



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, September 20, 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

CORRESPONDENCE

OLD BUSINESS

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

Applicant: Matthew Lents

Agent: N/A

Owner: Matthew Lents

Property Address: 1201 3rd Street North

Parcel ID: 174613-0000

Legal Description: Lot 12, Block 123, *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

NEW BUSINESS

A. **Case Number(s): BOA#22-100095**

Applicant: Edward Gil

Agent: Steven Ballantyne, Hawkstone Outdoor Design

Owner: Edward Gil

Property Address: 513 17th Avenue North

Parcel ID: 174864-0000

Legal Description: Lot 6, Block 7, *Surf Park Unit One*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a swimming pool deck and patio at an existing single-family dwelling

B. **Case Number(s): BOA#22-100098**

Applicant: Peter Hill

Agent: N/A

Owner: AB 114 12th, LLC, Joseph Eckstein

Property Address: 114 12th Avenue South

Parcel ID: 176220-0000

Legal Description: Lot 3, Block 122, *Pablo Beach South*

Current Zoning: RM-2

Motion to Consider: 34-340(e)(3)(c)1, for a front yard setback of 15 feet in lieu of 20 feet minimum, 34-340(e)(3)(c)2, for a side yard setback of 5 feet in lieu of 10 feet minimum, and 34-340(e)(3)(c)3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a three-unit multi-family structure

C. **Case Number(s): BOA#22-100100**

Applicant: Eric Kofman

Agent: N/A

Owner: Eric Kofman

Property Address: 529 11th Avenue North

Parcel ID: 175006-0000

Legal Description: Lot 3, Block 4, *Beach Homesites Unit One*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)(c)2, for a side-yard setback of 9 feet on the western side yard in lieu of 10 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required one car garage; 34-336(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; and 35-376(d) for a parking area setback of zero feet in lieu of 5 feet minimum, to rectify existing non-conformities with the primary structure and driveway and to allow for construction of a new swimming pool deck at an existing single-family dwelling

D. **Case Number(s): BOA#22-100101**

Applicant: Robert Twigg

Agent: N/A

Owner: Robert Twigg

Property Address: 517 Patricia Lane

Parcel ID: 175036-0020

Legal Description: A part of Lot 2, Block 6, *Beach Homesites Unit One*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)(c)2, for a side-yard setback of 7.5 feet for the western side yard and 9 feet for the eastern side-yard in lieu of 10 feet minimum; and 34-336 (e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new swimming pool deck and to rectify existing non-conformities at an existing single family dwelling

E. **Case Number(s): BOA#22-100102**

Applicant: Steven Boyer
Agent: N/A
Owner: Steven Boyer
Property Address: 1706 Oakwood Lane
Parcel ID: 179997-7095
Legal Description: Lot 19, Block 1, Oakbreeze Cove
Current Zoning: RS-1
Motion to 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet
Consider: minimum; and 34-373(d), for a zero-foot driveway setback along the south property line in lieu of 5 feet minimum required, to allow for the enlargement and enclosure of an existing screened porch attached to an existing single-family dwelling and rectify a non-conforming driveway

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, October 4, 2022. There are four 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