



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, November 2, 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 held October 19, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100152**

Applicant: Chad Bolen

Agent: N/A

Owner: Chad Bolen

Property Address: 610 Holly Drive

Parcel ID: 177848-0000

Legal Description: Lot 2, Block 10, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.2, for a north side yard setback of 6.7 feet in lieu of 10 feet minimum and south side yard setback of 7 feet in lieu of 10 feet minimum; and 34-336(e)(1)e for lot coverage of 42% in lieu of 35% maximum and 34-336(e)g for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool, pool deck and to rectify existing non-conformities at an existing single family dwelling

B. **Case Number(s): BOA#21-100153**

Applicant: Jennifer & Michael L. Rotondo, Jr.

Agent: Leland Blake Jordan
Owner: Jennifer & Michael L. Rotondo, Jr.
Property Address: 2601 Madrid Street
Parcel ID: 180689-0000
Legal Description: Lot 12, Block 24, *Replat Unit No. 1, Atlantic Shores*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for an east corner side yard setback of 10 feet in lieu of 20
Consider: feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-336(e)(1)e, for lot coverage of 48% in lieu of 35%
maximum to allow for the construction of a new rear and side addition to an
existing single family dwelling

C. **Case Number(s): BOA#21-100154**

Applicant: Kelly & Daniel Perez
Agent: N/A
Owner: Perez Family Trust - Daniel & Kelly Perez
Property Address: 202 37th Avenue South
Parcel ID: 180385-0010
Legal Description: Lot 1, Block 1, *Avalon Unit One*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet
Consider: minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35%
maximum to allow for the construction of a new swimming pool deck and to
rectify an existing non-conforming setback at an existing single-family
dwelling

D. **Case Number(s): BOA#21-100088**

Applicant: Robert A. & Debra L. Brinker
Agent: N/A
Owner: Robert A. & Debra L. Brinker
Property Address: 231 19th Avenue North
Parcel ID: 175439-0000
Legal Description: Lot 5, Block 203, together with the South 5.50 feet of Lot 4, Block 203, *Elton Realty Co.'s Replat*
Current Zoning: C-1 (RM-2 Standards)
Motion to 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet
Consider: minimum; 34-340(e)(3)c.3, for a rear yard setback of 12 feet in lieu of 30
feet minimum; and 34-340(e)(3)g, for an accessory structure setback of 2
feet in lieu of 5 feet minimum to allow for construction of a new multi-family
dwelling and swimming pool

E. **Case Number(s): BOA#21-100156**

Applicant: Mark Juliano
Agent: Peter Coalson
Owner: Robert N. Daniels
Property Address: 1819 12th Avenue North
Parcel ID: 178280-0000
Legal Description: Lot 8, Block 2, *Ocean Forest Unit One*

Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for east side setback of 8.5 feet and west side yard setback
Consider: of 8.4 feet respectively in lieu of 10 feet required to allow for construction of
a rear addition and to rectify existing non-conformities at an existing single
family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is November 16, 2021. There are five 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, if any person decides to appeal any decision made by the board with respect to any matter considered at such meeting, he or she will need a record of the proceedings. For such purpose, he or she 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