



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Regular Meeting Agenda

Board of Adjustment

Tuesday, October 5, 2021

7:00 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

John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Francis Reddington, Jeff Truhlar, Owen Curley
Alternate: Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting September 21, 2021.
- B. Regular Board of Adjustment Meeting June 7, 2016

CORRESPONDENCE

OLD BUSINESS

- A. Request for reconsideration of BOA#21-100092, previously denied.

NEW BUSINESS

- A. **Case Number(s): BOA#21-100080**
 - Applicant: Brandon Stallings
 - Owner: James B Stallings & Brandon A Stallings
 - Property Address: 116 10th Avenue North
 - Parcel ID: 174528-0060
 - Legal Description: *Portion of Lots 4 & 5 as shown on Plat of Pablo Beach Improvement Company's Plat of part of Northern Portion of Pablo Beach*
 - Current Zoning: RM-2
 - Motion to Consider: 34-340(e)(1)f, for lot coverage of 57% in lieu of 35% maximum (50% previously approved); and 34-340(e)(1)h, for a side yard setback of zero (0) feet in lieu of 2 feet minimum for construction of a walkway; and 34-373(d) for a parking area setback of 3.16 feet in lieu of 5 feet minimum to allow for an additional parking area for an existing two-family dwelling

B. Case Number(s): BOA#21-100137

Applicant: Robert G. Bruce
Owner: Peter F. Gloersen, MD
Property Address: 3306 Ocean Drive
Parcel ID: 181752-0005
Legal Description: All of Lot 4, and Part of Lots 3 and 5, *Harris Place*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for north and south side yard setbacks of 7 feet each in lieu
Consider: of 10 feet minimum to allow for construction of a new single family dwelling

C. Case Number(s): BOA#21-100138

Applicant: Eric & Amanda Littles
Owner: Eric & Amanda Littles
Property Address: 729 12th Avenue South
Parcel ID: 176753-0100
Legal Description: Lot 9, Except the West 25', Block 118, *Oceanside Park*
Current Zoning: RS-3
Motion to 34-338(e)(2)c.3, for a rear yard setback of 15 feet in lieu of 30 feet
Consider: minimum; and 34-338(e)(2)f, for 46% lot coverage in lieu of 35% maximum
to allow for the addition of a rear paver patio, pergola and two paver pads
to an existing single-family dwelling

D. Case Number(s): BOA#21-100140

Applicant: David & Barbara Venier
Owner: David & Barbara Venier
Property Address: 1674 Lower 4th Avenue North
Parcel ID: 178019-0000
Legal Description: Lot 5, Block 9, *Pine Grove Unit Number 4*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for an easterly side yard setback of 7.6 feet and a westerly
Consider: side yard setback of 1 foot, each in lieu of 10 feet minimum; 34-
336(e)(1)c.3, for a rear yard setback of 18 feet in lieu of 30 feet minimum;
and 34-336(e)(1)e, for lot coverage of 50.7% in lieu of 35% maximum all to
rectify existing non-conformities, allow for reconfiguration of the driveway,
and for construction of a new swimming pool with decking to an existing
single-family dwelling

E. Case Number(s): BOA#21-100141

Applicant: Tides Edge Recovery - Patricia Yost
Owner: GTLA Properties, LLC - John H. Hanan
Property Address: 597 The Greens Way
Parcel ID: 181779-0900
Legal Description: *Part of William Hart Grant, Section 55, Township 3 South, Range 29 East*
Current Zoning: PUD (Ord. 95-7640)
Motion to 34-337 for 26 parking spaces in lieu of 34 spaces required, to allow for the
Consider: expansion of the existing hospital facility by three beds in an existing
commercial building

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, October 19, 2021. There are four scheduled cases.

ADJOURNMENT

NOTICE

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting or by sending an e-mail to CityClerk@jaxbchfl.net.

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the 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 can 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 distributed to the Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. 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: Mike Staffopoulos, City Manager
City Attorney's Office
City Clerk's Office