



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, May 2, 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 April 18, 2023

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100028**

Applicant: Gaylord Candler & Georgette Dumont

Agent: N/A

Owner: Gaylord Candler & Georgette Dumont

Property Address: 507 16th Avenue South

Parcel ID: 176933-0000

Legal Description: Lot 11, Block 156, *Oceanside Park*

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)e, for lot coverage of 41.2% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of 4.2 feet along the western property line and 3.7 feet along the northern property line in lieu of 5 feet minimum to allow for the installation of a new pervious paver driveway, rear patio and to rectify existing non-conformities at an existing single-family dwelling

B. **Case Number(s): BOA#23-100032**

Applicant: Kevin O'Malley

Agent: N/A

Owner: Kevin O'Malley

Property Address: 712 Bonaire Circle
Parcel ID: 180949-1220
Legal Description: Lot 37, *Ocean Cay Unit One*
Current Zoning: PUD
Motion to Ordinance 2002-7843: Ocean Cay PUD to allow for 57% lot coverage in
Consider: lieu of 45% maximum to rectify existing non-conformities and allow for the
replacement of the driveway and walkways at an existing single-family
dwelling

C. **Case Number(s): BOA#23-100033**

Applicant: Jeffrey & Monica Green
Agent: Charles Hosea, Bee Tree Homes, Inc.
Owner: Jeffrey & Monica Green
Property Address: 434 9th Avenue North
Parcel ID: 174458-0060
Legal Description: Lot 6, Block 95, *Florida Land Investment Company and Pablo Beach
Improvement Company's Replat of Part of Pablo Beach North*
Current Zoning: RM-1
Motion to 34-339(e)(3)c.2, for a side yard setback of 5 feet in lieu of 10 feet minimum
Consider: along the eastern property line; 34-339(e)(3)c.3, for a rear yard setback of
7 feet in lieu of 30 feet minimum; and 34-373(d), for a parking area setback
of zero feet in lieu of 5 feet minimum for the rear structure parking along
the western property line, to rectify existing non-conformities and allow for
additions and renovations to existing multi-family structures

D. **Case Number(s): BOA#23-100034**

Applicant: Russell & Michelle Rendon
Agent: N/A
Owner: Russell & Michelle Rendon
Property Address: 1379 Plantation Oaks Drive North
Parcel ID: 179997-5060
Legal Description: Lot 12, *Plantation Oaks*
Current Zoning: RS-1
Motion to 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-
Consider: 336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet
minimum along the northern property line and 3 feet along the eastern
property line, to allow for the construction of a new swimming pool and pool
deck at an existing single-family dwelling

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Wednesday, May 17, 2023. There are three scheduled cases.
B. Joint Meeting with PC, BOA and CRA for Comp Plan / LDC update is scheduled for May 31st,
at 6:00 p.m. in Council Chambers.

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