



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, July 19, 2022

6:00 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 June 21, 2022

B. Regular Board of Adjustment Meeting held on July 5, 2022

CORRESPONDENCE

OLD BUSINESS

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

Applicant:

Agent:

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 for a medical use on the first floor of an existing commercial building

NEW BUSINESS

A. Case Number(s): BOA#22-100069

Applicant: Mr. Atanas Malinov

Agent: N/A

Owner: Mr. Atanas Malinov

Property Address: 1685 Lower 4th Avenue North

Parcel ID: 178012-0000

Legal Description: Lot 2, Block 8, *Pine Grove Unit No. 4*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 1.6 feet for an existing shed in lieu of 5 feet required from the rear property line to rectify an existing nonconformity and allow for construction of a new swimming pool and paver pool deck at an existing single-family dwelling

B. **Case Number(s): BOA#22-100070**

Applicant: Kristen Vanderlinde

Agent: N/A

Owner: Kristen Vanderlinde

Property Address: 143 34th Avenue South

Parcel ID: 181548-0000

Legal Description: the Westerly 40.4 feet of Lot 15 and the Easterly portion of Lots 13 and 14, lying Easterly of a line which lies 65.0 feet Easterly of and Parallel to the Westerly line of said Lots 13 and 14, Block 6, *Atlantic Shores Ocean Front Section Division "B"*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for a side-yard setback of 8' on either side in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new single-family dwelling, swimming pool with paver deck, and accessory structure

C. **Case Number(s): BOA#22-100071**

Applicant: Matthew Filer

Agent: N/A

Owner: Matthew Filer

Property Address: 1526 Bentin Drive South

Parcel ID: 178803-0000

Legal Description: Lot 3, Block 3, *Bentin Estates*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)d, for no garage in lieu of a required one-car garage to allow for an addition and renovation of an existing single-family dwelling

D. **Case Number(s): BOA#22-100072**

Applicant: Stuart Palmer

Agent: Michael S. Griffith - Pillar Construction

Owner: Stuart Palmer

Property Address: 19 9th Avenue North

Parcel ID: 174521-0000

Legal Description: the Southerly 7 feet of the Easterly 50 feet of Lot 9, and the Easterly 50 feet of Lot 10, Florida Land Investment Company's Replat of Block 101, *Pablo Beach North*

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

Motion to Consider: 34-338(e)(1)c.1, for a front yard setback of 2 feet in lieu of 20 feet minimum;

Consider: and 34-339(e)(1)e, for lot coverage of 62% in lieu of 35% maximum to allow for the expansion of an existing 2nd floor front balcony at an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, August 2, 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