



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, February 7, 2023

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: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held on January 3, 2023
- B. Regular Board of Adjustment Meeting held on January 18, 2023

CORRESPONDENCE

OLD BUSINESS

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

Applicant: David T. Plummer

Agent: Hunter Faulkner, Jimerson Birr, P.A.

Owner: David T. 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 Consider: 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

NEW BUSINESS

- A. **Case Number(s): BOA#22-100150**
Applicant: Ronald Stephens
Agent: N/A
Owner: Ronald Stephens
Property Address: 716 11th Street North
Parcel ID: 177779-0000
Legal Description: Lot 1, Block 5, *Pine Grove Unit Two*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.2, for a corner side-yard setback of 19.7 feet in lieu of 20 feet minimum; and 34-336(e)(1)c.3, for a rear-yard setback of 20 feet in lieu of 30 feet minimum to allow for the construction of a new single-family dwelling
- B. **Case Number(s): BOA#22-100151**
Applicant: Jered & Carly DaCosta
Agent: N/A
Owner: Jered DaCosta
Property Address: 109 12th Avenue North
Parcel ID: 174644-0000
Legal Description: The East 93 feet of Lot 1, Block 132, *Pablo Beach Improvements Company*
Current Zoning: RM-2
Motion to Consider: 34-340(e)(3)c.3, for a rear yard setback of 2.3 feet in lieu of 30 feet minimum; 34-340(e)(3)c.2, for a side-yard setback of zero feet in lieu of 10 feet minimum; and 34-340(e)(3)c.1, for a front yard setback of 12.3 feet in lieu of 20 feet minimum all to allow for the re-orientation of the front and side yards, making the 12th Avenue North property line the front yard and the 1st Street North property line the corner side yard, to add additional paving for parking, install a new swimming pool and pool deck, and rectify existing non-conformities at an existing multi-family dwelling
- C. **Case Number(s): BOA#22-100153**
Applicant: William Fullerton
Agent: Andrea Lambert
Owner: William Fullerton
Property Address: 614 15th Avenue South
Parcel ID: 176935-0000
Legal Description: Lot 3, Block 157, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: 34-337(e)(1)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 46% in lieu of 35% maximum; 34-337(e)(1)g, for an accessory structure setback of 0.6 feet along the east property line and 1.8 feet along the south property line; and 34-373(d), for a parking area setback of zero feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for the construction of a new addition to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next Board of Adjustment meeting will be on **Wednesday**, February 22.

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: Mike Staffopoulos, City Manager; City Attorney