

Minutes of Board of Adjustment Meeting
held Tuesday, March 7, 2023, 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 (absent)		Matt Metz

Senior Planner Christian Popoli and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	Case Number:	BOA#23-100006
	Applicant/Owner:	David & Trina Middleton
	Agent:	Lavender House Contracting
	Property Address:	824 18th Avenue North
	Parcel ID:	175207-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an easterly side yard setback of 9.4 feet and a westerly side yard setback of 7.9 feet, both in lieu of 10 feet minimum; 34- 336(e)(1)d, for no garage in lieu of a one car garage required and a living area of 1,564 square feet in lieu of 1,600 square feet required; and 34- 336(e)(1)e, for lot coverage of 47% in lieu of 35% maximum, to allow for the enclosure of an existing one car garage and to rectify existing nonconformities at an existing single-family dwelling.

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

Agent: Andrea Lambert, 450 Pablo Point Drive, Jacksonville Beach, introduced herself on behalf of the applicant. She stated the hardship was an undersized and nonconforming lot.

A discussion ensued about the garage, support from neighbors, parking, and a carport.

Applicant: Trina Middleton, 824 18th Avenue North, Jacksonville Beach, provided additional comment about the plans.

A brief discussion continued about approving the variance for this structure only.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100006 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, subject to the condition that the variance is attached to the existing structure.

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

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

B. Case Number: BOA#23-100007
Applicant/Owner: Audrey Lackie
Agent: Robert W. Gray
Property Address: 117 2nd Avenue South
Parcel ID: 175598-0000

City of Jacksonville Beach Land Development Code Section(s): 34-345(e)3, for a rear yard setback of 5 feet in lieu of 15 feet minimum, to allow for the construction of a new multifamily structure.

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

Agent: Robert Gray, 5211 Pine Rocklands Avenue, Lithia, stated the hardship was a small building footprint.

A discussion ensued about parking, right-of-way, the yard, and the driveway.

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#23-100007 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about parking and the rear yard setback.

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

C. Case Number: BOA#23-100008
Applicant/Owner: 121 Financial Credit Union, Paul Blackstone, COO
Agent: BGE, Inc., Jennifer Urcan
Property Address: 2017 3rd Street North
Parcel ID: 175438-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377 for zero parking spaces in lieu of three spaces minimum to allow for the construction of a drive-up independent teller machine.

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

Agent: Trevor Lee, 1301 River Place Boulevard, Jacksonville, stated the hardship was a potential nuisance created by parking.

A brief discussion ensued about landscaping and conditioning the request to the plans as submitted.

Public Hearing:

The following asked questions but did not express an opinion on the variance:

- Britton Sanders, 2029 3rd Street North, Jacksonville Beach

Mr. Lee addressed Mr. Sanders' questions about the pond and lighting.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100008 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, and the approval conditioned to the plans that were submitted.

Discussion: A brief discussion ensued about the design.

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

D.	<u>Case Number:</u>	<u>BOA#23-100009</u>
	Applicant	Mike Hanna, Hanna Builders
	Agent:	N/A
	Owner:	Hanna Incorporated
	Property Address:	3090 Sunshine Court
	Parcel ID:	181417-0025

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a corner side yard setback of 10 feet in lieu of 13.4 feet required; and 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling and swimming pool.

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

Applicant: Mike Hanna, 134 36th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Hanna provided a handout [on file] to the board.

A discussion ensued about the square footage of the residence, lot size, lot coverage, criteria, site plan, and hardship.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100009 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage and the platted lots.

Motion to Amend: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to amend the motion from 50% to 48% lot coverage.

Motion to Amend Roll Call Vote: Ayes – Todd Smith, John Moreland, Jeff Truhlar
Nays – Owen Curley, Alexi Gonzalez
The motion to amend passed 3-2.

Discussion: A discussion continued about lot coverage.

Amended Motion Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, and Alexi Gonzalez
Nays – Todd Smith
The amended motion passed 4-1.

E. Case Number: **BOA#23-100010**
Applicant: Mike Hanna, Hanna Builders
Agent: N/A
Owner: Hanna Incorporated
Property Address: 3228 Sunshine Court
Parcel ID: 181417-0010

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 single-family dwelling and swimming pool.

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

Applicant: Mike Hanna, 134 36th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Hanna provided a handout [on file] to the board.

A discussion ensued about square footage.

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

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100010 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, subject to the condition of submitted plans only.

Discussion: A brief discussion ensued about lot coverage.

Motion to Amend: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to amend the motion from 50% to 48% lot coverage.

Discussion: None

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Alexi Gonzalez
Nays – Owen Curley, Todd Smith
The motion to amend passed 3-2.

Discussion: None

Amended Motion Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar,
and Alexi Gonzalez
Nays – Todd Smith
The amended motion passed 4-1.

F. Case Number: **BOA#23-100011**
Applicant Kathy Esfahani
Agent: Mike Hanna, Hanna Builders
Owner: KK+A, LLC
Property Address: 3274 Sunshine Court
Parcel ID: 181417-0005

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.1, for a front yard setback of 6 feet in lieu of 20 feet minimum; 34-337(e)(1)c.2, for a combined side yard setback of 12 feet in lieu of 15 feet minimum; 34-337(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling and swimming pool.

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

Agent: Mike Hanna, 134 36th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Hanna provided a handout [on file] to the board.

A discussion ensued about the lot, line of sight, attached garage, cul-de-sac, setback standards, covered patio, and lot coverage.

Public Hearing:

The following spoke in opposition to the variance:

- Lisa Mills, 3317 Heron Drive North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Mr. Hanna addressed the concerns expressed by Ms. Mills.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100011 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the garage, lot coverage, and cul-de-sac width.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, John Moreland, and Alexi Gonzalez
Nays – Todd Smith
The motion passed 4-1.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, March 22, 2023, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS:

No one came forth to speak.

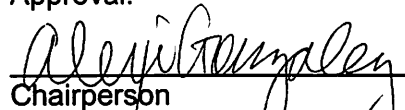
ADJOURNMENT:

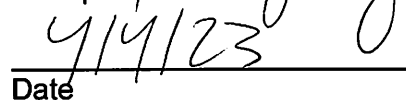
There being no further business, the meeting adjourned at 7:59 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date