



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Wednesday, January 17, 2024

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

ELECTION OF CHAIR AND VICE-CHAIR

- A. The Board Members will nominate and vote on the positions of Chair and Vice-Chair, to be effective upon completion of the vote.

APPROVAL OF MINUTES

- A. Minutes for December 19, 2023 meeting
B. Minutes for January 2, 2024 Meeting

CORRESPONDENCE

OLD BUSINESS

- A. **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*

NEW BUSINESS

- A. **Case Number(s):** **BOA#23-100131**

Applicant: Green Kay Ventures LLC
Agent: Loan Thi Hanson
Owner: Green Kay Ventures LLC
Property Address: 610 9th Ave N
Parcel ID: 174472-0000
Legal Description: The West 40ft of lot 2, and The East 20ft of lot 3, Block 97, *R/P PT Pablo Beach North*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)d, for no garage or carport in lieu of required garage or carport, to address nonconformities to an existing single-family dwelling **for property addressed** 610 9th Ave N, **RE#** 174472-0000, **legally described as** The West 40ft of lot 2, and The East 20ft of lot 3, Block 97, *R/P PT Pablo Beach North*

B. **Case Number(s): BOA#24-100001**

Applicant: David Kluge
Agent: N/A
Owner: David Kluge
Property Address: 329 N 15th St
Parcel ID: 177653-0320
Legal Description: Lot 4, Tall Pines
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(c)2, for a northern side yard setback of 6.8 feet and a southern side yard setback of 6.6 feet in lieu of 10 feet minimum for each side; 34-336(e)(1)g, for rear and side yard accessory structure setback of 2ft in lieu of 5ft minimum for a shed; 34-336(e)(1)g, for rear yard accessory structure setback of 1ft in lieu of 5ft minimum for an outdoor bar/pergola; 34-336(e)(1)g, for an accessory setback of 0ft in lieu of 2 feet required for paver walkway on northern and north west property lines; 34-336(e)(1)c.2, for 0ft accessory side yard setback in lieu of 5ft required for a free-standing wood roofed structure; 34-336(e)(1)e, for lot coverage of 63.3% in lieu of 35% maximum to address existing nonconformities for existing single-family dwelling and associated accessory uses, **for property addressed** 329 N 15th St, **RE#** 177653-0320, **legally described as** Lot 4, *Tall Pines*

C. **Case Number(s): BOA#24-100003**

Applicant: Capital Real Estate Collective LLC
Agent: Rick Johnston
Owner: Capital Real Estate Collective LLC
Property Address: 120 N 5th St
Parcel ID: 173787-0000
Legal Description: Lot 11, Block 16, *Atlantic Park*
Current Zoning: C-2
Motion to Consider: **Section(s):** 34-343(e)(3)1, for a front yard setback of 1.9 feet in lieu of 10 feet minimum, 34-425(a)(3) for no shade trees in lieu of 2 shade trees required; 34-425(b)(1), to be exempt from front landscape buffer requirements for minimal size and planting, 34-425(c) for no internal landscape islands in lieu of 10% landscaping internal to a vehicle use area; 34-373(b) for 18 foot parking isle in lieu of 23 feet minimum for two

way traffic; 34-373(c), for back out parking into a City alley for 5 spaces in lieu of in lieu of no back out spaces for commercial uses; 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement, for commercial office use parking and landscaping and to address existing nonconformities **for property addressed 120 N 5th St, RE# 173787-0000, legally described as Lot 11, Block 16, Atlantic Park**

D. **Case Number(s): BOA#24-100004**

Applicant: Donald E Hodges Jr.

Agent: N/A

Owner: Donald E Hodges Jr.

Property Address: 1078 N 13th St

Parcel ID: 179175-0000

Legal Description: Lot 1 And the North 20t of Lot 2, Block 68, *SEC A Jacksonville Beach*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-373(d), for parking area set back of 1ft in lieu of 5ft minimum; 34-337(e)1(c)3 for rear yard setback of 17ft in lieu of 30ft minimum; 34-337(e)1e., for 43% lot coverage in lieu of 35% maximum , for construction of a new rear covered porch and office addition to an existing single-family dwelling **for property addressed 1078 N 13th St, RE# 179175-0000, legally described as Lot 1 And the North 20t of Lot 2, Block 68, SEC A Jacksonville Beach**

PLANNING DEPARTMENT REPORT

- A. Reminder of Joint Board /Commission / CRA Meeting tomorrow, January 10th, at 5:30. Meeting to be held in Council Chambers.

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 may 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 before the start of the

meeting. 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: City Manager; City Attorney