



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, November 16, 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 November 2, 2021
- B. Administrative Approval of Regular Board of Adjustment Meeting held on June 7, 2016

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#21-100155**
 - Applicant: Kevin Lonergan
 - Agent: N/A
 - Owner: Kevin Lonergan
 - Property Address: 1000 22nd Street North
 - Parcel ID: 179208-0460
 - Legal Description: Lot 6, Block 86, *Jacksonville Beach Section A*
 - Current Zoning: RS-2
 - Motion to Consider: 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new swimming pool, spa and pool deck to an existing single family dwelling
- B. **Case Number(s): BOA#21-100157**
 - Applicant: Eric Griggs
 - Agent: N/A

Owner: For His Ultimate Glory, LLC.
Property Address: 134 1st Street South
Parcel ID: 175603-0000
Legal Description: The South 39 feet of Lot 8, Block 12, *Pablo Beach South*
Current Zoning: CBD
Motion to 34-345(e)(3)Table 1.0 Multifamily, for a rear yard setback of 5 feet in lieu of
Consider: 15 feet minimum to allow for the construction of a new two-unit multi-family residential structure

C. **Case Number(s): BOA#21-100159**

Applicant: BLV, Inc. Timothy Millard
Agent: N/A
Owner: BLV, Inc. Timothy Millard
Property Address: 0 17th Street North
Parcel ID: 179118-0500
Legal Description: Lot 4, Block 48, *Section "A" Jacksonville Beach*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for
Consider: construction of a new single family dwelling

D. **Case Number(s): BOA#21-100160**

Applicant: Peter Sheridan & Rachel Walter
Agent: N/A
Owner: Peter Sheridan & Rachel Walter
Property Address: 815 15th Avenue South
Parcel ID: 176906-0009
Legal Description: Lot 10, Block 159, *Oceanside Park*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34-
Consider: 337(e)(1)g, for an accessory structure side-yard setback of 0 feet in lieu of 5 feet minimum to allow for construction of a new pool deck, walkway and driveway strip infill at an existing single-family dwelling

E. **Case Number(s): BOA#21-100123**

Applicant: Adam Eiseman
Agent: Geoff Levonitis
Owner: BCEL 10B, LLC.
Property Address: 0 6th Avenue South Lot 7
Parcel ID: 176006-0000
Legal Description: Lot 7, Block 57, *Pablo Beach South*
Current Zoning: RM-1 (RS-3 Standards)
Motion to 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required;
Consider: 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet required and for a corner side yard setback of 5 feet in lieu of 10 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for the construction of a new single family dwelling

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Wednesday, December 8, 2021. There are six 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