



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, February 6, 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

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Todd Smith
Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

- A. Joint Boards Workshop held on January 10, 2024
- B. Regular BOA meeting held on January 17, 2024

CORRESPONDENCE

OLD BUSINESS

- A. **Case Number(s):** **BOA#23-100128**
 - Applicant: Chris Rood
 - Agent: N/A
 - Owner: Chris Rood
 - Property Address: 903 S 4th Ave
 - Parcel ID: 175868-0000
 - Legal Description: 1/2 Lot 8, Block 40, *Pablo beach South*
 - Current Zoning: RM-1
 - Motion to Consider: **Section(s):** 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum; 34-339(e)(2)d, for no garage or carport in lieu of a required garage or carport to address current nonconformities **for property addressed** 903 S 4th Ave, **RE#** 175868-0000, **legally described as** south 1/2 Lot 8, Block 40, *Pablo beach South*

NEW BUSINESS

- A. **Case Number(s):** **BOA#23-100122**
 - Applicant: John Atkins
 - Agent: N/A
 - Owner: Atkins Builders, Inc
 - Property Address: 215 N 19th Ave
 - Parcel ID: 175442.0000

Legal Description: Lot 7, Block 203, *Elton realty Co's replat*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-342(e)(3)b, for side yard setbacks of 5ft on each side in lieu of 10ft minimum, to allow construction for a 2 unit Multifamily Structure **for property addressed** 215 N 19th Ave, **RE#**175442.0000, **legally described as** Lot 7, Block 203, *Elton realty Co's replat*

B. Case Number(s): BOA#24-100002

Applicant: Ryan Donlon

Agent: N/A

Owner: Ryan Donlon

Property Address: 840 S 7th Ave

Parcel ID: 176583.0000

Legal Description: Lot 5, Block 79, *Oceanside Park*

Current Zoning: RS-3

Motion to Consider: **Section(s):** 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed **for property addressed** 840 S 7th Ave, **RE#** 176583.0000, **legally described as** Lot 5, Block 79, *Oceanside Park*

PLANNING DEPARTMENT REPORT

A. Update on Comp Plan process

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