



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Wednesday, September 7, 2022

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), Dan Elmaleh, John Moreland, Jeff Truhlar

Alternates: Todd Smith, Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on August 2, 2022
- B. Regular Board of Adjustment Meeting held on August 16, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100087**

Applicant: John Atkins, Atkins Builders, Inc.

Agent: N/A

Owner: Atkins Builders, Inc.

Property Address: 'O' Horn Street

Parcel ID: 179928-0000

Legal Description:

Lot 12, Block 10, *Williams Coastal Boulevard Heights*

Current Zoning: RS-2

Motion to 34-337(e)(1)c.2, for a total side yard of 10 feet in lieu of 15 feet minimum to
Consider: allow for construction of a new single-family dwelling

B. **Case Number(s): BOA#22-100088**

Applicant: Ian Alves

Agent: N/A

Owner: Ian & Jacqueline Alves

Property Address: 1709 Riley Street

Parcel ID: 179944-0990
Legal Description: the South ½ of Lots 20 through 24, Block 12, *Williams Coastal Boulevard Heights*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool, pool deck and patio, accessory shed and walkway at an existing single-family dwelling

C. **Case Number(s): BOA#22-100089**

Applicant: ABC Liquors, Inc. - Phyllis Fitzpatrick
Agent: KPM Franklin - Ross Galbraith
Owner: ABC Properties, Ltd.
Property Address: 608 Beach Boulevard
Parcel ID: 175453-0000
Legal Description: Parts of Lots 1 & 2, Block C, *Pablo Beach South*
Current Zoning: C-2
Motion to 34-343(e)(3)b, for a corner side-yard setback of 7 feet in lieu of 10 feet
Consider: minimum; 34-343(e)5 for lot coverage of 94% in lieu of 85% maximum; 34-377, for 15 parking spaces in lieu of 47 spaces required; 34-425(b)1, for no landscape buffer in lieu of 5 feet required; 34-425(c)1, for no internal landscaping for a parking area in lieu of 1 island per 10 spaces required to allow for renovation of an existing package liquor store

D. **Case Number(s): BOA#22-100092**

Applicant: Matthew Lents
Agent: N/A
Owner: Lents & Associates, PLLC
Property Address: 1201 3rd Street North
Parcel ID: 174613-0000
Legal Description: Lot 12, Block 123, *of Northern Portion of Pablo Beach*
Current Zoning: C-1
Motion to 34-377, for 6 on-site parking spaces in lieu of 14 required to allow for
Consider: construction of a second story office space addition and a third story auxiliary dwelling unit to an existing one-story office building

E. **Case Number(s): BOA#22-100093**

Applicant: Catherine Sturms
Agent: N/A
Owner: Catherine Sturms
Property Address: 983 2nd Street South
Parcel ID: 176119-0000
Legal Description: Lot 7, Block 92, *Pablo Beach South*
Current Zoning: RM-2
Motion to 34-340(e)(3)c.1, for a front yard setback of 7 feet in lieu of 20 feet required;
Consider: 34-340(e)(3)c.3, for a rear yard setback of 16 feet in lieu of 30 feet minimum, to allow for construction of two new multi-family dwellings and to address existing nonconformities

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, September 20, 2022. There are six scheduled cases.

ADJOURNMENT**NOTICE**

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 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it 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. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

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.

cc: City Manager; City Attorney