



Agenda

Board of Adjustment

Tuesday, August 16, 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

- a. Regular Board of Adjustment Meeting Held July 19, 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 16-100126
- Applicant: New Atlantic Builders, Inc.
- Agent: Stephen B. Williams c/o Edgewater Companies, Inc.
- Owner: Jimmy and Doriene Rogers
- Property Address: 688 South 12th Avenue
- Parcel ID: 176743-0000
- Current Zoning: RS-3
- Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(2)c.2, for an easterly side yard of 5 feet in lieu of 10 feet required and 34-338(e)(2)f, for 44% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling **for property legally described as Lot 7, Block 117, Oceanside Park.**
- Miscellaneous Info: No previous variance requests.

Notes: _____

- b. Case Number: BOA 16-100127**
- Applicant/Owner: Renee (McCullers) Bourgeois
- Agent: Peter W. Schwab
- Property Address: 4045 Palm Way
- Parcel ID: 181365-0000
- 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 41.4% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling and swimming pool on Lot 17 for property legally described as Lots 17 and 18, Block 11, Ocean Terrace.**
- Miscellaneous Info: No previous variance requests.

Notes: _____

- c. Case Number: BOA 16-100128**
- Applicant/Owner: Renee (McCullers) Bourgeois
- Agent: Peter W. Schwab
- Property Address: 4045 Palm Way
- Parcel ID: 181365-0000
- 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 41.4% lot coverage in lieu of 35% maximum to allow for construction of a new single family dwelling and swimming pool on Lot 18 for property legally described as Lots 17 and 18, Block 11, Ocean Terrace.**
- Miscellaneous Info: No previous variance requests.

Notes: _____

d. Case Number: BOA 16-100129

Applicant/Owner: Scott Simmons et al

Property Address: 711 South 15th Avenue

Parcel ID: 176894-0000

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)c.1, for a front yard of 9.9 feet in lieu of 20 feet required; 34-337(e)(1)c.2, for a westerly side yard of 6.3 feet and side yards totaling 10.9 feet in lieu of 15 feet required; and 34-337(e)(1)e, for 48.3% lot coverage in lieu of 35% maximum to allow for a garage addition to an existing dwelling unit **for property legally described as** Lot 10, Block 148, *Oceanside Park*.

Miscellaneous Info: Two previously approved variance requests (BZA# 263-83 and BOA# 165-2002).

Notes: _____

e. Case Number: BOA 16-100130

Applicant/Owner: Katherine and Stanley McLane

Agent: Mike Quintal c/o Blue Haven Pools & Spas

Property Address: 854 South 13th Avenue

Parcel ID: 176850-0000

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 35% maximum to allow for a swimming pool deck addition **for property legally described as** the west 1/2 of Lot 3 and all of Lot 4, Block 139, *Oceanside Park*.

Miscellaneous Info: No previous variance requests.

Notes: _____

- f. **Case Number:** BOA 16-100134
 Applicant/Owner: Ross Fanti
 Property Address: 1729 Sunset Drive
 Parcel ID: 178370-0000
 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 24.1 feet in lieu of 30 feet required to allow for construction of a new single family dwelling for property legally described as Lot 15, Block 6, *Ocean Forest Unit One*.**
 Miscellaneous Info: No previous variance requests.

Notes: _____

- g. **Case Number:** BOA 16-100135
 Applicant/Owner: Thaddeus M. and Fiona L. Moseley
 Property Address: 160 North 7th Avenue
 Parcel ID: 173945-0000
 Current Zoning: C-1 (per RM-2 standards)
 Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)e, for 74.5% lot coverage in lieu of 65% maximum to ratify nonconformities relative to an existing multiple-family residential use property located at 160 7th Avenue North, legally described as Lots 50-53 being Parcel 2, *Flagler Tract*.**
 Miscellaneous Info: One previously approved variance request and conditional use request (BOA# 60-94 and PC#20-94).

Notes: _____

- h. **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 dwelling unit **for property legally described as** Lot 1, Block 74, Section "A" Jacksonville Beach.
Miscellaneous Info: No previous variance requests.

Notes: _____

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Wednesday, September 7, 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.