



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, August 4, 2026

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

APPROVAL OF MINUTES

- A. Minutes for the Board of Adjustment Meeting held on July 7, 2026
- B. Minutes for the Board of Adjustment Meeting held on July 21, 2026

CORRESPONDENCE

OLD BUSINESS

- A. **Case Number(s):** **BOA#26-100047**

Applicant: Salt Air Homes Inc. (Oliver Kraut)

Agent: N/A

Owner: N/A

Property Address: 3525 America Ave

Parcel ID: 181403-0128

Legal Description: Lot 20, Block 16, *Ocean Terrace*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a side yard setbacks of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 20, Block 16, *Ocean Terrace*

- B. **Case Number(s):** **BOA#26-100048**

Applicant: Salt Air Homes Inc. (Oliver Kraut)

Agent: N/A

Owner: N/A

Property Address: 3525 America Ave

Parcel ID: 181403-0128

Legal Description: Lot 21, Block 16, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider:

Section(s): 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet for both side yards, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 40% in lieu of 35% to allow for construction of a single-family home, located at **property addressed** 3525 America Ave **RE#** 181403-0128, **legally described as** Lot 21, Block 16, *Ocean Terrace*

NEW BUSINESS

A. **Case Number(s): BOA#25-100052**

Applicant: Jacob & Kelli Swaney
Agent: N/A
Owner: Jacob & Kelli Swaney
Property Address: 1208 N 11th St

Parcel ID: 179006-0000

Legal Description: Lot 2, Block 3, *SEC A Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-612(e)(1)(h), for a rear yard setback of 3 feet in lieu of 5 feet minimum, and accessory structure setback from the primary structure of 3 feet in lieu of 5 feet, to allow for a new swimming pool, located at **property addressed** 1208 N 11th St **RE#** 179006-0000, **legally described as** Lot 2, Block 3, *SEC A Jacksonville Beach*

B. **Case Number(s): BOA#26-100053**

Applicant: Justin Lerman
Agent: N/A
Owner: Justin Lerman
Property Address: 1208 N 7th St
Parcel ID: 175050-0000

Legal Description: Lot 18, Block 8, *Beach Homesites Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a northerly and southernly side yard setback of 5 feet in lieu of 10 feet for both side yards, 34-612(e)(1)(e), for lot coverage of the main house and driveway of 48% in lieu of 35% maximum, to allow for a rear addition, located at **property addressed** 1208 N 7th St **RE#** 175050-0000, **legally described as** Lot 18, Block 8, *Beach Homesites Unit 1*

C. **Case Number(s): BOA#26-100054**

Applicant: Katherine Hayse
Agent: N/A
Owner: Katherine Hayse
Property Address: 33 S 34th Ave

Parcel ID: 181753-0000

Legal Description: Lot 6, *Harris Place A S/D PT LOT 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for an accessory structure setback of 1 foot in lieu of

5 feet from another accessory structure, 34-611(e)(1)(h), for an accessory structure setback of 2 feet in lieu of 5 feet from the primary structure, to allow for construction of a new swimming pool, located at **property addressed** 33 S 34th Ave **RE#** 181753-0000, **legally described as** Lot 6, *Harris Place A S/D PT LOT 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; (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