



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Regular Meeting Agenda

### Board of Adjustment

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Tuesday, February 15, 2022

7:00 PM

Council Chambers

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#### 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, Jennifer Williams

#### **APPROVAL OF MINUTES**

A. Regular Board of Adjustment Meeting held on January 19, 2022

#### **CORRESPONDENCE**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

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

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#21-100198**

Applicant: David Rey

Agent: Josh Cockriel, Kimley Horn

Owner: David Rey

Property Address: 1036 Beach Boulevard

Parcel ID: 177310-0010

Legal Description: A Part of Government Lot 6, Section 33, Township 2 South, Range 29 East,

Duval County, Florida  
Current Zoning: C-2  
Motion to 34-377 for a reduction in required parking for 91 spaces in lieu of 108  
Consider: spaces required to allow for the substantial renovation of an existing commercial retail structure

C. **Case Number(s): BOA#22-100002**

Applicant: Mark Juliano  
Agent: Peter Coalson, Peter Coalson Design for Florida, LLC.  
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 eastern and western side-yard setbacks of 8.5 feet in  
Consider: lieu of 10 feet minimum; and 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of new additions, a new swimming pool and pool deck and to rectify existing non-conformities at an existing single family dwelling

**PLANNING DEPARTMENT REPORT**

A. The next scheduled meeting is Tuesday, March 1, 2022. There are three 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](mailto:CityClerk@jaxbchfl.net).*

*Information concerning the hearing process is available online at [www.jacksonvillebeach.org/publichearinginfo](http://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](mailto: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*