



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, November 19, 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

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Jennifer Williams
Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100051**

Applicant: Stephanie Kiss

Agent: N/A

Owner: Stephanie Kiss

Property Address: 211 S 35th Ave

Parcel ID: 180609-0000

Legal Description: Lot 1, Block 18, Atlantic Shores

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(c)(2), for a corner side yard setback of 0 feet in lieu of 10feet minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed attached pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

B. **Case Number(s): BOA#24-100070**

Applicant: Robert Bachmann

Agent: N/A

Owner: The Bachmann Group Holdings LLC

Property Address: 0 N 13th St (179019-0010)

Parcel ID: 179019-0010

Legal Description: Lot 2, Block 6, Section A, *Jacksonville beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0010, **legally described as** Lot 2, Block 6, Section A, *Jacksonville beach*

C. **Case Number(s): BOA#24-100071**

Applicant: Robert Bachmann
Agent: N/A
Owner: The Bachmann Group Holdings LLC
Property Address: 0 13th St N (179019-0005)
Parcel ID: 179019-0005
Legal Description: Lot 1, Block 6, Section A, *Jacksonville beach*
Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-337(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for construction of a new single family dwelling existing vacant lot of record, located at **property addressed** 0 13th St N, **RE#** 179019-0005, **legally described as** Lot 1, Block 6, Section A, *Jacksonville beach*

D. **Case Number(s): BOA#24-100072**

Applicant: Willberto & Judith Alvarado
Agent: Zinn Architecture + Interiors
Owner: Willberto & Judith Alvarado
Property Address: 462-464 1st St S
Parcel ID: 175881-0000
Legal Description: Lot 8, Block 42, *Pablo Beach South*
Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(1)(c)(2), for a side yard setback of 7 feet in lieu of 10 feet minimum, 34-340(e)(1)(f) for 38% lot coverage in lieu of 35% maximum, for proposed attached elevator tower for a multifamily structure, located at **property addressed** 462-464 1st St S, **RE#** 175881-0000, **legally described as** N 70ft of Lot 8, Block 42, *Pablo Beach South*

E. **Case Number(s): BOA#24-100074**

Applicant: Robert Hancok
Agent: N/A
Owner: Robert Hancok
Property Address: 1306 N 18th Ave
Parcel ID: 178128-0000
Legal Description: Lot 5, Block 3, *San Pablo Terrace*
Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-373(e), for a driveway setback of 3 feet in lieu of 5 feet minimum, for proposed driveway to an existing single family dwelling, located at **property addressed** 1306 N 18th Ave, **RE#** 178128-0000, **legally described as** Lot 5, Block 3, *San Pablo Terrace*

F. **Case Number(s): BOA#24-100075**

Applicant: James Kinchen
Agent: N/A

Owner: James Kinchen
Property Address: 1649 N 6th Ave
Parcel ID: 177908-0000
Legal Description: Lot 13, Block 1, Atlantic Shores
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, for a covered front porch with an extended entry and for to an existing single family dwelling, located at **property addressed** 1649 N 6th Ave, **RE#** 177908-0000, **legally described as** Lot 13, Block 1, Atlantic Shores

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; (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