



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, June 6, 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 May 2, 2023
- B. Regular Board of Adjustment meeting held on May 17, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#22-100092**

Applicant: Matthew Lents

Agent: N/A

Owner: Matthew Lents

Property Address: 1201 3rd Street North

Parcel ID: 174613-0000

Legal Description: Lot 12, Block 123, *Northern Portion of Pablo Beach*

Current Zoning: C-1

Motion to Consider: 34-377, for 6 on-site parking spaces in lieu of 14 required to allow for construction of a second story office space addition and a third story auxiliary dwelling unit to an existing one-story office building

NEW BUSINESS

A. **Case Number(s): BOA#23-100039**

Applicant: Michael Cowart

Agent: Judy Cowart

Owner: Michael & Judy Cowart

Property Address: 1848 Evans Drive South

Parcel ID: 179997-7045

Legal Description: Lot 9, Block 1, *Oakbreeze Cove*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.3, for a rear yard setback of 16 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 42.58% in lieu of 35% maximum, to allow for a new side addition to an existing single-family dwelling

B. **Case Number(s): BOA#23-100040**

Applicant: Alison Ballentine
Agent: N/A
Owner: Michael Ballentine
Property Address: 1612 Tanglewood Road
Parcel ID: 178514-0000
Legal Description: Lot 18, Block 13, *Ocean Forest Unit Three*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.2, for side yard setbacks of 8.2 feet on the south property line and 7 feet on the north property line in lieu of 10 feet minimum; and 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum, to allow for a new rear addition and attached breezeway and to rectify existing non-conformities at an existing single-family dwelling

C. **Case Number(s): BOA#23-100042**

Applicant: Brad Wester
Agent: Brad Wester
Owner: Peter Gibson
Property Address: 3527 Ocean Drive
Parcel ID: 181423-0000
Legal Description: Lots 7 and 8, Block 1, *Atlantic Shores Ocean Front Section Division "A"*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for construction of a new single-family dwelling

D. **Case Number(s): BOA#23-100045**

Applicant: Vanessa White Weaver
Agent: N/A
Owner: Vanessa White Weaver
Property Address: 3839 Poinciana Boulevard
Parcel ID: 181323-0000
Legal Description: Lot 21, Block 8, *Ocean Terrace*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)e, for lot coverage of 51% in lieu of 35% maximum; and 34:373(d), for a parking area setback of zero feet in lieu of 5 feet minimum, to allow for expansion of an existing driveway at an existing single-family dwelling

E. **Case Number(s): BOA#23-100047**

Applicant: Jeffrey & Natalie Brewster
Agent: Paul Zebouni
Owner: Jeffrey & Natalie Brewster

Property Address: 2519 Independence Drive
Parcel ID: 181076-1426
Legal Description: Lot 147, *Constitution Cove Unit Five*
Current Zoning: RS-2
Motion to 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet
Consider: minimum to allow for construction of a new addition to an existing single-family dwelling

F. **Case Number(s): BOA#23-100048**

Applicant: Casey Lee
Agent: N/A
Owner: Ellen Peterswon
Property Address: 725 3rd Street North
Parcel ID: 174266-0000
Legal Description: Lot 6, Block 73, *Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach*
Current Zoning: C-1
Motion to 34-342(e)(3)a, for a front yard setback of 8 feet in lieu of 10 feet minimum;
Consider: 34-342(e)(5), for 100% lot coverage in lieu of 85% maximum; 34-373(b) for a two way parking isle width of 8 feet 10 inches in lieu of 23 feet minimum; 34-373(c), for no turning and maneuvering space in lieu of required space for commercial parking; 34-373(d), for a parking setback of zero feet in lieu of 5 feet required; 34-377, for one parking space in lieu of 8 spaces required for a new beauty shop (skin care) use located in the C-1 zoning district; 34-425(a)(3) for zero trees in lieu of one required tree; 34-425(b)(1), for no landscape buffer adjacent to the public right-of-way in lieu of 5 feet required; and 34-425(c)(1), for no interior landscape islands in lieu of one required island, to allow for the renovation and re-use of an existing non-conforming commercial mixed use structure

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting will be Wednesday, June 21, 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