot 1 together with land lying west of the erosion control line, Block 81, *Pablo Beach South*.

Miscellaneous Info: No previous variance requests.

Notes: _____

(H) Case Number: BOA 16-100090

Applicant: New Atlantic Builders, Inc.

Agent: Stephen B. Williams (Edgewater Companies, Inc.)

Owner: Randall P. Deloach Custodian

Property Address: 417 South 33rd Avenue

Parcel ID: 180514-0024

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):**
34-336(e)(1)c.2, for side yards of 7.5 feet each in lieu of 10 feet required and 34-336(e)(1)e, for lot coverage of 44.2% in lieu of 35% maximum to allow for construction of a new single family dwelling **for property legally described as** Lot 8 and the westerly 5ft of Lot 7, Block 5, *Atlantic Shores R/P Unit No. 1*.

Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, July 5, 2016**. There are seven 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.