



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, February 1, 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

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

Alternates: Todd Smith

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

EX PARTE COMMUNICATION

NEW BUSINESS

A. **Case Number(s): BOA#21-100191 - DEFERRED**

Applicant: David Merritt

Agent: N/A

Owner: David Merritt

Property Address: 1339 Pinewood Lane

Parcel ID: 178286-0000

Legal Description: Lot 14, Block 2, *Ocean Forest Unit One*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.1 for a front yard setback of 15 feet in lieu of 25 feet minimum

Consider: to allow for construction of a new single-family dwelling

B. **Case Number(s): BOA#21-100192 - DEFERRED**

Applicant: Ryan Gault, Call the Screen Guys

Agent: N/A

Owner: Eduardo Perez

Property Address: 2540 St. Johns Boulevard

Parcel ID: 180864-0000

Legal Description: Lot 13, Block 4, *Jacksonville Beach Heights*

Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)g, for an accessory side-yard setback of 2 feet in lieu of 5 feet
minimum along the southern property line to allow for construction of a new
screen enclosure and structural footer over an existing swimming pool at
an existing single-family dwelling

C. **Case Number(s): BOA#21-100194**

Applicant: RE904, LLC - Julia Sanders
Agent: Julia Sanders
Owner: RE904, LLC - Julia Sanders
Property Address: 941 17th Avenue North
Parcel ID: 175219-0000
Legal Description: Lot 25, Block 4, *Beach Homesites Unit Three*
Current Zoning: RS-1
Motion to 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for
Consider: construction of a new single-family dwelling

D. **Case Number(s): BOA#21-100195**

Applicant: Chad Atallah
Agent: N/A
Owner: Bassam, Dina & Chad Atallah
Property Address: 708 7th Avenue North
Parcel ID: 174304-0000
Legal Description: Lot 2, Block 78, *Pablo Beach North*
Current Zoning: RS-2
Motion to 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)c.2, for a side-yard setback of 0 feet in lieu of 5 feet minimum, for
an existing carport, and 7 feet total in lieu of 15 feet minimum, to rectify non-
conformities and allow for construction of a new rear addition at an existing
single-family dwelling

E. **Case Number(s): BOA#21-100196**

Applicant: Brad C. Wester, Driver, McAfee, Hawthorne & Diebenow
Agent: Brad C. Wester
Owner: William & Jill McGriff, IV
Property Address: 3830 Duval Drive
Parcel ID: 181706-0000
Legal Description: Lot 7, Block D-6, *Ponte Vedra Together with the North ½ of the Vacated
Walkway, per Ordinance 2003-7485*
Current Zoning: RS-1
Motion to 34-336(e)(1)c.1 for a front yard setback of 23 feet in lieu of 25 feet
Consider: minimum; 34-336(e)(1)c.3, for a rear yard setback of 28 feet in lieu of 30
feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35%
maximum to allow for construction of a new single-family dwelling

PLANNING DEPARTMENT REPORT

A. The Board training will be at **6:00 p.m.** on Tuesday February 15, 2022

B. The next scheduled meeting is Tuesday, February 15, 2022. There are four 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: City Manager; City Attorney