



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Regular Meeting Agenda

Board of Adjustment

Wednesday, December 8, 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

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 November 16, 2021

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#21-100164**

Applicant: Justin & Marian Lee

Agent: N/A

Owner: Justin & Marian Lee

Property Address: 61 Evans Drive

Parcel ID: 179997-1034

Legal Description: Lot 17, *Fairway Oaks*

Current Zoning: RS-1

Motion to Consider: 34-336(e)(1)c.1, 2 & 3 to designate the corner side yard as the southern portion of the property facing Oaks Drive, the front yard as the portion facing Evans Drive and the rear yard as the eastern portion of the property; 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, for a side yard setback of 4.7 feet in lieu of 5 feet minimum; and 34-336(e)(1)c.3, for a rear yard setback of 23 feet in lieu of 30 feet minimum all to allow for the construction of a new coping only swimming pool, connect a detached garage to the primary structure, change yard designations and rectify non-conformities at an existing single family

dwelling

B. **Case Number(s): BOA#21-100165**

Applicant: John Atkins, Atkins Builders

Agent: N/A

Owner: Carol Blasingame

Property Address: 1701 2nd Avenue North, Lot 26

Parcel ID: 178062-0010

Legal Description: Lot 26, Block 11, *Pine Grove Unit 4*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for a western side-yard setback of 5 feet in lieu of 10 feet

Consider: minimum; 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 36% in lieu of 35% maximum to allow for construction of a new single family dwelling

C. **Case Number(s): BOA#21-100166**

Applicant: John Atkins, Atkins Builders

Agent: N/A

Owner: Carol Blasingame

Property Address: 1701 2nd Avenue North, Lot 27

Parcel ID: 178062-0010

Legal Description: Lot 27, Block 11, *Pine Grove Unit No. 4*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for an eastern side-yard setback of 5 feet in lieu of 10 feet

Consider: minimum; 34-336(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum to allow for construction of a new single family dwelling

D. **Case Number(s): BOA#21-100167**

Applicant: Trent & Paulette Waterman

Agent: N/A

Owner: Trent & Paulette Waterman

Property Address: 4067 America Avenue

Parcel ID: 181185-0135

Legal Description: Lot 7, *Ocean Terrace*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.1, for a front yard setback of 15 feet in lieu of 25 feet

Consider: minimum; 34-336(e)(1)c.2, for a side yard setback of 5 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to rectify existing non-conformities and allow for construction of a new rear covered porch to an existing single-family dwelling

E. **Case Number(s): BOA#21-100168**

Applicant: Daniel Brown

Agent: N/A

Owner: Daniel Brown

Property Address: 702 7th Avenue South

Parcel ID: 176574-0000

Legal Description: Lot 3 and Fractional Lot 2, Block 78, *Oceanside Park*

Current Zoning: RS-3

Motion to 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to rectify
Consider: existing non-conformities and allow for construction of a new swimming pool
and pool deck to an existing single family dwelling

F. **Case Number(s): BOA#21-100170**

Applicant: John & Karla Marshall

Agent: N/A

Owner: John & Karla Marshall

Property Address: 1509 3rd Avenue North

Parcel ID: 178039-0000

Legal Description: Lot 3, Block 10, *Pine Grove Unit No. 4*

Current Zoning: RS-1

Motion to 34-336(e)(1)c.2, for a corner side yard setback of 11 feet in lieu of 20 feet

Consider: required, to allow for construction of a new addition to an existing single-family dwelling

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, January 4, 2022. 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, if any person decides to appeal any decision made by the board with respect to any matter considered at such meeting, he or she will need a record of the proceedings. For such purpose, he or she 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