



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, September 1, 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. Board of Adjustment Meeting held on August 4, 2026
- B. Board of Adjustment Training held on August 18, 2026

CORRESPONDENCE

OLD BUSINESS

- A. **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#26-100059**
Applicant: Malivai Washington (Diamond Life Real Estate)
Agent: Jeffery Broome (Showcase Properties, LLC)

Owner: Malivai Washington (Diamond Life Real Estate)
Property Address: 138 S 12th Ave
Parcel ID: 176223-0010
Legal Description: Lot 6, Block 122, *Pablo Beach South*
Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front setback of 10 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet

minimum, 34-615(e)(1)(e), for primary structure and required driveway of 46% in lieu of 45% maximum, to allow for construction of a urban single-family dwelling, located at **property addressed** 138 S 12th Ave **RE#** 176223-0010, **legally described as The North half Lot 6, Block 122, Pablo Beach South**

B. **Case Number(s): BOA#26-100061**

Applicant: KC Adams

Agent: KC Adams

Owner: Jennifer Holden

Property Address: 91 S 28th Ave

Parcel ID: 181625-0000

Legal Description: Lot 8, Block 4 *Replat of Atlantic Shore*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 4.4 feet in lieu of 7 feet previously approved, to allow for a rear addition, located at **property addressed** 91 S 28th Ave **RE#** 181625-0000, **legally described as** Lot 8, Block 4 *Replat of Atlantic Shore*

C. **Case Number(s): BOA#26-100062**

Applicant: Collins Builders Group, LLC

Agent: Ashley B. Collins

Owner: Joseph Hill

Property Address: 22 20th Ave N

Parcel ID: 174776-0000

Legal Description: Lot 9, *Pritchards-Clarsen R/P*

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, 34-615(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 20 feet, 34-615(e)(1)(e), for primary structure and required driveway of 47.1% in lieu of 45% maximum, to allow for construction of a new single-family dwelling, located at **property addressed** 22 N 20th Ave **RE#** 174776-0000, **legally described as** Lot 9, *Pritchards-Clarsen R/P*

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