



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, January 3, 2023

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), John Moreland, Todd Smith, Jeff Truhlar

Alternates: Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on December 20, 2022

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#22-100131**

Applicant: Robert Sherman

Agent: Kevin Fitzgerald, KMS Systems

Owner: Robert Sherman

Property Address: 1103 15th Avenue North

Parcel ID: 175361-0000

Legal Description: Lot 7, Block 13, *Beach Homesites, Unit 3 Replat*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow

Consider: for the addition of a new rear patio to an existing single-family dwelling

NEW BUSINESS

A. **Case Number(s): BOA#22-100094**

Applicant: John Smith, Big Beach Properties, LLC

Agent: Seth Heitzman

Owner: Big Beach Properties, LLC

Property Address: '0' 10th Street South

Parcel ID: 177338-0000

Legal Description: Lot 3, Block 8, *Beach Heights*

Current Zoning: RM-1

Motion to 34-338(e)(1)c,2, for a combined side yard setback of 10'8" in lieu of 15 feet
Consider: minimum; and 34-338(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for the construction of a new single-family dwelling with rear patio

B. Case Number(s): BOA#22-100139

Applicant: Khalil & Lisa Farah

Agent: N/A

Owner: Khalil & Lisa Farah

Property Address: '0' 34th Avenue South

Parcel ID: 181484-0000

Legal Description: Lot 6, Block 6, *Atlantic Shores Ocean Front Section Division "A"*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.1, for a front yard setback of 19 feet in lieu of 25 feet

Consider: minimum; 34-336(e)(1)c.2, for east and west side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling and covered rear porch

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Wednesday, January 18, 2023. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

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: Mike Staffopoulos, City Manager; City Attorney