



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

Tuesday, April 21, 2026

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

#### APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on March 17, 2026
- B. Board of Adjustment Meeting held on April 7, 2026

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

- A. **Case Number(s):** **BOA#26-100022**
  - Applicant: Paul Canto
  - Agent: Paul Cruddas
  - Owner: Paul Canto
  - Property Address: 3214 Ocean Dr
  - Parcel ID: 181532-0000
  - Legal Description: Lot 5 and The East ½ of Lot 6, Block 4, *Atlantic Shores Ocean Front Section-Division B*
  - Current Zoning: RS-1
  - Motion to Consider: **Section(s):** 34-611(e)(1)(c)(h), for a westerly accessory structure setback of 4 feet in lieu of 5 feet minimum, 34-611(e)(1)(c)(h), for a northerly accessory structure setback of 4.1 feet in lieu of 5 feet minimum, for a new swimming pool, to an existing two-story single-family home, located at **property addressed** 3214 Ocean Dr **RE#** 181532-0000, **legally described** as Lot 5 and The East ½ of Lot 6, Block 4, *Atlantic Shores Ocean Front Section-Division B*
  
- B. **Case Number(s):** **BOA#26-100023**
  - Applicant: Barnett Custom Homes
  - Agent: Greg Barnett
  - Owner: Mark Perschel
  - Property Address: 333 N 3rd Ave
  - Parcel ID: 173863-0000
  - Legal Description: Lot 7, Block 44, *Atlantic Park*
  - Current Zoning: C-1
  - Motion to Consider: **Section(s):**34-617(e)(3)(b) for not side yard setback in lieu of 10 feet minimum adjacent to a right of way, 34-745(b)(4)(a), for a 0 ft landscape buffer in lieu of at

least 5 ft adjacent to the western property line, 34-702(d), for a 0ft parking adjacent to right of way set back in lieu of 5 feet, for a new commercial building, located at **property addressed 333 N 3<sup>rd</sup> Ave RE# 173863-0000, legally described as Lot 7, Block 44, Atlantic 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](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 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*