



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, October 1, 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, Jennifer Williams

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for September 17, 2024 Meeting

CORRESPONDENCE

OLD BUSINESS

A. **Case Number(s):** **BOA#24-100049**

Applicant: Garland Sullivan III

Agent: World Construction Inc

Owner: Garland Sullivan III

Property Address: 211 S 8th Ave

Parcel ID: 176071-0000

Legal Description: Lot 11, Block 73, *Pablo Beach South S 45ft*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)3, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at **property addressed** 211 S 8th Ave, **RE#** 176071-0000, **legally described as** Lot 11, Block 73, *Pablo Beach South S 45ft*

NEW BUSINESS

A. **Case Number(s):** **BOA#24-100050**

Applicant: Evelyn Mooyoung

Agent: Evelyn Mooyoung

Owner: Evelyn Mooyoung
Property Address: 515 N 5th Ave
Parcel ID: 174210-0000
Legal Description: the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)g, for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34-337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at **property addressed** 515 N 5th Ave, **RE#** 174210-0000, **legally described as** the west 20ft of the south 1/2 of Lot 8 and the south of Lot 9, Block 66, *R/P PT Pablo Beach NORTH*

B. **Case Number(s): BOA#24-100051**

Applicant: Stephanie Kiss
Agent: N/A
Owner: Stephanie Kiss
Property Address: 211 S 35th Ave
Parcel ID: 180609-0000
Legal Description: Lot 1, Block 18, *Atlantic Shores*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at **property addressed** 211 S 35th Ave, **RE#** 180609-0000, **legally described as** Lot 1, Block 18, *Atlantic Shores*

C. **Case Number(s): BOA#24-100054**

Applicant: Chris Ris
Agent: N/A
Owner: TMCR Homes LLC
Property Address: 0 S 7th Ave (176350-0000)
Parcel ID: 176350-0000
Legal Description: Lot 7, Block 2, *Oceanside Park*
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu 30ft minimum ,34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at **property addressed** 0 S 7th Ave, **RE#** 176350-0000, **legally described as** Lot 7, Block 2, *Oceanside Park*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS**ADJOURNMENT****NOTICE**

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may 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 made part of the record. 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