



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, March 15, 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

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on March 1, 2022

CORRESPONDENCE

- A. Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), Dan Elmaleh, John Moreland, Jeff Truhlar
Alternates: Todd Smith, Jennifer Williams

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#22-100009**
Applicant: Loveluci, LLC., Misti Stephens & Nancy Love
Agent: Scott Rae
Owner: Loveluci, LLC.
Property Address: 422 9th Avenue North
Parcel ID: 174457-0000
Legal Description: Lot 4, Block 95, *Florida Land Investment Co. and Pablo Beach Improvement Co's. Replat*
Current Zoning: RM-1
Motion to Consider: 34-339(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling
- B. **Case Number(s): BOA#22-100010**
Applicant: Svetoslav Rankov
Agent: N/A
Owner: Svetoslav Rankov
Property Address: 1105 11th Avenue North
Parcel ID: 178999-0060

Legal Description: Part of Lots 5 and 6, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for

Consider: construction of a paver strip driveway at an existing single-family dwelling

C. **Case Number(s): BOA#22-100012**

Applicant: New Atlantic Builders, Inc.

Agent: Stephen B. Williams, EXP Realty

Owner: DaveCar Investments, LLC.

Property Address: '0' 12th Avenue South

Parcel ID: 176191-0010

Legal Description: Lot 10, Block 112, *Pablo Beach South*

Current Zoning: RM-2

Motion to 34-340(e)(1)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet

Consider: minimum; and 34-340(e)(1)f, for lot coverage of 44% in lieu of 35% maximum to allow for construction of a new two-family dwelling

D. **Case Number(s): BOA#22-100016**

Applicant: Wendi Wheeler Meek

Agent: N/A

Owner: Wheeler, Wheeler W Revocable Living Trust

Property Address: 1485 2nd Street North

Parcel ID: 173988-0010

Legal Description: The North 43.5 feet of Lot 107, *Flagler Tract*

Current Zoning: RM-2

Motion to 34-340(e)(1)c.1, for a front yard setback of zero feet in lieu of 20 feet

Consider: minimum to allow for construction of a new second story attached deck to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, April 5, 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: City Manager; City Attorney