



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, June 21, 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. Joint Board Workshop held on May 31, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#23-100021**

Applicant: Gene Novak

Agent: N/A

Owner: Gene Novak

Property Address: 194 St. George Ct.

Parcel ID: 181753-1012

Legal Description: Lot 6, Block 1, *The Gates of Ponte Vedra Unit One*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.1, for a front yard setback of 17.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 55.31% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot along the eastern property line in lieu of 5 feet minimum, to allow for the construction of a new detached accessory structure, rectify existing non-conformities and a new addition to the rear of an existing single family dwelling

NEW BUSINESS

A. **Case Number(s): BOA#23-100035**

Applicant: Greg Barnett

Agent: N/A

Owner: Greg Barnett
Property Address: 1280 Plantation Oaks Drive
Parcel ID: 179997-5190
Legal Description: Lot 38, *Plantation Oaks*
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43.1% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 1 foot along the eastern property line in lieu of 5 feet minimum, for an existing shed, to allow for a second floor addition to a non-conforming structure and to rectify existing non-conformities at an existing single family dwelling

B. **Case Number(s): BOA#23-10050**

Applicant: Shotgun Jax Beach LLC, Micheal Silvenro
Agent: N/A
Owner: Shotgun Jax Beach LLC
Property Address: 815 11th Ave South
Parcel ID: 176702-0000
Legal Description: Lot 10, Block 109, Oceanside Park
Current Zoning: RS-3
Motion to Consider: 34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum, to allow for construction of a new single-family dwelling

C. **Case Number(s): BOA#23-10051**

Applicant: Sheepco Holdings LLC, Adam Alexander
Agent: N/A
Owner: Sheepco Holdings LLC
Property Address: 522 10th Street North
Parcel ID: 177361-0000
Legal Description: Lot 4, Block 1, Palm Courts
Current Zoning: RS-1
Motion to Consider: 34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling

D. **Case Number(s): BOA#23-10052**

Applicant: Sarah Rocco
Agent: N/A
Owner: Sarah Rocco
Property Address: 1415 3rd Street North
Parcel ID: 174681-0000
Legal Description: Lot 6, and the West 35 feet of the South One Half of Lot 4, Block 143, Pablo Beach Improvement Company's Plat
Current Zoning: C-1
Motion to Consider: 34-425(a)3, for no trees in lieu of 2 required trees; 34-425(b)1, for no landscape buffer adjacent to vehicular use area in lieu of a required 5 foot landscape buffer; and 34-425(c)1, for no vehicular area interior landscape islands in lieu of all required interior landscaping for a parking area of 10

spaces or more to allow for the conversion of an existing single use commercial space into a three tenant shopping center

E. **Case Number(s): BOA#23-100053**

Applicant: Atkins Builders INC, John Atkins

Agent: John Atkins

Owner: Atkins Builders INC

Property Address: 0 21st Ave South

Parcel ID: 179379-0040

Legal Description: Lot 4, (except the Westerly 5.00 feet thereof), Block L, Permenters Replat of South Pablo or Atlantic Camp Grounds

Current Zoning: RM-2 (RS-3 Standards)

Motion to 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet

Consider: minimum; 34-338(e)(1)c.2, for a corner side yard of 10 feet in lieu of 13 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of required paved driveway or paver strips; and 34-425(h)1, for a corner visibility triangle of 7 feet in depth in lieu of 10 feet required for the driveway, to allow for construction of a new single family dwelling for property addressed '0' 21st Avenue South, RE# 179379-0040

PLANNING DEPARTMENT REPORT

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.

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a 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 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