



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, January 4, 2022

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), Jeff Truhlar, Owen Curley
Alternate: Dan Elmaleh

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on December 8, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100171**

Applicant: Cathleen M. Nowlin

Agent: N/A

Owner: Cathleen M. Nowlin

Property Address: 720 11th Avenue South

Parcel ID: 176751-0013

Legal Description: The East one-half of Lot 3, Block 118, *Oceanside Park*

Current Zoning: RS-3

Motion to Consider: 34-338(e)(2)f, for lot coverage of 42% in lieu of 35% maximum to replace a front gravel walkway with a paver walkway and add a rear paver patio to an existing two-family dwelling

B. **Case Number(s): BOA#21-100172**

Applicant: Julie Marco, Beaches Jet Set Pets, Inc.

Agent: Curtis Hart, Hart Resources, LLC.

Owner: David Marco, Mad Dog Land Holdings, LLC.

Property Address: 1181 10th Street South

Parcel ID: 176767-0000

Legal Description: Lots 7 & 8, Block 120, *Oceanside Park*

Current Zoning: I-1
Motion to 34-377 for zero off street parking spaces in lieu of 17 required off street
Consider: parking spaces for an existing commercial business (dog kennel and training)

C. **Case Number(s): BOA#21-100176**

Applicant: Jeffrey Fields
Agent: N/A
Owner: Jeffrey Fields
Property Address: 1204 10th Street North
Parcel ID: 175152-0000
Legal Description: Lot 11, Block 14, *Beach Homesites Unit Two*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.2, for a northerly side-yard setback of 8.75 feet in lieu of 10
Consider: feet required, and 34-336(e)(1)d, for no accessible garage in lieu of a one-car garage required to allow for an addition and improvements to an existing single family dwelling

D.

Case Number(s): BOA#21-100086

Applicant: Jesse M Boyles
Agent: N/A
Owner: Jesse M Boyles
Property Address: 104 10th Avenue North
Parcel ID: 174528-0040
Legal Description: The West 32.00 feet of the East 71.00 feet of Lot 5, together with the North 36.00 feet of the West 32.00 feet of the East 71.00 feet of Lot 4, Block 102, *Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach*
Current Zoning: RM-2
Motion to 34-373(d) for a parking area setback of 1.25 feet in lieu of 5 feet minimum to
Consider: allow for the expansion of an existing driveway at an existing two-family dwelling

E. **Case Number(s): BOA#21-100180**

Applicant: Carol Lombardo
Agent: Catherine Duncan, Loci Architects, LLC.
Owner: Carol Lombardo
Property Address: 47 36th Avenue South
Parcel ID: 181479-0000
Legal Description: Lot 13, Block 5, *Atlantic Shores Ocean Front Section, Division "A"*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.1, for a front yard setback of 20.1 feet in lieu of 25 feet
Consider: required; 34-336(e)(1)c.2, for an easterly side yard setback of 5 feet and a westerly side yard setback of 6 feet each in lieu of 10 feet required; 34-

336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum; and 34-373(d), for a turf block driveway in lieu of a solid paved driveway, all to allow for construction of a new single family dwelling and swimming pool

F. **Case Number(s): BOA#21-100184**

Applicant: John & Krista Miller

Agent: N/A

Owner: John & Krista Miller

Property Address: 113 1st Street South

Parcel ID: 175586-0000

Legal Description: The East 88.00 feet of the South ½ of Lot 2, Block 11, *Pablo Beach South*

Current Zoning: CBD

Motion to 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet required;

Consider: 34-338(e)(1)c.2, for a southerly side yard setback of 2 feet and a northerly side yard setback of 3.7 feet in lieu of 5 feet required and total side yard setbacks of 5.7 feet in lieu of 15 feet required; and 34-338(e)(1)e, for lot coverage of 65.7% in lieu of 35% maximum to allow for improvements to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Wednesday, January 19, 2022. There are six scheduled cases

COURTESY OF THE FLOOR TO VISITORS

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; Chris Ambrosio, City Attorney