



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, May 20, 2025

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), Matt Metz, John Moreland, Jennifer Williams

Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

- A. Minutes for March 18, 2025
- B. Minutes for April 15, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#25-100020**

Applicant: Elevate On Track LLC

Agent: Cyndy Trimmer & Mike Sittner

Owner: Kathy Jaroll

Property Address: 2007 S 1st St

Parcel ID: 179381-0000

Legal Description: Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp Grounds*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum, 34-615(e)(1)(e), For lot coverage of 70% in lieu of 45% Maximum, 34-615(e)(1)(f), for 71% lot coverage in lieu of 60% maximum, all for construction of two new urban single family dwellings, located on two nonconforming lots or record, located at **property addressed** 2007 S 1st St., **RE#** 179381-0000, **legally described as** Lot 5 & 6, Block L, *Permenter's R/P Atlantic Camp Grounds*

B. **Case Number(s): BOA#25-100021**

Applicant: Timothy Whalen

Agent: Leonardo Ortiz

Owner: Tuxedo Park Rental LLC

Property Address: 130 N 8th Ave

Parcel ID: 173950-0000
Legal Description: THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY 960) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE(59), FLAGLER TRACT
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-615(e)(3)(c)(1), for a front yard setback of 1.4 feet in lieu of 20 feet minimum, 34-615(e)(3)(c)(2) for a westerly side yard setback of 4.1 feet and an easterly side yard setback of 4.7 feet in lieu of 5 feet minimum per side, 34-615(e)(3)(c)(3) for a rear yard setback of 12.6 feet in lieu of 20 feet minimum, 34-706.1, for zero (0) parking spaces at a multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or four (4) spaces total required, to rectify existing nonconformities and for renovation and conversion of a single family dwelling into a multi-family dwelling, located at **property addressed** 130 N 8th Ave **RE#** 173950-0000, **legally described as** THE WEST TWENTY-FIVE FEET OF THE NORTH SIXTY (60) FEET OF LOT SIXTY 960) AND EAST TEN (10) FEET OF THE NORTH SIXTY (60) FEET OF LOT FIFTY-NINE(59), **FLAGLER TRACT**

C. **Case Number(s): BOA#25-100022**

Applicant: James Mizelle
Agent: Jason Gabriel
Owner: 1328 N 3rd St LLC
Property Address: 1328 N 3rd St
Parcel ID: 174664-0000
Legal Description: Lot 1, Block 134, *Pablo Beach North R/P*
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-617(e)(3)(a), for a front yard setback of 4.6 feet in lieu of 10 feet minimum, 34-707, for a reduction of required off-street parking to 0 in lieu of 14.33 spaces required, to rectify existing nonconformities, located at **property addressed** 1328 N 3rd St, **RE#** 174664-0000, **legally described as** Lot 1, Block 134, *Pablo Beach North R/P*

D. **Case Number(s): BOA#25-100023**

Applicant: Josh Nussbaum
Agent: Josh Nussbaum
Owner: Donna Berdine, James McKenzie, Harold Dwayne Williams
Property Address: 520/522 1st S St
Parcel ID: 175960-0000/175958-0000
Legal Description: THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT 8, Block 52, PABLO BEACH SOUTH
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(3)(c)(1), for a front yard setback of 9.5 feet in lieu of 20 feet minimum, 34-615(3)(c)(3), for a rear yard setback of 2.8 feet in lieu of 20 feet minimum, 34-615(3)(g), for an accessory structure set back from the primary structure of 0 feet in lieu of 5 feet for swimming pool, 34-702(f) for ribbon strip driveways in lieu of required paved drive with or without permeable materials, for the construction of a new three (3) unit multifamily structure located at **property addressed** 520/522 S 1st St **RE#** 175960-0000/175958-0000, **legally described as** THE NORTH HALF OF THE EAST TWENTY-FIVE FEET OF LOT 7, AND THE NORTH HALF OF LOT

8, Block 52, *PABLO BEACH SOUTH*

E. **Case Number(s): BOA#25-100024**

Applicant: 651 San Clementi LLC

Agent: Michael Sittner

Owner: 651 Sam Clementi LLC

Property Address: 510 S 3rd St

Parcel ID: 175971-0000

Legal Description: The south ½ Lots 1 and 2, Block 54, *Pablo Beach South*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-614(3)(c)(2), for a northerly and southerly side yard setback of 1 foot in lieu of 10 feet per side yard requirement, 34-614(3)(c)(3), for a rear yard setback of 9 feet in lieu of 20 feet minimum, 34-702(c), for reduce parking area setbacks to zero (0) feet in lieu of five (5) feet required, 34-745 (all) to waive landscaping requirements, for construction of a two unit multifamily dwelling, located at **property addressed** 510 S 3rd St **RE#** 175971-0000, **legally described as** The south ½ Lots 1 and 2, Block 54, *Pablo Beach South*

F. **Case Number(s): BOA#25-100025**

Applicant: Jacksonville Houses, LLC

Agent: Hunter Faulkner

Owner: Jacksonville House, LLC

Property Address: 1713 S 1st St

Parcel ID: 175971-0000

Legal Description: Lot 8 and the South 5 feet of lot 9, Block E, *Permenter's R/P Atlantic Camp*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 11.5 feet in lieu of 20 feet minimum, for construction of new urban single family dwelling, located at **property addressed** 1731 S 1st Street **RE#** 179352-0000, **legally described as** Lot 8 and the South 5 feet of Lot 9, Block E, *Permenter's R/P Atlantic Camp Grounds*

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