



CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
www.jamaicabeachtx.gov



PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING CITY OF JAMAICA BEACH

Thursday, February 1, 2024, 5:30 PM

VARIANCE REQUEST

DISCUSS, CONSIDERATION AND TAKE ACTION TO APPROVE APPEAL OF THE DENIAL BY JBIC OF A CONSTRUCTION PERMIT TO BUILD AN ARIAL EASMENT OF 513 SQUARE INCHES OR 3.56 SQUARE FEET TO THE PROPERTY LOCATED ON ABSTRACT 121 OF THE HALL & JONES SURVEY LOT 7 BLK LOT 18, BLOCK B, SECTION 16, ALSO KNOWN AS 16721 JAMAICA BEACH ROAD – JAMAICA BEACH, TEXAS 77554

PUBLIC HEARING SHALL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE PROPOSED REPLAT SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD. THE PUBLIC HEARING WILL BE HELD ON THURSDAY, FEBRUARY 1, 2024, AT 5:30 P.M. AT JAMAICA BEACH CITY HALL LOCATED AT 16628 TERMINI SAN LUIS PASS ROAD, JAMAICA BEACH TEXAS 77554.

All people interested are invited to attend this hearing and be heard. Written comments may be submitted to: rquintero@jamaicabeachtx.gov

Posted the 24th day of January 2024

Robert M. Quintero
City Secretary





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PUBLIC HEARING AGENDA – VARRIANCE REQUEST

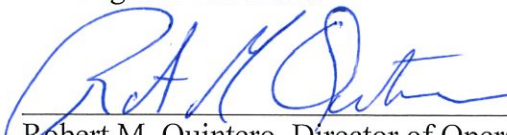
NOTICE is hereby given that the **ZONING BOARD OF ADJUSTMENTS** of the **CITY OF JAMAICA BEACH** will hold a Public Hearing on Thursday, February 1, 2024, at 5:30 p.m. in the City Council Chambers, 16628 San Luis Pass Road, Jamaica Beach, Texas.

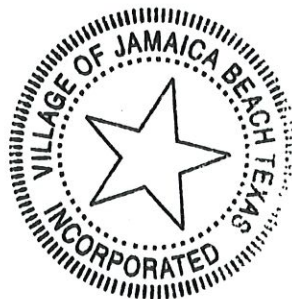
The meeting is open to those interested in attending the meeting in person.

1. PLEDGE OF ALLEGIANCE TO THE UNITED STATES AND TEXAS FLAGS
2. READING OF THE ZBA MEETING MINUTES JULY 17, 2023
3. CITIZENS REQUEST TO SPEAK BEFORE THE ZBA COMMISSION: Members of the public are invited to give comments currently, lasting no longer than three minutes on agenda items only.
4. DISCUSS, CONSIDERATION AND TAKE ACTION TO APPROVE APPEAL BY EDUARDO GARCIA-RAMEAU: CONSIDER A VARIANCE REQUEST TO CONTRUACT AN AERIAL EASEMENT AT THE PROPERTY LOCATED AT: ABSTRACT HALL & JONES SURVEY LOT 7, BLOCK B, SECTION 16 JAMAICA BEACH, ALSO KNOWN AS 16721 JAMAICA BEACH ROAD – JAMAICA BEACH, TEXAS 77554.
5. ADJOURNMENT

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of Meeting was posted on the bulleting board at City Hall, 16628 San Luis Pass, a place convenient and readily accessible to the general public at all times, and a notice was posted on the following date at time January 26, 2024 at 10:30 a.m., and remained so posted continuously for the last 72 hours prior to said meeting was convened.


Robert M. Quintero, Director of Operations
Interim City Secretary





CITY OF JAMAICA BEACH

5264 Jamaica Beach
Jamaica Beach, Texas 77554
PH (409) 737-1142 FAX (409) 737-5211
www.ci.jamaicabeach.tx.us



Zoning Board of Adjustments Meeting Minutes November 16, 2023

Chairman Toreno convened the meeting at 5:30 p.m.

The pledge of allegiance was recited by all commissioners, staff, and guests.

Reading of the minutes to the previous zoning Board of Adjustment meeting on July 17, 2023, were read. There was one correction. A motion was made to accept the minutes as corrected by Commissioner Trahan, it was seconded by Commission McLain, the motion was passed unanimously.

Citizens request to address the ZBA. There were none.

DISCUSS, CONSIDERATION AND TAKE ACTION TO APPROVE APPEAL BY BELLVILLE DEVELOPMENT CO. L. P'S DENIAL OF AN OCCUPANCY CERFTIFICATE THE EXISTING BOAT SLIP IS 7 INCHES IN VIOLATION OF THE 12 FOOT RESTRICTION. THE CANAL LOCATED ON ABSTRACT 121 OF THE HALL & JONES SURVEY LOT 18 BLK LOT 18, BLOCK L, SECTION 9, ALSO KNOWN AS 4621 JOLLY ROGER – JAMAICA BEACH, TEXAS 77554, REQUESTING A VARRIANCE.

Ed Caravello made a short presentation on why Bellville Development was requesting the variance. After a short discussion a motion was made Commissioner Trahan and seconded by Commssioner Quigley to approve the variance. The motion passed unanimously.

Motion was made by Chairman Toreno and seconded by Commissioner McLain to adjourn the meeting. The motion passed unanimously at 5:35 p.m.

Respectfully submitted,

Robert Quintero
Interim City Secretary





CITY OF JAMAICA BEACH

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Jamaica Beach, Texas 77554
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APPLICATION FOR VARIANCE

NAME OF APPLICANT: Eduardo Garcia-Rameau

MAILING ADDRESS: 1110 STONEY HILL, HOUSTON, TX. 77077

PHONE NO.: 713-922-6001

EMAIL: egarcia-rameau@down.com STATUS OF APPLICANT: OWNER:
 or AGENT: (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM
 PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS: 16721 JAMAICA BEACH RD, JAMAICA BEACH, TX 77554

LEGAL DESCRIPTION: LOT 7 BLK B JAMAICA BEACH, SECTION 16

CURRENT ZONING: ? RESIDENTIAL EXISTING USE: RESIDENTIAL ACRES/SQ. FT.: 0.1628 Acres DOES OWNER
 OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE /
 RELIEF FROM: ?

TYPE OF VARIANCE REQUESTED (EXPLAIN IN
 DETAIL): ? Request WAIVER OF CROSSING AERIAL
 EASEMENT by RIGHT FRONT CORNER of Addition.
 THE AREA OF THE Addition in the AERIAL EASEMENT is
 Approximately 18 inches at the base of a TRIANGULAR PLANE (See
 ATTACHED DRAWING). THE APPROXIMATE AREA in the AERIAL EASEMENT
 is 513 sq. inches, or 3.56 sq. ft.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND
 KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL
 PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL
 BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A
 VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO
 VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW
 REGULATING THE USE OF PROPERTY.

Eduardo Garcia-Rameau
 APPLICANT'S SIGNATURE

JAN 3, 2024
 DATE

THERE IS A \$250.00 FILING FEE

Denied by IBK SA submitted

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

RAMEAU GARCIA EDUARDO JR. & PAMELA O
16721 JAMAICA BEACH RD
GALVESTON, TX 77554

Legal Description

ABST 121 HALL & JONES SUR LOT 7 BLK B
JAMAICA BEACH SEC 16

Parcel Address: 16721 JAMAICA BEACH RD

Legal Acres: .1628

Account Number: 125000

Certificate No: 250399252

Certificate Fee: \$10.00 CASH

Print Date: 01/03/2024 10:26:52 AM

Paid Date: 01/03/2024

Issue Date: 01/03/2024

Operator ID: STEWART_S

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2023. THE FOLLOWING YEARS ARE UNPAID: 2023

Exemptions:

Certified Owner:

RAMEAU GARCIA EDUARDO JR & PAMELA O
16721 JAMAICA BEACH RD
GALVESTON, TX 77554

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
210 GALVESTON ISD
334 JAMAICA BEACH
601 GALVESTON COLLEGE

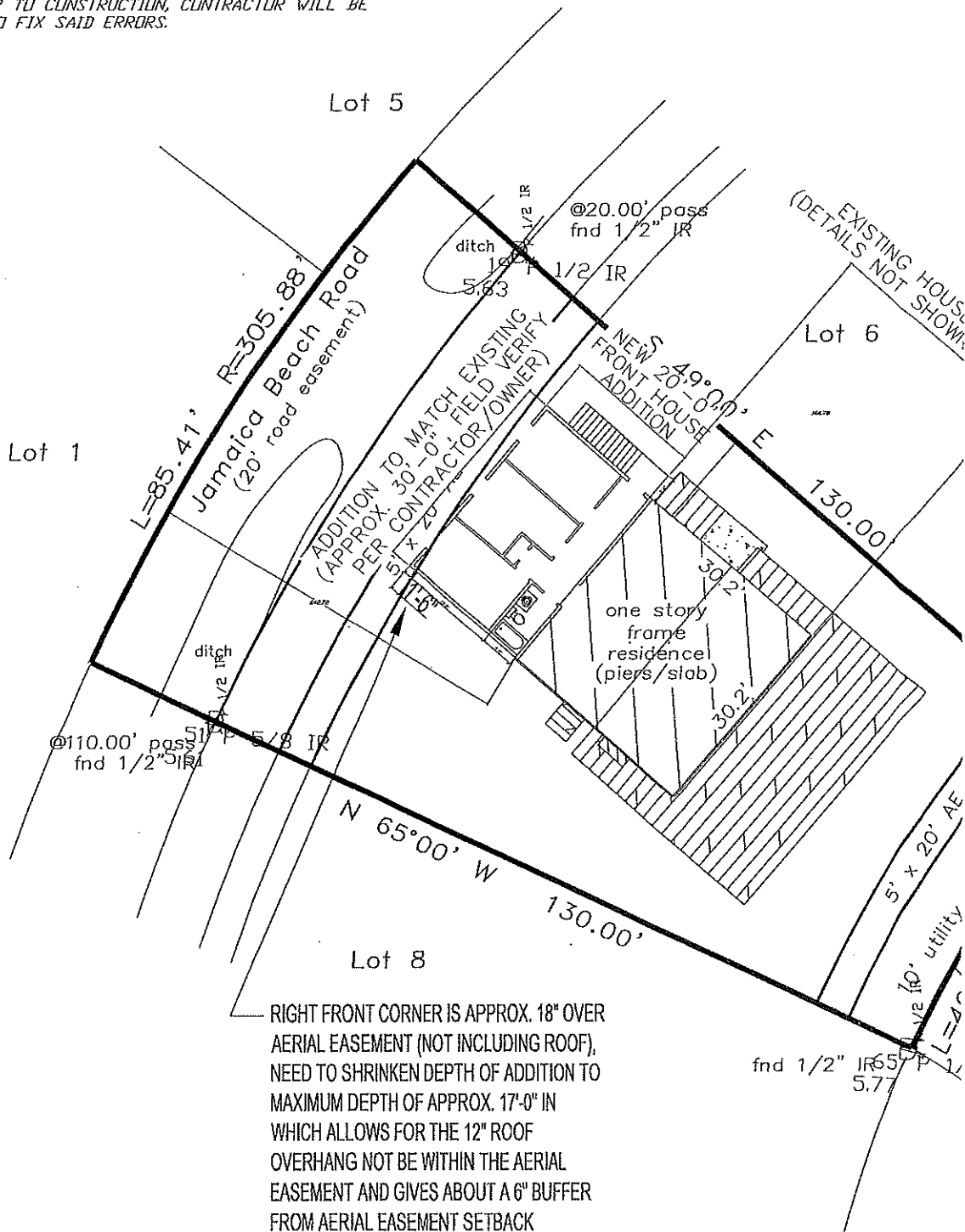
2023 Value:	492,540
2023 Levy:	\$7,156.59
2023 Levy Balance:	\$7,156.59
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$7,156.59
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$7,156.59

Reference (GE) No: N/A.

Issued By: *Stewart*
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR

NOTES:

CONTRACTOR TO VERIFY BUILDING LOCATION ON SITE PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY. SHOULD ANY ERRORS NOT BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION, CONTRACTOR WILL BE RESPONSIBLE TO FIX SAID ERRORS.



RIGHT FRONT CORNER IS APPROX. 18" OVER AERIAL EASEMENT (NOT INCLUDING ROOF), NEED TO SHRINKEN DEPTH OF ADDITION TO MAXIMUM DEPTH OF APPROX. 17'-0" IN WHICH ALLOWS FOR THE 12" ROOF OVERHANG NOT BE WITHIN THE AERIAL EASEMENT AND GIVES ABOUT A 6" BUFFER FROM AERIAL EASEMENT SETBACK

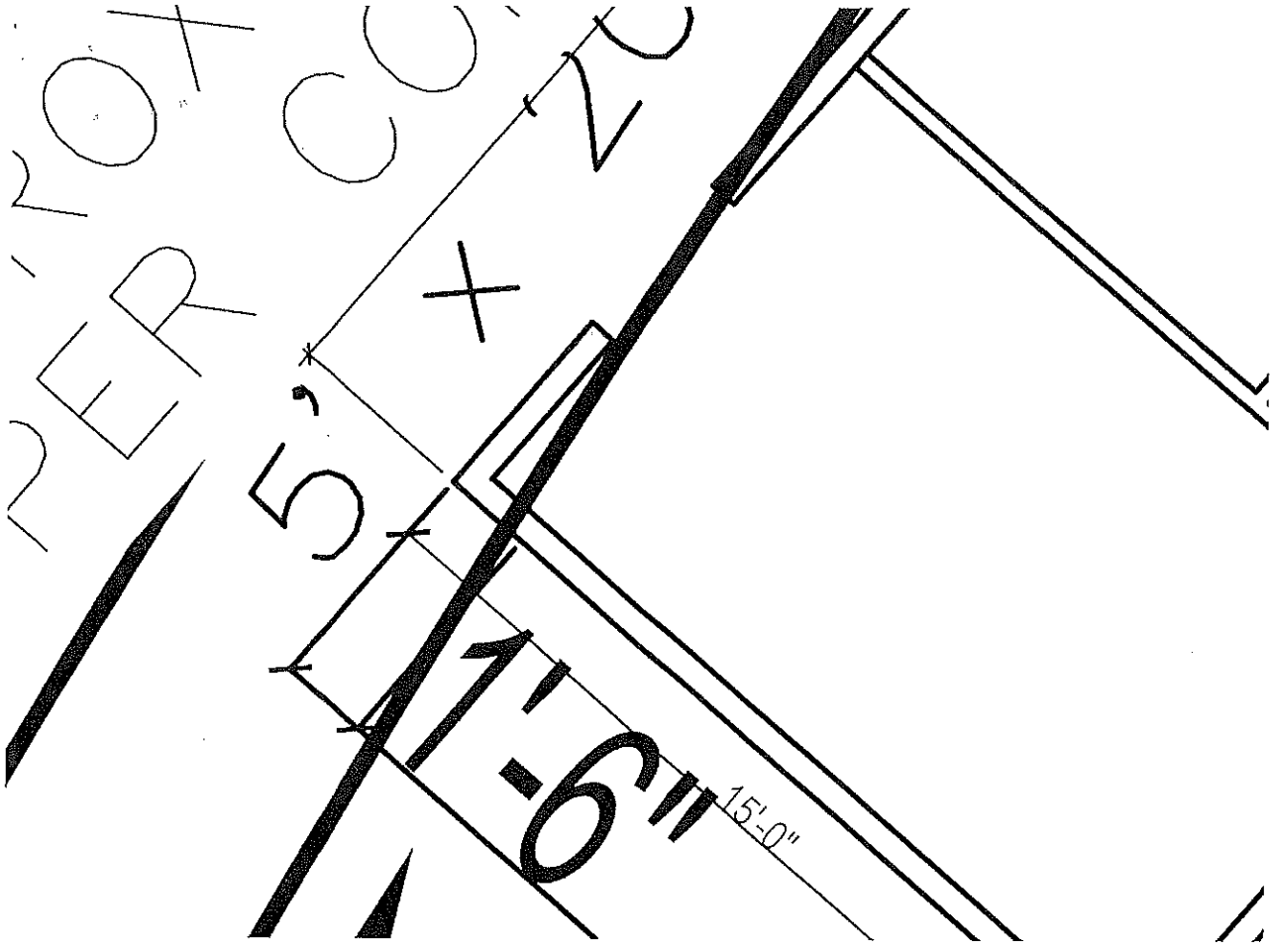
PERROX
CO. 20

5'

X

1'-6"

15'-0"



Bailey Clement

From: Bailey Clement
Sent: Wednesday, November 29, 2023 10:52 AM
To: Osmani Castillo
Subject: 16721 Jamaica Beach Road
Attachments: Correct Blank_JBIC_Building Application (1) (1).doc

Good morning Manny,

Here is what the architectural committee wanted to let you know about 16721 Jamaica Beach Road.

JBIC cannot approve building into the easement. Homeowner will have to defer to the city of Jamaica Beach. Other than that the homeowners association architectural committee will need a building application. The JBIC building application will have to be filled out all sections of page one by the homeowner and signed and dated. I have attached a blank JBIC building application.

When application is completed please email back and I will get it over to the architectural committee.

Deborah 😊

Legal Notice
PUBLIC NOTICE
JAMIACA BEACH ZONING BOARD OF AD-
JUSTMENTS

Eduardo Garcia-Rameau is filing an appeal to the City of Jamaica Beach, Texas, Zoning Board of Adjustments (ZBA). Mr. Garcia-Rameau applied for a permit for an aerial easement of 3.56 ft to his property located at 16721 Jamaica Beach Road - Jamaica Beach, Texas 77554.

The Board of Zoning Adjustment will hold a public hearing in the City Council Chambers at the Jamaica Beach City Hall, on Thursday, February 1, 2024, at 5:30 PM, to hear this request. This letter is to notify you of my request and to inform you of your right to attend this meeting should you have any comments or questions concerning my request. If you need more information, contact me at 409.737.1142. The application and related documents may be viewed at City Hall during regular business hours (8 am-5:00 pm Monday-Thursday and 8:am - 12noon on Friday). Written comments regarding this request may be emailed to the Director of Operations at rquintero@jamaicabeachtx.gov, dropped off at the office, or presented at the public hearing.

Published: January 26, 28, 2024