



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, March 7, 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

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100006**

Applicant: David & Trina Middleton

Agent: Lavender House Contracting

Owner: David & Trina Middleton

Property Address: 824 18th Avenue North

Parcel ID: 175207-0000

Legal Description: Lot 13, Block 4, *Beach Homesites Unit Three*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for an easterly side yard setback of 9.4 feet and a westerly

Consider: side yard setback of 7.9 feet both in lieu of 10 feet minimum; 34-

336(e)(1)d, for no garage in lieu of a one car garage required and a living

area of 1,564 square feet in lieu of 1,600 square feet required; and 34-

336(e)(1)e, for lot coverage of 47% in lieu of 35% maximum, to allow for

the enclosure of an existing one car garage and to rectify existing non-

conformities at an existing single family dwelling

B. **Case Number(s): BOA#23-100007**

Applicant: Audrey Lackie

Agent: Robert W. Gray

Owner: Audrey Lackie

Property Address: 117 2nd Avenue South

Parcel ID: 175598-0000
Legal Description: The East 15.5 feet of Lot 6, and the West 37.5 feet of Lot 7, Block 12, *Pablo Beach South*
Current Zoning: CBD
Motion to Consider: 34-345(e)3, for a rear yard setback of 5 feet in lieu of 15 feet minimum, to allow for the construction of a new multifamily structure

C. **Case Number(s): BOA#23-100008**

Applicant: 121 Financial Credit Union, Paul Blackstone, COO
Agent: BGE, Inc., Jennifer Urcan
Owner: 121 Financial Credit Union
Property Address: 2017 3rd Street North
Parcel ID: 175438-0000
Legal Description: Lots 3 and 4, less and except the South 5.50 feet of Lot 4, Block 203, *Elton Realty Company's Replat*
Current Zoning: C-1
Motion to Consider: 34-377 for zero parking spaces in lieu of three spaces minimum to allow for the construction of a drive-up independent teller machine

D. **Case Number(s): BOA#23-100009**

Applicant: Mike Hanna, Hanna Builders
Agent: N/A
Owner: Hanna Incorporated
Property Address: 3090 Sunshine Court
Parcel ID: 181417-0025
Legal Description: Lot 12, Block 11, *South Beach Replat*
Current Zoning: RS-2
Motion to Consider: 34-337(e)(1)c.2, for a corner side yard setback of 10 feet in lieu of 13.4 feet required; and 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling and swimming pool

E. **Case Number(s): BOA#23-100010**

Applicant: Mike Hanna, Hanna Builders
Agent: N/A
Owner: Hanna Incorporated
Property Address: 3228 Sunshine Court
Parcel ID: 181417-0010
Legal Description: Lot 9, Block 11, *South Beach Replat*
Current Zoning: RS-2
Motion to Consider: 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling and swimming pool

F. **Case Number(s): BOA#23-100011**

Applicant: Kathy Esfahani
Agent: Mike Hanna, Hanna Builders
Owner: KK+A, LLC
Property Address: 3274 Sunshine Court
Parcel ID: 181417-0005
Legal Description: Lot 8, Block 11, *South Beach Replat*

Current Zoning: RS-2
Motion to 34-337(e)(1)c.1, for a front yard setback of 6 feet in lieu of 20 feet
Consider: minimum; 34-337(e)(1)c.2, for a combined side yard setback of 12 feet in
lieu of 15 feet minimum; 34-337(e)(1)c.3, for a rear yard setback of 10 feet
in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 50% in
lieu of 35% maximum to allow for construction of a new single-family
dwelling and swimming pool

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Wednesday, March 22, 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