



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, September 6, 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. Minutes for August 15, 2023 Board of Adjustment meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100076**

Applicant: Scott & Maureen Jakubczak

Agent: John Crawford

Owner: Scott & Maureen Jakubczak

Property Address: 3840 Poincianna Boulevard

Parcel ID: 181372-0000

Legal Description: Lot 6 and part of Lot 4, Block 12, Ocean Terrace

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-337(e)(1)e., for lot coverage of 40% in lieu of 35% maximum, to allow for the addition of a coping only swimming pool to an existing single-family dwelling **for property addressed** 3840 Poincianna Boulevard, **RE#** 181372-0000, **legally described** as Lot 6 and part of Lot 4, Block 12, *Ocean Terrace*

B. **Case Number(s): BOA#23-100077**

Applicant: Nancy Lawing

Agent: Robert W Gray III

Owner: Nancy Lawing

Property Address: 836 N 6th Ave

Parcel ID: 174232-0000
Legal Description: Lot 5, Block 69, Pablo Beach
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c.(1), for a front yard setback of 9 feet in lieu of 20 feet minimum and 34-337(e)(1)c.(2), for a corner side yard of 1 foot in lieu of 12.5 feet minimum to allow for the construction of a new carport and for a corner side yard of 10 feet in lieu of 12.5 feet minimum, to address existing nonconformities and allow for a front porch addition to an existing single-family dwelling **for property addressed** 836 N 6th Ave, **RE#** 174232-0000, **legally described as** Lot 5, Block 69, *Pablo Beach*

C. **Case Number(s): BOA#23-100079**

Applicant: James Smithson
Agent: Straum Contracting & Construction Management LLC
Owner: James Smithson
Property Address: 422 6th Ave S
Parcel ID: 176328-0000
Legal Description: Lot 3, Block 1 , Oceanside Park
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c.(1), for front yard setback of 14.6 feet in lieu of 20 feet minimum; and 34-337(e)(1)c.(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum to allow for a covered front patio to an existing single-family dwelling **for property addressed** 422 South 6th Avenue, **RE#** 176328-0000, **legally described as** Lot 3, Block 1 , *Oceanside Park*

D. **Case Number(s): BOA#23-100080**

Applicant: 0 2nd Street Acquisition, LLC
Agent: N/A
Owner: 0 2nd Street Acquisition, LLC
Property Address: 0 2nd Street South and 215 16th Avenue South
Parcel ID: 176317-0000 & 176315-0000
Legal Description: The South half lots of 11 and 12, Block 153, Pablo Beach South & Lot 10, Block 153 Pablo Beach South
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-342(e)(3)a., for front yard setbacks of 6.9 feet in lieu of 10 feet minimum along 2nd Street South and for a front yard setback of 3.3 feet in lieu of 10 feet minimum along 16th Avenue South; and 34-377, for 26 off street (on site) parking spaces in lieu of 58 spaces required to allow for new office buildings **for property addressed** '0' 2nd Street South and 215 16th Avenue South, **RE#** 176317-0000 & 176315-0000, **legally described as** The South half lots of 11 and 12, Block 153, *Pablo Beach South* & Lot 10, Block 153 *Pablo Beach South*

E. **Case Number(s): BOA#23-100081**

Applicant: Frank Gamel Jr.
Agent: Frank Gamel Jr.
Owner: Felizardo S. Camilon
Property Address: 1908 Ocean Drive
Parcel ID: 179378-0000
Legal Description: Lot 2, Block K, Permenters Replat of Atlantic Camp Grounds

Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-338(e)(1)e, for lot coverage of 54.60% in lieu of 35% maximum; and 34-340(e)(1)c.(1), for a front yard setback of 14.6 feet in lieu of 20 feet minimum, to allow for 2nd and 3rd floor balcony additions to an existing single-family dwelling **for property addressed** 1908 Ocean Drive, **RE#** 179378-0000, **legally described as** Lot 2, Block K, *Permenters Replat of Atlantic Camp Grounds*

F. **Case Number(s): BOA#23-100082**

Applicant: Mitchell Tidwell
Agent: N/A
Owner: Daniel Ryan
Property Address: 111 North 11th Avenue
Parcel ID: 174600-0005
Legal Description: Lot 8, Block 122 Pablo Beach North R/P
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-338(e)(1)e, for lot coverage of 55.67% in lieu of 35% maximum to allow for a new swimming pool and pool deck at an existing single-family dwelling **for property addressed** 111 North 11th Avenue, **RE#** 174600-0005, **legally described as** Lot 8, Block 122 *Pablo Beach North R/P*

PLANNING DEPARTMENT REPORT

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.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a 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 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