



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Tuesday, August 16, 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 July 19, 2022

CORRESPONDENCE

OLD BUSINESS

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

Applicant: Robert Lynn, Future Financial Holdings, LLC

Agent: Lara Diettrich, Diettrich Planning LLC

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 medical use on the first floor of an existing commercial building

NEW BUSINESS

A. **Case Number(s): BOA#22-100080**

Applicant: Amy L. Frank

Agent: N/A

Owner: Amy L. Frank

Property Address: 125 Owen Avenue

Parcel ID: 179933-0000

Legal Description: Lots 6 & 7, Block 11, *Williams Coastal Boulevard Heights*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 57% in lieu of 35% maximum to allow for

Consider: construction of a rear patio and cabana at an existing single-family dwelling

B. **Case Number(s): BOA#22-100081**

Applicant: Robert G. Bruce

Agent: N/A

Owner: Robert G. Bruce

Property Address: 3306 Ocean Drive

Parcel ID: 181752-0005

Legal Description: All of Lot 4 and parts of Lots 3 and 5, *Harris Place*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 44% in lieu of 35% maximum; and 34-

Consider: 373(a)5, for no paved driveway in lieu of a paved driveway, to allow for construction of a new single-family dwelling and swimming pool with a patio

C. **Case Number(s): BOA#22-100083**

Applicant: Stephanie Crichton

Agent: Bob Hamil - Henderson Pool Service

Owner: Stephanie Crichton

Property Address: 3300 1st Street South

Parcel ID: 181542-0000

Legal Description: Lot 4, Block 6, *Atlantic Shores*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 47% in lieu of 35% maximum to allow for

Consider: construction of a new swimming pool and patio attached to an existing single-family dwelling

D. **Case Number(s): BOA#22-100084**

Applicant: Sandifer Design Build

Agent: N/A

Owner: Rachel G. Grage

Property Address: 23 30th Avenue South

Parcel ID: 181636-0000

Legal Description: Lot 5, Block 6, *Perry & Perry's Replat of Atlantic Shores Ocean Front Section Division "C"*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 58% in lieu of 35% maximum; 34-

Consider: 336(e)(1)c.1, for a front yard setback of 10 feet in lieu of 25 feet minimum; and 34-336(e)(1)c.2, for a corner side-yard setback of 5 feet in lieu of 10 feet minimum to allow for construction of a new two story uncovered deck attached to an existing single-family dwelling

E. **Case Number(s): BOA#22-100085**

Applicant: 0 2nd Street Acquisition, LLC. - Steven Wacaster

Agent: N/A
Owner: 0 2nd Street Acquisition, LLC. - Steven Wacaster
Property Address: '0' 2nd Street South
Parcel ID: 176317-0000
Legal Description: the South half of Lots 11 and 12, Block 153, *Pablo Beach South*
Description:
Current Zoning: C-1
Motion to Consider: 34-373(a)(1), for three compact parking spaces of 8 feet in width in lieu of 9 feet in width; and 34-377, for 11 parking spaces and one bicycle parking area in lieu of 28 spaces required to allow for construction of a new professional office building

F. **Case Number(s): BOA#22-100086**

Applicant: Michael Gruber
Agent: N/A
Owner: Michael Gruber
Property Address: 1175 1st Avenue North
Parcel ID: 177725-0010
Legal Description: Lot 33, Block 3, *Pine Grove Unit No. One*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot in lieu of 5 feet required to allow for construction of a new accessory shed

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Wednesday, September 7, 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