



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, October 17, 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 October 3, 2023

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s): BOA#23-100079**

Applicant: James Smithson

Agent: Stratum Contracting & Construction Management LLC

Owner: James Smithson

Property Address: 422 6th Ave S

Parcel ID: 176328-0000

Legal Description: Lot 3, Block 1 , Oceanside Park

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)c.(1), for front yard setback of 14.6 feet in lieu of 20 feet minimum; and 34-337(e)(1)c.(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum to allow for a covered front patio to an existing single-family dwelling **for property addressed** 422 South 6th Avenue, **RE#** 176328-0000, **legally described as** Lot 3, Block 1 , Oceanside Park

NEW BUSINESS

A. **Case Number(s): BOA#23-100098**

Applicant: Sara Uselman

Agent: N/A

Owner: Sara Uselman

Property Address: 2599 Merrill Blvd
Parcel ID: 180858-0070
Legal Description: Lot 4, Block 4, *Jacksonville Beach Heights*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum, to allow for new swimming pool and paver deck to an existing single-family dwelling **for property addressed** 2599 Merrill Blvd, **RE#** 180858-0070, **legally described as** Lot 4, Block 4, *Jacksonville Beach Heights*

B. **Case Number(s): BOA#23-100099**

Applicant: James Groak
Agent: Corinne Groak
Owner: James & Corinne Groak
Property Address: 113 S 3rd Ave
Parcel ID: 175671-0000
Legal Description: Lot 7, Block 22, *Pablo Beach South*
Current Zoning: RM-2
Motion to Consider: **Section(s):** (RM-2 using RS-3 standards) 34-338(e)(1)(c)1, for front yard set backs of 13 feet in lieu of 20 feet maximum, to extend second floor porch area over existing driveway, of an existing two story single family dwelling **for property addressed** 113 S 3rd Ave, **RE#** 175671-0000, **legally described as** Lot 7, Block 22, *Pablo Beach South*

C. **Case Number(s): BOA#23-100100**

Applicant: Anthony Simonetta
Agent: N/A
Owner: LAS Holding LLC
Property Address: 948 Gonzales Ave Lot 5
Parcel ID: 176631-0000
Legal Description: Lot 5, Block 98 , *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-338(e)(1)(c)(3), for rear yard set back of 20 feet in lieu of 30 feet; and 34-338(e)(1)(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single family home **for property addressed** 948 Gonzales Ave Lot 5, **RE#** 176631-0000, **legally described as** Lot 5, Block 98 , *Oceanside Park*

D. **Case Number(s): BOA#23-100101**

Applicant: Anthony Simonetta
Agent: N/A
Owner: LAS Holdings LLC
Property Address: 948 Gonzales Ave Lot 6
Parcel ID: 176631-0000
Legal Description: Lot 6, Block 98 , *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-338(e)(1)(c)(3), for rear yard set back of 20 feet in lieu of 30 feet; and 34-338(e)(1)(e) for lot coverage of 50% in lieu of 35% maximum to allow for a new single family home **for property addressed** 948 Gonzales Ave Lot 6, **RE#** 176631-0000, **legally described as** Lot 6, Block 98 ,

Oceanside Park

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