



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Regular Meeting Agenda

Board of Adjustment

Tuesday, June 7, 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 May 17, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. Case Number(s): BOA#22-100044

Applicant: Shining Stars ABA - Eric Mott

Agent: Ian Brown - Law Offices of Ian A. Brown

Owner: First Coast Womens Services, Inc. - Judy Weber

Property Address: 224 3rd Street North

Parcel ID: 173791-0000

Legal Description: Lot 2, Block 24, *Atlantic Park*

Current Zoning: C-1

Motion to 34-377 for no additional parking spaces in lieu of (7) seven spaces required

Consider: to allow for the use of the second floor for support offices to a medical use on the first floor of an existing commercial building

B. Case Number(s): BOA#22-100046

Applicant: Mitchell Tidwell - Sunshine Pools

Agent: Mitchell Tidwell - Sunshine Pools

Owner: Jason Varney

Property Address: 1018 23rd Street North

Parcel ID: 179209-0550

Legal Description: Lot 1, Block 88, *Section "A" Jacksonville Beach*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for
Consider: installation of a paver patio, walkway and swimming pool deck for a recently
permitted swimming pool at an existing single-family dwelling

C. **Case Number(s): BOA#22-100047**

Applicant: Atkins Builders, Inc. - John Atkins

Agent: Atkins Builders, Inc. - John Atkins

Owner: Patricia Lindbloom

Property Address: 215 21st Avenue South

Parcel ID: 179317-0000

Legal Description: Lots 4 and 5, Block FF, *Permenters Replat of South Pablo*

Current Zoning: RM-2 (RS-3 Standards)

Motion to 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet
Consider: minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35%
maximum to allow for construction of a new single-family dwelling

D. **Case Number(s): BOA#22-100048**

Applicant: Atkins Builders, Inc. - John Atkins

Agent: Atkins Builders, Inc. - John Atkins

Owner: Patricia Lindbloom

Property Address: 215 21st Avenue South

Parcel ID: 179317-0000

Legal Description: Lots 4 and 5, Block FF, *Permenters Replat of South Pablo*

Current Zoning: RM-2 (RS-3 Standards)

Motion to 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet
Consider: minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30
feet minimum; and 34-338(e)(1)e, for lot coverage of 39% in lieu of 35%
maximum to allow for construction of a new single-family dwelling

E. **Case Number(s): BOA#22-100049**

Applicant: Matthew & Sarah Philbin

Agent: Luis Rosero, Pro-Builders of Florida, LLC.

Owner: Matthew & Sarah Philbin

Property Address: 735 11th Street North

Parcel ID: 177736-0000

Legal Description: Lot 6, Block 1, *Ocean Pond Phase Three*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for a northerly side yard setback of 7 feet and a southerly
Consider: side yard setback of 6.8 feet in lieu of 10 feet required to rectify existing
non-conformities; and 34-336(e)(1)e, for lot coverage of 41% in lieu of 35%
maximum to allow for construction of a new rear addition and new screened
patio at an existing single-family dwelling

F. **Case Number(s): BOA#22-100054**

Applicant: Joanne Stirrett

Agent: N/A
Owner: Joanne Stirrett
Property Address: 1804 Ocean Pond Drive
Parcel ID: 179761-0618 (previously 179761-0620)
Legal Description: Lots 58 & 61, *Pine Grove Unit 2*
Current Zoning: RS-3
Motion to 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of
Consider: required 15 feet total; and 34-338(e)(1)e, for lot coverage of 42% in lieu of
35% maximum to allow for construction of a new single-family dwelling

BOARD PROCEDURES

- A. Consideration of the change of meeting times from 7:00 p.m. to 6:00 p.m. for all regular meetings

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Tuesday, June 21, 2022. There are four scheduled cases.

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