



City of Jacksonville Beach

Regular Meeting Amended Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, November 7, 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 October 17, 2023 BOA meeting

CORRESPONDENCE

OLD BUSINESS

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

Applicant: Anthony Simonetta

Agent: N/A

Owner: Anthony Simonetta

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 setback 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*

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

Applicant: Anthony Simonetta

Agent: N/A

Owner: Anthony Simonetta

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 setback 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*

NEW BUSINESS

- A. **Case Number(s): BOA#23-100105**
Applicant: Sandra Terra
Agent: N/A
Owner: Sandra Terra
Property Address: 827 S 8th St
Parcel ID: 176604-0000
Legal Description: Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-338(e)(1)a, for a front yard setback of 15.5 feet in lieu of 20 feet minimum; 34-338(e)(1)g, for an accessory structure side yard setback of 0 feet in lieu of 5 feet on north west quadrant of property for and existing pump house; 34-338(e)(1)g for an accessory structure side yard setback of 4 feet in lieu of 5 feet on north east quadrant of property for an existing tool shed; 34-338(e)(1)g, for an accessory use setback of 1 foot in lieu of 3 feet minimum for a walkway along the north side yard and 1.5 feet in lieu of 3 feet minimum along the eastern rear yard for an existing walkway; 34-338(e)(1)c(3), for rear yard setback of 2 feet in lieu of 30 feet minimum for existing back porch roof extension; 34-338(e)(1)e for lot coverage of 75% in lieu of 35% maximum for existing pavers and 34-373(a)1, for two off street parking spaces 15.5 feet deep in lieu of 17 feet deep, to address existing nonconformities to an existing single-family dwelling **for property addressed** 827 S 8th St, **RE#** 176604-0000, **legally described as** Lot 6, Except The North 56 feet, Block 88, *Oceanside Park*
- B. **Case Number(s): BOA#23-100108**
Applicant: Michael Fraley
Agent: N/A
Owner: Michael Fraley
Property Address: 610 N 7th Ave
Parcel ID: 174294-0010
Legal Description: Lot 2, Block 77, *Pablo Beach*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)c)2, for a combined side yard setback of 14 feet in lieu of 15 feet; 34-337(e)(1)c)e, for lot coverage of 47% in lieu of 35% maximum; 34-337(e)(1)c)3, for rear yard setback of 22.11 feet in lieu of 30 feet for the primary dwelling and the new rear porch roof addition;; 34-337(e)(1)g), for accessory structure setback of 3.8 feet in lieu of 5 feet for the rear yard and 2.4 feet in lieu of 5 feet minimum for the eastern side yard for an existing shed, to address existing nonconformities and allow for a rear porch roof addition over an existing patio to an existing single-family dwelling **for property addressed** 610 N 7th Ave, **RE#** 174294-0010, **legally described as** Lot 2, Block 77, *Pablo Beach*

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