



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, April 5, 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 March 15, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100020**

Applicant: Mr. Jean Bakkes

Agent: N/A

Owner: Marshpoint Multi Family One, LLC. - Jean Bakkes

Property Address: 220 5th Avenue South

Parcel ID: 175964-0000

Legal Description: Lots 3, 4, 5 and 6, Block 53, *Pablo Beach South*

Current Zoning: C-1

Motion to Consider: 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for an easterly side yard of 9 feet in lieu of 10 feet minimum and a westerly corner side yard of 10 feet in lieu of 20 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(3)d.1, 2 & 3, for dwelling units that reflect the existing sized units in lieu of the required minimum size; and 34-377 for zero parking spaces in lieu of two required spaces per unit all to rectify existing non-conformities of an existing multi-family dwelling

B. **Case Number(s): BOA#22-100021**

Applicant: Mr. Jean Bakkes

Agent: N/A
Owner: Marshpoint Multi Family One, LLC - Jean Bakkes
Property Address: 207 9th Avenue North
Parcel ID: 174533-0000
Legal Description: Lots 7,8, 9 and 10, Block 103, *Pablo Beach Improvement Company's Replat of Part of Northern Portion of Pablo Beach*
Current Zoning: C-1 / RM-2
Motion to Consider: 34-340(e)(3)c.1, for a front yard setback of 14 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for an easterly corner side yard setback of 9 feet in lieu of 20 feet minimum and a westerly side yard setback of 7 feet in lieu of 10 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; 34-340(e)(3)d.1,2 & 3, for dwelling units that reflect the existing sized units in lieu of the required minimum size; and 34-377 for zero parking in lieu of two required spaces per unit to rectify existing non-conformities of an existing multi-family dwelling

C. **Case Number(s): BOA#22-100022**

Applicant: Eric Griggs
Agent: N/A
Owner: For His Ultimate Glory, LLC. - Eric Griggs
Property Address: 134 1st Street South
Parcel ID: 175603-0000
Legal Description: The South 39 feet of Lot 8, Block 12, *Pablo Beach South*
Current Zoning: CBD
Motion to Consider: 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard of 0 feet in lieu of 10 feet minimum and a combined side yard of 5 feet in lieu of 15 feet minimum; 34-338(e)(1)c.3, for a rear yard of 20 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 58% in lieu of 35% maximum to allow for construction of a new single family dwelling

D. **Case Number(s): BOA#22-100023**

Applicant: Tom & Penny Yamamoto
Agent: Daniel Romano
Owner: Kato Maki Trust
Property Address: 902 3rd Avenue North
Parcel ID: 173852-0000
Legal Description: Lots 1 and 2, Block 40, *Atlantic Park*
Current Zoning: RS-2
Motion to Consider: 34-337(e)(1)c.1, for a front yard setback of 14 feet in lieu of 20 feet minimum to rectify existing non-conformities at an existing single-family dwelling

E. **Case Number(s): BOA#22-100024**

Applicant: Janet S South
Agent: N/A
Owner: Janet S South
Property Address: 1118 Ruth Avenue

Parcel ID: 179937-0100
Legal Description: West ½ of Lot 16, All of Lot 17, and the East ½ of Lot 18, Block 11, *Williams Coastal Boulevard Heights*
Current Zoning: RS-2
Motion to Consider: 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum; 34-337(e)(1)g, for accessory structure setbacks of 1 foot, 0 feet, and 4 feet in lieu of 5 feet minimum from the southern, western and eastern property lines to rectify non-conformities of an existing concrete swimming pool deck; 34-373(d), for an off-street parking area setback of 0 feet in lieu of 5 feet minimum to expand the existing driveway; and 34-392(a)(1), for paver walkways of 0 feet in lieu of 2 feet minimum from the western and eastern property lines to construct new walkways and allow for improvements to a developed single-family property

F. **Case Number(s): BOA#22-100025**

Applicant: Shaun Guske
Agent: Bob Hamil - Henderson Pools
Owner: Shaun Guske
Property Address: 815 17th Avenue North
Parcel ID: 175211-0000
Legal Description: Lot 17, Block 4, *Beach Homesites Unit Three*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)e, for lot coverage of 46% in lieu of 35% maximum to allow for construction of a new swimming pool deck and widening of the existing driveway at an existing single family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, April 19, 2022. There are five 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