



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, March 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, Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on February 1, 2022
- B. Regular Board of Adjustment Meeting held on February 15, 2022

CORRESPONDENCE

OLD 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

NEW BUSINESS

- A. **Case Number(s): BOA#22-100006**
 - Applicant: Christopher S. Moale
 - Agent: N/A
 - Owner: OGM Homes, LLC.
 - Property Address: 435 10th Place South
 - Parcel ID: 176424-0000

Legal Description: Lot 19, Block 5, *Oceanside Park*

Current Zoning: RS-2

Motion to 34-337(e)(1)e for lot coverage of 43% in lieu of 35% maximum; and 34-
Consider: 337(e)(1)d for no garage or carport in lieu of a one car garage or carport
and for a single family dwelling of 1,134 square feet in lieu of 1,200 square
feet minimum, to allow for construction of a shed/workshop and rectify
existing non-conformities at an existing single-family dwelling

B. Case Number(s): BOA#22-100007

Applicant: Geneva Henderson

Agent: N/A

Owner: Geneva P Henderson Living Trust

Property Address: 664 Bonaire Circle

Parcel ID: 180949-1250

Legal Description: Lot 43, *Ocean Cay Unit One*

Current Zoning: PUD

Motion to **Ordinance** 2002-7843 Ocean Cay PUD for lot coverage of 50% in lieu of
Consider: 45% maximum to allow for construction of a new addition to an existing
single family dwelling

C. Case Number(s): BOA#22-100008

Applicant: Brent & Jen Starzacher

Agent: N/A

Owner: Brent Starzacher

Property Address: 15 Millie Drive

Parcel ID: 179601-0000

Legal Description: Lot 7, Block 6, *Hannah Terrace Replat*

Current Zoning: RS-2

Motion to 34-337(e)(1)c.2, for a corner side-yard setback of 5 feet in lieu of 18 feet
Consider: minimum; 34-337(e)(1)e, for lot coverage of 37% in lieu of 35% maximum;
and 34-373(f) for use of turf block pavers in lieu of a required paved
driveway to allow for construction of a new two-car garage addition to an
existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is March 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: Mike Staffopoulos, City Manager; Chris Ambrosio, City Attorney