

CITY OF JACKSONVILLE BEACH, FLORIDA



MEMORANDUM TO: Board of Adjustment Members

DATE: Tuesday, October 8, 2013

There will be a regular meeting of the Board on **Tuesday, October 15, 2013**, at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach.

1. CALL TO ORDER

2. ROLL CALL: Joseph Loretta (*Chair*), Thomas Buck (*Vice Chair*), John Moreland, Sylvia Osewalt
Alternates: Michael Gallimore, Scott Cummings

3. EX-PARTE STATEMENT:

4. APPROVAL OF MINUTES: September 17, 2013

5. CORRESPONDENCE:

6. OLD BUSINESS: None

7. NEW BUSINESS:

(A) Case Number: BOA 13-100184

Applicant: JWB Real Estate Capital, LLC.

Agent: Eric Shiendling

Owner: Bellacoop Fund, LLC.

Property Address: 1020 Penman Road

Parcel ID: 179184-0070

Legal Description: Lot 3, Block 72, *Section "A" Jacksonville Beach*

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 18 feet in lieu of 20 feet required; 34-337(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info: No previous variance requests.

Notes: _____

(B) **Case Number:** **BOA 13-100185**

Applicant: JWB Real Estate Capital, LLC.

Agent: Eric Shiendling

Owner: Progress Home Buyers, LLC.

Property Address: 1126 Penman Road

Parcel ID: 179134-0000

Legal Description: Lot 4, Block 51, *Section A, Jacksonville Beach*

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 18 feet in lieu of 20 feet required; 34-337(e)(1)c.3, for a rear yard of 10 feet in lieu of 30 feet required; and 34-337(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info: No previous variance requests.

Notes: _____

(C) **Case Number:** **BOA 13-100186**

Owner/Applicant: Bryan Keith Blankenship

Property Address: 115 9th Avenue North

Parcel ID: 174525-0000

Legal Description: Lot 1, Block 102, *Pablo Beach North*

Current Zoning: RS-3

Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.2, for a corner side yard of 0 feet in lieu of 10 feet required to allow for a new single family dwelling.

Miscellaneous Info: One previous variance request.

Notes: _____

(D) **Case Number:** **BOA 13-100187**

Applicant: Castle Corp of Jacksonville
Agent: Bottom Line Ventures, Inc.
Owner: TJB Properties, LLC.
Property Address: 1125 North 1st Street
Parcel ID: 174561-0000
Legal Description: the west 45ft of Lot 7 and Lot 8, Block 111, *Florida Land Investment Companys Re-Subdivision of Blocks 101 and 111 Pablo Beach North*
Current Zoning: RM-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(1)c.1, for a front yard of 17 feet in lieu of 20 feet required; 34-340(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; 34-340(e)(1)c.3, for a northerly unit rear yard of 5 feet in lieu of 30 feet required; and 34-340(e)(1)f, for 41% lot coverage in lieu of 35% maximum to allow for a new two family dwelling.
Miscellaneous Info: Three previous variance requests.

Notes: _____

(E) **Case Number:** **BOA 13-100188**

Owner/Applicant: Bottom Line Ventures, Inc.
Property Address: 305 South 33rd Avenue
Parcel ID: 180574-0000
Legal Description: Lot 13, Block 12, *Atlantic Shores Unit No. 1 R/P*
Current Zoning: RS-1
Motion to Approve: **City of Jacksonville Beach Land Development Code Sections:** 34-336(e)(1)c.2, for an easterly side yard of 8.9 feet in lieu of 10 feet and a westerly side yard of 6 feet in lieu of 10 feet required to allow for a new single family dwelling.
Miscellaneous Info: No previous variance requests.

Notes: _____

- (F) **Case Number:** BOA 13-100189
Owner/Applicant: South Beach Village West, LLC.
Agent: Richard Toomey
Property Address: 2720 South 3rd Street
Parcel ID: 180553-0000
Legal Description: Lots 8, 9, 10, 13, 14 and the northwest ½ of Lot 15, Block 11, *Atlantic Shores Replat Unit No. 1*
Current Zoning: CPO/RS-2
Motion to Approve: **City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)c.3, for a rear yard of 20 feet in lieu of 30 feet required for Lot 1; 34-340(e)(2)c.3 for a rear yard of 10 feet in lieu of 20 feet required for Lot 2; 34-340(e)(2)f, for lot coverage of 56%, 57%, and 47% for Lots 3, 4, and 5 respectively; and 34-373(d), for a 0 foot driveway setback from side and rear property lines for lots 3, 4, and 5 in lieu of 5 feet required, all to allow for development of a five lot, zero-lot line single family residential development.
Miscellaneous Info: No previous variance requests.

Notes: _____

- (G) **Case Number:** BOA 13-100190
Applicant: Jacksonville’s Finest Homes, LLC.
Agent: Anthony Sifakis
Owner: Eva Perry Badger Connell
Property Address: 260 40th Avenue South
Parcel ID: 180425-0000
Legal Description: Lot 6 (except pt in SR), Block 1, Avalon Unit Two
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 10 feet in lieu of 25 feet required; 34-336(e)(1)c.2, for side yards of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard of 15 feet in lieu of 30 feet required; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.
Miscellaneous Info: No previous variance requests.

Notes: _____

- 8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is **Tuesday, October 1, 2013.**
There are two scheduled cases.

NOTICE

If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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. 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 Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.