



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, April 19, 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

CORRESPONDENCE

OLD BUSINESS

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

Applicant: New Atlantic Builders, Inc

Agent: Stephen B. Williams

Owner: DaveCar Investments, LLC. / Daryl Grubbs

Property Address: '0' 12th Avenue South

Parcel ID: 176191-0000

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

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(1)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(1)f, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new two-family dwelling

NEW BUSINESS

A. **Case Number(s): BOA#22-100026**

Applicant: Hanna Builders Properties, LLC.

Agent: Mike Hanna

Owner: HBP 01, LLC.

Property Address: 1637 7th Street South

Parcel ID: 179816-0000

Legal Description: Lot 17, Block 4, *Seaside Park*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new paver driveway to replace wheel strips at an existing single family dwelling

B. Case Number(s): BOA#22-100028

Applicant: KEEE Holdings, LLC., Jeffrey Kendall

Agent: N/A

Owner: KEEE Holdings, LLC.

Property Address: 121 10th Avenue North

Parcel ID: 173965-0000

Legal Description: All of Lots 80 and 85 and the East 50 feet of Lots 81 and 82, *Flagler Tract*, According to Plat Book 15, Page 50 and Lot 3, Block 112, *Pablo Beach Improvement Company*, Plat Book 5, Page 66 and the Portion of Closed Alley Lying East of the North 53 feet of Lot 85, *Flagler Tract*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-340(e)(1)c.1 for a front yard setback of 18 feet in lieu of 20 feet minimum and 34-340(e)(1)c.2, for an easterly side yard of 8 feet in lieu of 10 feet minimum to allow for the addition of an extended side and front deck and staircase at an existing two-family dwelling

C. Case Number(s): BOA#22-100029

Applicant: Holly & Robert Robertson

Agent: N/A

Owner: Holly & Robert Robertson

Property Address: 1101 13th Street North

Parcel ID: 179151-0060

Legal Description: Lot 6, Block 56, *Section "A", Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)c.2, for a northern side yard setback of 1 foot in lieu of 5 feet minimum and a combined side yard setback of 8 feet in lieu of 15 feet minimum; 37-337(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of 1 foot in lieu of 5 feet minimum to rectify existing non-conformities and allow for the enclosure of an existing screened room at an existing single family dwelling

D. Case Number(s): BOA#22-100030

Applicant: Michael & Lauren Garcia

Agent: N/A

Owner: Michael & Lauren Garcia

Property Address: 527 15th Avenue South

Parcel ID: 176874-0010

Legal Description: Lot 8, Block 146, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)e, for lot coverage of 60% in lieu of 35% maximum and 34-337(e)(1)g, for a walkway setback of 0 feet in lieu of 2 feet minimum to allow for the addition of a paver walkway on the west side yard and a

swimming pool deck to an existing single-family dwelling

E. **Case Number(s): BOA#22-100031**

Applicant: Sara Rocco

Agent: N/A

Owner: 1415 3rd St. LLC., Rock Investments Holdings Co., LLC., Sara Rocco

Property Address: 1415 3rd Street North

Parcel ID: 174681-0000

Legal Description: Lot 6 and the West 35 feet of the South 1/2 of Lot 4, Block 143, *Pablo Beach Improvement Company's Plat*

Current Zoning: C-1

Motion to **Section(s):** 34-373, for 12 parking spaces in lieu of 30 required to allow for

Consider: the conversion of an existing commercial retail space to a salon

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, May 3, 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