



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, July 5, 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 June 6, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#23-100051**

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.

NEW BUSINESS

A. **Case Number(s): BOA#23-100055**

Applicant: DSM Renovations LLC

Agent: N/A

Owner: DSM Renovations LLC

Property Address: 1201 N 7th Ave.

Parcel ID: 177803-0000
Legal Description: Lot 13, Block 6, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25' minimum; 34-336(e)(1)c.2, for an eastern side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum, to allow for construction of a new single-family dwelling with a covered rear patio, swimming pool and pool deck.

B. Case Number(s): BOA#23-100057

Applicant: Kimberly Rohner
Agent: N/A
Owner: DSM Renovations LLC
Property Address: 708 Palm Tree Road
Parcel ID: 177825-0000
Legal Description: Lot 7, Block 8, *Pine Grove Unit 2*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling with a rear lanai, swimming pool and pool deck.

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