



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda **AMENDED**

Board of Adjustment

Tuesday, October 19, 2021

7:00 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

- A. John Moreland (Chairperson), Alexi Gonzalez (Vice-Chairperson), Francis Reddington, Jeff Truhlar, Owen Curley
Alternate: Dan Elmaleh

EX-PARTE COMMUNICATION

APPROVAL OF MINUTES

- A. Regular Board of Adjustment Meeting held October 5, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#21-100133**
Applicant: David Gatto
Agent: Bryan Green- One Eleven Construction
Owner: David Gatto
Property Address: 138 10th Avenue South
Parcel ID: 176150-0000
Legal Description: Lot 6, Block 102, *Pablo Beach South*
Current Zoning: RM-2 (RS-3 Standards)
Motion to Consider: 34-338(e)(1)c.1, for a front yard setback of 1.7 feet in lieu of 20 feet minimum; and 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum to rectify existing non-conformities and attach a detached garage to the primary single family residential dwelling
- B. **Case Number(s): BOA#21-100148**
Applicant: Shama Patel & Robert Burns III
Agent: Brian Messina - Aqua Design Jax, LLC.
Owner: Shama Patel & Robert Burns III

Property Address: 305 33rd Avenue South

Parcel ID: 180574-0000

Legal Description: Lot 13, Block 12, *Replat Unit No. 1 Atlantic Shores*

Current Zoning: RS-2

Motion to 34-337(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for
Consider: construction of a new swimming pool and pool deck to an existing single family dwelling

C. **Case Number(s): BOA#21-100149**

Applicant: Lilyan Fleming

Agent: Howard Fleming

Owner: Lilyan Fleming

Property Address: 427 6th Street North

Parcel ID: 173879-0005

Legal Description: The Southerly 62.5 feet of Lots 5 and 6, Block 46, *Atlantic Park*

Current Zoning: RM-1 (RS-3 Standards)

Motion to 34-338(e)(1)c.2, for a side-yard setback of 3 feet in lieu of 5 feet minimum;
Consider: and 34-373(d) for a parking area setback of 3 feet in lieu of 5 feet minimum to allow for the construction of an attached car port to a single-family dwelling

D. **Case Number(s): BOA#21-100151**

Applicant: Chuck Horn - Horn Builders, Inc.

Agent: N/A

Owner: Susan Dutson

Property Address: 25 33rd Avenue South

Parcel ID: 181532-0000

Legal Description: Lot 5 and the East 1/2 of Lot 6, Block 4, *Atlantic Shores Ocean Front Section-Division B*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.3, for a rear yard setback of 14.5 feet in lieu of 30 feet
Consider: minimum; 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; and 34-336(e)(1)g, for a swimming pool setback of 1.5 feet in lieu of 5 feet from the primary structure to allow for construction of a new single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, November 2, 2021. There are six scheduled cases.

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.

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the 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 can 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 and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. 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: Mike Staffopoulos, City Manager
City Attorney's Office
City Clerk's Office