



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, February 22, 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: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on February 7, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#20-100037**

Applicant: Timothy L. Malden

Agent: N/A

Owner: Source Property's LLC., Timothy Malden

Property Address: 121 7th Court South

Parcel ID: 176052-0000 & 176050-0000

Legal Description: The south ½ of Lot 3, together with the west 15 feet of the south 25 feet of Lot 2, Block 72, *Pablo Beach South*

Current Zoning: RM-2

Motion to Consider: 34-340(e)(3)c.1, for a front yard setback of 6.5 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 3 feet each in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 6 feet in lieu of 30 feet minimum; 34-340(e)(3)e, for 75% lot coverage in lieu of 65% maximum; 34-340(e)(3)g, for an accessory structure setback of zero feet in lieu of 5 feet minimum for paved swales; 34-373(c), for turning and maneuvering space of 18.5 feet in lieu of 23 feet required; 34-373(d), for a parking loading area setback of 3 feet in lieu of 5 feet minimum; and 34-373(f), for one gravel parking space in lieu of required paving, all to allow for construction of a new two unit multiple-family dwelling

NEW BUSINESS

A. Case Number(s): BOA#23-100001

Applicant: Josue Garcia
Agent: N/A
Owner: Josue Garcia
Property Address: 1485 Eastwind Drive North
Parcel ID: 179459-3005
Legal Description: Lot 1, *Seabreeze Park*
Current Zoning: RS-3
Motion to Consider: 34-338(e)(1)c.3, for a rear yard setback of 13 feet in lieu of 20 feet minimum; and 34-338(e)(1)e, for lot coverage of 49.3% in lieu of 35% maximum to allow for a second story addition and an extended second floor balcony to an existing single-family dwelling

B. Case Number(s): BOA#23-100002

Applicant: 0 2nd Street Acquisition, LLC - Steven Wacaster
Agent: N/A
Owner: 0 2nd Street Acquisition, LLC - Steven Wacaster
Property Address: 0 2nd Street South
Parcel ID: 176317-0000
Legal Description: The South half of Lots 11 and 12, Block 153, *Pablo Beach South*
Current Zoning: C-1
Motion to Consider: 34-342(e)(3)a, for a front yard setback of 6 feet 9 inches (6'9") in lieu of 10 feet minimum; and 34-342(e)(3)b, for a corner side-yard setback of 3 feet 3 inches (3'3") in lieu of 10 feet minimum to allow for the addition of second and third floor cantilevered balconies on a proposed new commercial office structure

C. Case Number(s): BOA#23-100003

Applicant: Mitchell Tidwell
Agent: N/A
Owner: Ty Gordon
Property Address: 1225 15th Avenue North
Parcel ID: 175356-0000
Legal Description: Lot 2, Block 13, *Beach Homesites Unit Three Replat*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.2, for an eastern side yard setback of 9.5 feet and a western side yard setback of 8.1 feet both in lieu of 10 feet minimum; 34-336(e)(1)d, for a floor area of 1,136 square feet in lieu of 1,600 square feet minimum and no garage in lieu of a one car garage minimum; and 34-336(e)(1)e, for lot coverage of 46.3% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new swimming pool and pool deck attached to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Tuesday, March 7, 2023. There are six scheduled cases.
B. February 23 City Council LDC - Comp Plan workshop on parking.

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