



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, January 7, 2025

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), Matt Metz, John Moreland, Jennifer Williams

Alternates: Laura Tierney

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#24-100085**

Applicant: Robin & Jonnie Cotton

Agent: Jill Kestner

Owner: Robin & Jonnie Cotton

Property Address: 820 3rd Ave North

Parcel ID: 175491-0000

Legal Description: Lot 4, Block 39, *Mundy Drive Terrace*

Current Zoning: RS-2

Motion to Consider: **Section(s):** 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34-337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at **property addressed** 820 3rd Ave N, **RE#** 175491-0000, **legally described as** Lot 4, Block 39, *Mundy Drive Terrace*

B. **Case Number(s): BOA#24-100086**

Applicant: Adam Wolf

Agent: N/A

Owner: Adam Wolf

Property Address: 1013 8th Ave N

Parcel ID: 179287-0065

Legal Description: East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6,

Block 118, Section "A"
Current Zoning: RS-1
Motion to
Consider: **Section(s):** 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at **property addressed** 1013 8th Ave N, **RE#** 179287-0065, **legally described as** East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A"

C. **Case Number(s): BOA#24-100087**

Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot A)
Parcel ID: 181527-0000
Legal Description: Lot 5, 6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B
Current Zoning: RS-1
Motion to
Consider: 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a new single-family dwelling, located at **property addressed** 27 32nd Ave S (Proposed Lot A), **RE#** 181527-0000, **legally described as** Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

D. **Case Number(s): BOA#24-100088**

Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot B)
Parcel ID: 181527-0000
Legal Description: Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B
Current Zoning: RS-1
Motion to
Consider: **Section(s):** 34-336(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single-family dwelling, located at **property addressed** 27 32nd Ave S (Proposed Lot B), **RE#** 181527-0000, **legally described as** Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B

E. **Case Number(s): BOA#24-100089**

Applicant: Salt Air Homes Inc
Agent: Oliver J Kraut
Owner: Salt Air Homes Inc
Property Address: 419 5th Ave N (Lot 10)
Parcel ID: 174203-0000
Legal Description: Lot 10, Block 65, *Pablo Beach North*

Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at **property addressed** 419 5th Ave N, **RE#** 174203-0000, **legally described as** Lot 10, Block 65, *Pablo Beach North*

F. **Case Number(s): BOA#24-100090**

Applicant: Salt Air Homes Inc
Agent: Oliver J Kraut
Owner: Salt Air Homes Inc
Property Address: 419 5th Ave N (Lot 9)
Parcel ID: 174203-0000
Legal Description: Lot 9, Block 65, *Pablo Beach North*
Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at **property addressed** 419 5th Ave N, **RE#** 174203-0000, **legally described as** Lot 9, Block 65, *Pablo Beach North*

PLANNING DEPARTMENT REPORT

- A. The new draft LDC is set to go to the Planning Commission in January for a workshop and public hearing.
- B. Organizational Meeting to come in February, will include elections and review of draft Bylaws
- C. Training Workshop tentatively planned for March to review new LDC, final date to be determined based on date of final adoption by City Council.

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