



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, October 4, 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 September 7, 2022
- B. Regular Board of Adjustment Meeting held on September 20, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100105**

Applicant: Mitchell Tidwell

Agent: N/A

Owner: Ryan Walls

Property Address: 1104 2nd Avenue North

Parcel ID: 177596-0005

Legal Description: a parcel or tract of land located in a portion of a parcel of land known as the Geer Tract, lying and situated in the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County Florida

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new swimming pool and deck at an existing single-family dwelling

B. **Case Number(s): BOA#22-100107**

Applicant: Sea Cake, LLC. - Austin Towery

Agent: N/A

Owner: Sea Cake, LLC. - Austin Towery
Property Address: 314 1st Street North
Parcel ID: 174045-0010
Legal Description: Lots 7 & 8, Block 32, *Pablo Beach North*
Current Zoning: CBD
Motion to 34-373(a)(1), for the use of 6 compact parking spaces and one motorcycle
Consider: parking space in lieu of 7 standard spaces for required off street parking;
34-373(d) for a parking setback of zero feet in lieu of 5 feet minimum
adjacent to an alley to allow for construction of a new mixed use commercial
building

C. **Case Number(s): BOA#22-100110**

Applicant: Starr Sanford Design - Christi Elflein
Agent: Starr Sanford Design - Christi Elflein
Owner: Graydon & Virginia Mabry
Property Address: 3015 Ocean Drive
Parcel ID: 181507-0000
Legal Description: Lot 3, Block 1, *Atlantic Shores Ocean Front Section – Division B*
Current Zoning: RS-1
Motion to 34-336(e)(1)(c)3, for a rear yard setback of 25 feet in lieu of 30 feet
Consider: minimum, to allow for construction of a new single-family dwelling

D. **Case Number(s): BOA#22-100111 DEFERRED TO OCTOBER 18**

Applicant: Neil Roberts
Agent: N/A
Owner: Neil Roberts
Property Address: 1019 24th Street North
Parcel ID: 179100-0000
Legal Description: Lot 6, Block 34, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to 34-337(e)(1)(e), for lot coverage of 45% in lieu of 35% maximum to rectify
Consider: existing non-conformities and allow for a substantial improvement at an
existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, October 18, 2022. There are five 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