



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, March 22, 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 February 22, 2023

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100012**

Applicant: Michael Stetson

Agent: N/A

Owner: Michael Stetson

Property Address: 1174 24th St. N.

Parcel ID: 179096-0010

Legal Description: The South 1/2 of Lot 1, and all of Lot 2, Block 29, *Section "A", Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 52% in lieu of 35% maximum, to allow for construction of a new rear addition and covered porch attached to an existing single-family dwelling

B.

Case Number(s): BOA#23-100013

Applicant: Coastal Curations, LLC.

Agent: William H. Sharp, Jr.

Owner: Coastal Curations, LLC.

Property Address: 604 3rd Street North
Parcel ID: 174191-0000
Legal Description: Lot 8 together with the South 62.50 feet of Lot 9, Block 64, *Replat of Pablo Beach North*
Current Zoning: C-1
Motion to Consider: 34-340(e)(3)c.1, for a front yard setback of 8 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for a corner side yard of zero feet in lieu of 12 feet required; and 34-377 for 7 parking spaces in lieu of 14 spaces required for 4 dwelling units and 1,500 square feet of retail, to allow for a substantial renovation to an existing multi-family structure

C. **Case Number(s): BOA#23-100014**

Applicant: Jerry Bokota
Agent: N/A
Owner: Jerry Bokota
Property Address: 412 13th Avenue South
Parcel ID: 176807-0000
Legal Description: Lot 6, Block 135, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: 34-377(e)(1)c.2, for a combined side yard setback of 6 feet in lieu of 15 feet minimum, with a one foot setback along the western property line; 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for the conversion of an existing car port into a garage and the expansion of the existing driveway to the new garage, attached to an existing single family dwelling

D. **Case Number(s): BOA#23-100015**

Applicant: Raphael Ambar
Agent: N/A
Owner: Raphael Ambar
Property Address: 2003 Eastern Drive
Parcel ID: 178146 0000
Legal Description: Lot 7, Block 4, *San Pablo Terrace*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is April 4, 2023. There are five scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

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