



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, August 15, 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. Minutes for July 18, 2023 meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100066**

Applicant: David Fox

Agent: N/A

Owner: Anthony Sleiman

Property Address: 460 33rd Avenue South

Parcel ID: 18057-0600

Legal Description: Lot 3 and part of Lot 4, Block 4, Atlantic Shores No. 1 Replat

Current Zoning: RS-2

Motion to Consider: 34-337(e)(1)e., for lot coverage of 48% in lieu of 35% maximum, to allow a widened driveway with pavers to an existing single-family dwelling

B. **Case Number(s): BOA#23-100067**

Applicant: James M. Howard

Agent: N/A

Owner: James M. Howard

Property Address: 4035 Duval Drive

Parcel ID: 181679-0000

Legal Description: Lot 8, Block D3, Ponte Vedra

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum, to allow for stepping stones at an existing single-family dwelling

C. **Case Number(s): BOA#22-100070**

Applicant: Todd Perkins
Agent: Casey Conner
Owner: Todd Perkins
Property Address: 120 Seagrape Drive
Parcel ID: 179771-1020
Legal Description: Lot 10, Seabreeze Woods
Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum, to allow for an existing pool, rear patio pavers, pavilion and driveway to address existing nonconformities of single-family dwelling

D.

Case Number(s): BOA#23-100071

Applicant: Sharon Bowden
Agent: N/A
Owner: Sharon Bowden
Property Address: 700 11th Avenue South
Parcel ID: 176751-0005
Legal Description: East ½ of Lot 1, Block 118, Ocean Side Park
Current Zoning: RS-3

Motion to Consider: 34-338(e)(1)c.(3), for a rear yard set back of 17 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42.5% in lieu of 35% maximum, to allow for an attached composite studio patio cover

E. **Case Number(s): BOA#23-100072**

Applicant: Brian Sass
Agent: Casey Conner
Owner: BRO Development
Property Address: 525 North 10th Avenue
Parcel ID: 174988-0000
Legal Description: Lot 2, Block 3, Beach Homesite Unit One
Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)e, for lot coverage of 38.9% in lieu of 35% maximum; 34-336(e)(1)(c)3, for a rear yard setback of 15 feet in lieu of 30 feet; and 34-336(e)(1)g., for an accessory structure setback of 1 foot in lieu of 5 feet minimum from the west property line, to allow for new pavers and a shed addition to an existing single-family dwelling and to address existing nonconformities

F. **Case Number(s): BOA#23-100073**

Applicant: Carla Defuira Powell
Agent: N/A
Owner: Carla Defuira Powell
Property Address: 23 Quail Lane
Parcel ID: 179658-0216
Legal Description: Lot 8, Mission Hills Unit No. 4

Current Zoning: RS-1
Motion to 34-336(e)(1)c.(3), for a rear yard setback of 22.9 feet in lieu of 30 feet
Consider: minimum; 34-336(e)(1)g, for an accessory structure (pool deck) set back of
2.7 feet in lieu of 5 feet minimum; 34-336(e)(1)e, for lot coverage of 38% in
lieu of 35% maximum to allow for a new addition, pool pavers and decking

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