



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, January 2, 2024

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#23-100124**

Applicant: Daniel Roura

Agent: N/A

Owner: Daniel Roura

Property Address: 1808 6th Ave N

Parcel ID: 177922-0000

Legal Description: Lot 6, Block 2, *Pine Grove Unit 4*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)e for lot coverage of 43% in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 25, and 34-336(e)(1)(g), for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu 5 feet minimum, to allow for new office addition, covered patio, pool remodel, build laundry room, and move garage as well as address existing nonconformities, to an existing single-family dwelling **for property addressed** 1808 6th Ave N, **RE#** 177922-0000, **legally described as** Lot 6, Block 2, *Pine Grove Unit 4*

B. **Case Number(s): BOA#23-100125**

Applicant: Robert Bachmann

Agent: N/A

Owner: Robert Bachmann

Property Address: 0 N 13th St (1110 N 13th St)
Parcel ID: 179149-0000
Legal Description: Lot 5, Block 55, *Section A Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 0 N 13th St (1110 N 13th St), **RE#** 179149-0000, **legally described as** Lot 5, Block 55, *Section A Jacksonville Beach*

C. **Case Number(s): BOA#23-100126**

Applicant: Robert Bachmann
Agent: N/A
Owner: Robert Bachmann
Property Address: 1746 Penman Rd
Parcel ID: 178375-0000
Legal Description: *Lot 20, Block 6, Ocean Forest Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)2, for a side yard setback of 7 feet in lieu of 10 feet minimum and 34-336(c)(2), for no garage in lieu of a required garage, to allow the conversion of the exiting carport into livable space for existing single-family dwelling **for property addressed** 1746 Penman Rd, **RE#** 178375-0000, **legally described as** Lot 20, Block 6, *Ocean Forest Unit 1*

D. **Case Number(s): BOA#23-100127**

Applicant: Robert Bachmann
Agent: N/A
Owner: The Bachmann Group Holdings LLC
Property Address: 1102 N 13th St
Parcel ID: 179150-0000
Legal Description: Lot 6, Block 55, *Section A Jacksonville Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling **for property addressed** 1102 N 13th St, **RE#** 179150-0000, **legally described as** Lot 6, Block 55, *Section A Jacksonville Beach*

E. **Case Number(s): BOA#23-100128 TO BE DEFERRED FOR DEFECT IN NOTICE**

Applicant: Chris Rood
Agent: N/A
Owner: Chris Rood
Property Address: 903 S 4th Ave
Parcel ID: 175868-0000
Legal Description: south 1/2 Lot 8, Block 40, *Pablo beach South*
Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum, to address current nonconformities **for property addressed** 903 S 4th Ave, **RE#** 175868-0000, **legally described as** south 1/2 Lot 8, Block 40, *Pablo beach South*

F. Case Number(s): BOA#23-100129

Applicant: James Thomas Kinchen III

Agent: N/A

Owner: James Thomas Kinchen III

Property Address: 1649 N 6th Ave

Parcel ID: 177908-0000

Legal Description: Lot 13, Block 1, Pine Grove Unit 4

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)1(c)2, for side yard setback of 7.8ft in lieu of 10ft minimum to address existing nonconformities to a single-family dwelling **for property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, Pine Grove Unit 4

PLANNING DEPARTMENT REPORT

A. Elections to be Held January 17th

B. The Joint Board / Planning Commission and CRA workshop on the draft comprehensive plan to be held January 10th, at 5:30 p.m.

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 may 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: City Manager; City Attorney