



# City of Jacksonville Beach

## Regular Meeting Agenda

### Board of Adjustment

11 North Third Street  
Jacksonville Beach, Florida

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Tuesday, December 19, 2023

6:00 PM

Council Chambers

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#### 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 November 21, 2023
- B. Minutes for December 5, 2023

#### CORRESPONDENCE

#### OLD BUSINESS

A. **Case Number(s): BOA#23-100119**

Applicant: Jordan Quick

Agent: N/A

Owner: Jordan Quick

Property Address: 1382 N Eastwind Dr

Parcel ID: 179459-3190

Legal Description: Lot 38, *Seabreeze Park*

Current Zoning: RS-3

Motion to Consider: **Section(s):** 34-338(e)(1)g, for a east side, southeast, south west, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 60% in lieu of 35% maximum, 34-338(e)(1)d, for no garage or carport, 34-338(e)(1)(c)3, for rear yard setback 4 feet in lieu of 30 minimum, 34-373(d), driveway setback of 0 in lieu of 5 to allow for new pool addition and to address current nonconformities to an existing single-family dwelling **for property addressed** 1382 N Eastwind Dr, **RE#** 179459-3190 **legally described as** Lot 38, Seabreeze Park

#### NEW BUSINESS

A. **Case Number(s): BOA#23-100120**

Applicant: Nicolas Notaro  
Agent: N/A  
Owner: Nicolas Notaro  
Property Address: 700 S 9th St  
Parcel ID: 176590-0000  
Legal Description: Lot 1, Block 80, *Oceanside Park*  
Current Zoning: I-1  
Motion to Consider: **Section(s):** 34-373(a)(1) for 3 compact spaces in lieu of standard off street space dimensions, Section(s): 34-373(b) for a parking isle of less than 23 feet for 90-degree parking, Section(s): 34-373(c) for back out parking for a commercial use in lieu of internal turning and maneuvering. Section(s): 34-377, for 6 off street parking (on site) spaces in lieu of 12 required off-street parking spaces (on site) and 34-425, for no landscaping in lieu of all required landscaping for the creation of a coffee shop in conjunction with an existing motorcycle repair facility **for property addressed** 700 S 9th St, **RE#** 176590-0000, **legally described as** Lot 1, Block 80, *Oceanside Park*

B. **Case Number(s): BOA#23-100121**

Applicant: David & Joelle Caldwell  
Agent: N/A  
Owner: David & Joelle Caldwell  
Property Address: 6 Hopson Rd  
Parcel ID: 177304-0020  
Legal Description: Lot 1, *Waterway Estates Unit 1*  
Current Zoning: RS-1  
Motion to Consider: **Section(s):** 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for replacement of existing gravel driveway for new paver driveway to an existing single-family dwelling **for property addressed** 6 Hopson Rd, **RE#** 177304-0020, **legally described as** Lot 1, *Waterway Estates Unit 1*

C. **Case Number(s): BOA#23-100123**

Applicant: Michael Bowen  
Agent: N/A  
Owner: Michael Bowen  
Property Address: 118 N 10th Ave  
Parcel ID: 174528-0080  
Legal Description: Lot 4 and 5, Block 102, *Pablo Beach North*  
Current Zoning: RM-2  
Motion to Consider: **Section(s):** 34-340(e)(1)e, for lot coverage of 80% in lieu of 35% maximum for expansion of existing pool perimeter paver patio around home, small paver pad, and concrete pad adjacent to the existing pool equipment pad and 34-340(e)(1)g, for accessory side and rear yard setbacks of 1 foot in lieu of 5 feet minimum, **for property addressed** 118 N 10th Ave, **RE#** 174528-0080, **legally described as** Lot 4 and 5 ,Block 102, *Pablo Beach North*

**PLANNING DEPARTMENT REPORT**

A. Joint Board Workshop for proposed comprehensive plan draft January 10th, 2024.

**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](mailto: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](mailto: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