



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, December 17, 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

- A. Minutes for November 6, 2024
- B. Minutes for November 19, 2024

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#24-100073**
Applicant: Maria & James Doran
Agent: Alesch Contracting Inc.
Owner: Doran Family Trust
Property Address: 202 33rd Ave S
Parcel ID: 180626-0000
Legal Description: Lot 10, Block 19, *Atlantic shores Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(e), for 55% lot coverage in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, 34-336(e)(1)((c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum, for construction of a single-family home, located at **property addressed** 202 33rd Ave S, **RE#** 180626-0000, **legally described as** Lot 10, Block 19, *Atlantic shores Unit 1*
- B. **Case Number(s): BOA#24-100080**
Applicant: Heather McConville
Agent: N/A
Owner: Joseph & Heather McConville
Property Address: 619 N 14th Ave
Parcel ID: 174806-0000

Legal Description: Lot 11, Block 4, *Surf Park Unit 1*

Current Zoning: RS-1

Motion to Consider: **Defer the application until such time as the applicant has submitted a new, sufficient application packet for the revised project.**

C. **Case Number(s): BOA#24-100081**

Applicant: Aaron Meisenheimer

Agent: N/A

Owner: Gergory Solis

Property Address: 74 S 6th St

Parcel ID: 175559-0010

Legal Description: Lot 11& 12, Block 7, *Pablo Beach South*

Current Zoning: CS

Motion to Consider: **Section(s):** 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum, and 34-425(b)(1), for landscape buffer of 0 feet in lieu of 5 feet minimum, to bring parking up to office/warehouse standards for required number of parking spaces for an existing warehouse, located at **property addressed** 74 S 6th St, **RE#** 175559-0010, **legally described as** Lot 11& 12, Block 7, *Pablo Beach South*

D. **Case Number(s): BOA#24-100082**

Applicant: Patrick & Whitney VanMeter

Agent: Christa Wellington

Owner: Patrick & Whitney VanMeter

Property Address: 3930 Duval Drive

Parcel ID: 181709-0000

Legal Description: The South 75 feet , of Lot 3, Block D7, *Ponte Vedra*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-336(e)(1)(e), for an accessory structure setback of 0 feet in lieu of 5 feet minimum, for new wood deck addition, to an existing single-family home, located at **property addressed** 3930 Duval Dr., **RE#** 181709-0000, **legally described as** The South 75 feet, of Lot 3, Block D7, *Ponte Vedra*

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