

**Minutes of Board of Adjustment
held Tuesday, December 6, 2022, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Alexi Gonzalez called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Jeff Truhlar John Moreland Todd Smith
Alternates: Jennifer Williams

Also present were: Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on November 1, 2022
- Regular Board of Adjustment Meeting held on November 15, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#22-100126</u>
	Applicant/Owner:	Janice Bounds
	Agent:	Julianne Overby, JNOverby, LLC.
	Property Address:	1007 17th Street North
	Parcel ID:	179194-0600

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 17.5 feet in lieu of 30 feet minimum; 34-337(e)(1)e, for lot coverage of 47% in lieu of 35% maximum; and 34-337(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum from the north and east property lines to rectify existing nonconformities and allow for construction of a rear addition to an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Julianne Overby, 2452 Pullian Street, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the age of the house and pool.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100126 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size and coverage.

Roll Call Vote: Ayes – John Moreland, Todd Smith, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez
The motion passed unanimously.

B. Case Number: **BOA#22-100127**
Applicant/Owner: Anthony M. Recco, Jr
Property Address: 508 9th Avenue North
Parcel ID: 174464-0020

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Tony Recco, 508 9th Avenue North, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the pool, pavers, discrepancy in the staff report, and construction survey.

Public Hearing:
No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100127 for lot coverage of 48% based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, Alexi Gonzalez
The motion passed unanimously.

C. Case Number: **BOA#22-100128**
Applicant/Owner: Jared Brent Fickling
Agent: Stephen A. Reinell, AIA
Property Address: 1306 2nd Avenue North
Parcel ID: 177709-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for both side yard setbacks of 6 feet in lieu of 10 feet minimum required per side; 34-336(e)(1)c.3, for a rear yard setback of 10'8" in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(d), for a driveway side yard

setback of one (1) foot in lieu of 5 feet minimum to rectify existing non-conformities and to allow for a rear addition and driveway expansion to an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item. Ms. Gonzalez noted her home was in the noticed area.

Applicant: Jared Fickling, 1306 2nd Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot width.

A brief discussion ensued about the shed, driveway, and garage.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100128 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the side yard setback.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, John Moreland, Owen Curley, Alexi Gonzalez
The motion passed unanimously.

D. **Case Number:** **BOA#22-100129**
Applicant: Anthony & Sylvan Pools
Agent: Jeremiah Siebert
Owner: Brandon Huffman
Property Address: 624 3rd Avenue North
Parcel ID: 173840-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum; and 34- 337(e)(1)g, for an accessory use setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Jeremiah Siebert, 609 Box Branch Circle, Saint Johns, stated the hardship was a substandard lot.

A brief discussion ensued about the pool deck, patio, and setbacks.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100129 for lot coverage of 49% only based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Todd Smith, John Moreland, Owen Curley, Jeff Truhlar, Alexi Gonzalez
The motion passed unanimously.

E. Case Number: **BOA#22-100130**
Applicant: Anthony & Sylvan Pools - Jeremiah Siebert
Agent: Jeremiah Siebert
Owner: Lori Crowe
Property Address: 1300 Ponce De Leon Street
Parcel ID: 181076-1112

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34- 337(e)(1)g, for an accessory structure setback of one (1) foot from the western property line for an existing shed, 3 feet in lieu of 5 feet minimum from the rear property line and 3 feet in lieu of 5 feet minimum from the primary structure, to allow for construction of a new swimming pool and pool deck at an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Jeremiah Siebert, 609 Box Branch Circle, Saint Johns, stated the hardship was a non-usable space due to an easement.

A brief discussion ensued about the roof, setback, shed, and pool.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100130 for lot coverage of 43% only based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot shape and easement.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez
The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, December 20, 2022, at 6:00 P.M. There are six scheduled cases.

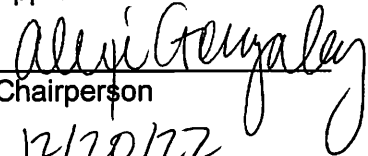
ADJOURNMENT:

There being no further business, Ms. Gonzalez adjourned the meeting at 6:47 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

12/20/22
Date