



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

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Tuesday, July 16, 2024

6:00 PM

Council Chambers

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#### 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

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Todd Smith, Jennifer Williams

Alternates: Matt Metz, Laura Tierney

#### APPROVAL OF MINUTES

A. Minutes for June 18, 2024 meeting

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

- A. **Case Number(s): BOA#24-100034**  
Applicant: DSM Renovations LLC  
Agent: N/A  
Owner: DSM Renovations LLC  
Property Address: 723 N 7th Ave  
Parcel ID: 174394-0000  
Legal Description: Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat of Pablo Beach North*  
Current Zoning: RS-2  
Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum and 34-337(e)(1)(c)(2), for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with AC pad and shower pad within the side yard setbacks, located at **property addressed** 723 N 7th Ave, **RE#** 174394-0000, **legally described as** Lot 10, Block 88, Replat of Part of, *Pablo Beach Improvement Company's Replat of Pablo Beach North*
- B. **Case Number(s): BOA#24-100035**  
Applicant: Julia Sanders  
Agent: N/A  
Owner: RE904LLC

Property Address: 251 Coral Way  
Parcel ID: 178382-0000  
Legal Description: Lot 3, Block 7, *Ocean Forest Unit 1*  
Current Zoning: RS-1  
Motion to Consider: **Section(s):** 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-336(e)(1)(e), for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling at **property addressed** 251 Coral Way, **RE#** 178382-0000, **legally described as** Lot 3, Block 7, *Ocean Forest Unit 1*

## **PLANNING DEPARTMENT REPORT**

### **COURTESY OF THE FLOOR TO VISITORS**

### **ADJOURNMENT**

#### **NOTICE**

*If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.*

*In accordance with Section 286.0114, Florida Statutes, any member of the public may 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](mailto: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 made part of the record. 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