



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, August 2, 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. Special Board of Adjustment Meeting held on July 12, 2022

CORRESPONDENCE

OLD BUSINESS

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

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 Consider: 34-377 for no additional parking spaces in lieu of (7) seven spaces required to allow for the use of the second floor for support offices for medical use on the first floor of an existing commercial building.

NEW BUSINESS

A. **Case Number(s): BOA#22-100073**

Applicant: LAS Holdings, LLC - Anthony Simonetta

Agent: Ryan Wetherhold

Owner: LAS Holdings, LLC.

Property Address: '0' 9th Avenue North

Parcel ID: 179215-0025

Legal Description: Lot 2, Block 95, *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 new single-family dwelling

B. Case Number(s): BOA#22-100074

Applicant: Jeanne & Timothy Ballentine

Agent: N/A

Owner: Jeanne & Timothy Ballentine

Property Address: 4080 Grande Boulevard

Parcel ID: 181397-0055

Legal Description: Lot 2, Block 15, *Ocean Terrace*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for a side yard setback of 9 feet in lieu of 10 feet minimum;

Consider: 34-336(e), for lot coverage of 51% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum, to rectify existing non-conformities, allow for the retention of a small shed and for construction of a small paved area in conjunction with an existing single-family dwelling

C. Case Number(s): BOA#22-100076

Applicant: Terri L. Herber

Agent: N/A

Owner: Terri L. Herber

Property Address: 1211 7th Avenue North

Parcel ID: 177802-0010

Legal Description: Lot 12, Block 6, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for

Consider: construction of a new shed and to rectify existing non-conformities at an existing single-family dwelling

D. Case Number(s): BOA#22-100077

Applicant: Joanne Brousseau

Agent: N/A

Owner: Joanne Brousseau

Property Address: 1010 8th Street South

Parcel ID: 176704-0000

Legal Description: Lot 12, Block 109, *Oceanside Park*

Current Zoning: RS-3

Motion to 34-338(e)(2)f, for lot coverage of 47% in lieu of 35% maximum; and 34-

Consider: 338(e)(2)h, for an accessory setback of 3 feet in lieu of 5 feet minimum to rectify existing non-conformities and improve required parking at an existing two-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, August 16, 2022. There are six 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