



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, December 20, 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), John Moreland, Todd Smith, Jeff Truhlar

Alternates: Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on December 6, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#22-100122**

Applicant: David Plummer

Agent: N/A

Owner: David Plummer

Property Address: 120 5th Street North

Parcel ID: 173787-0000

Legal Description: Lot 11, Block 16, *Atlantic Park*

Current Zoning: C-2

Motion to 34-339(e)(3)d,2, for a minimum unit size of 700 square feet in lieu of 900 square feet required for a two bedroom multi-family unit; 34-343(e)(3)a, for a front yard setback of 1 foot in lieu of 10 feet minimum; 34-373(c), for no turning and maneuvering space and back out parking into alley in lieu of providing turning and maneuvering space without backing into alley; 34-373(d), for no parking setback in lieu of 5 feet minimum; 34-373(f), for gravel parking in lieu of paved parking; 34-377, for 5 parking spaces in lieu of 10 spaces required; and 34-425(b), for no vehicular landscaping in lieu of all required landscaping to rectify existing non-conformities and allow for the addition of two new multi-family units to an existing non-conforming commercial building

Consider:

B. Case Number(s): BOA#22-100131

Applicant: Robert Sherman

Agent: Kevin Fitzgerald, KMS Systems

Owner: Robert Sherman

Property Address: 1103 15th Avenue North

Parcel ID: 175361-0000

Legal Description: Lot 7, Block 13, *Beach Homesites, Unit 3 Replat*

Current Zoning: RS-1

Motion to 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow

Consider: for the addition of a new rear patio to an existing single-family dwelling

C. Case Number(s): BOA#22-100132

Applicant: Meghan Leslie

Agent: N/A

Owner: Meghan Leslie

Property Address: 804 16th Avenue South

Parcel ID: 179784-0200

Legal Description: Lot 6, Block 2, *Seaside Park*

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: the addition of a new rear pool patio addition at an existing single-family dwelling

D. Case Number(s): BOA#22-100134

Applicant: Ralph Bennett

Agent: N/A

Owner: Ralph Bennett

Property Address: 111 8th Avenue South

Parcel ID: 176061-0020

Legal Description: The Southwest $\frac{1}{4}$ of Lot 8, Block 72, and the East 28 feet of Lot 10, Block 72, *Pablo Beach South*

Current Zoning: RM-2

Motion to 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet

Consider: minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet for the easterly side yard and 5'6" for the westerly side yard in lieu of 10 feet minimum; and 34-340(e)(3)c.3 for a rear yard setback of 5 feet in lieu of 30 feet minimum, 34-373(a)(1), for residential parking spaces 15 feet deep and 8 feet wide in lieu of 17 feet deep and 9 feet wide minimum; and 34-373(d), for a parking setback of zero (0) feet from the west side yard in lieu of 5 feet minimum; to allow for the addition of a second two story multi-family structure

E. Case Number(s): BOA#22-100135

Applicant: Eric Knorr

Agent: Michael Hoherchak, Anthony & Sylvan Pools

Owner: Eric Knorr

Property Address: 534 14th Avenue South

Parcel ID: 176872-0010

Legal Description: Lot 3, Block 146, *Oceanside Park*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum to allow for
Consider: construction of a new swimming pool and pool deck at an existing single-family dwelling

F. **Case Number(s): BOA#22-100137**

Applicant: Scott & Dina Vickers

Agent: Jim Batts, The Batts Company

Owner: Scott & Dina Vickers

Property Address: 3266 Antigua Drive

Parcel ID: 180949-1075

Legal Description: Lot 8, Block 16, *Ocean Cay Unit One*

Current Zoning: PUD

Motion to Ordinance No. 2002-7843, for lot coverage of 47% in lieu of 45% maximum

Consider: (per PUD Standards), to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, January 3, 2023. There are two 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