

**Minutes of Board of Adjustment Meeting
held Wednesday, March 22, 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 (absent)
Alternates: Jennifer Williams Matt Metz

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on February 22, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted a letter of support for Item B on the dais.

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100012**
Applicant/Owner: Michael Stetson
Agent: N/A
Property Address: 1174 24th St. N.
Parcel ID: 179096-0010

City of Jacksonville Beach Land Development Code Section(s): 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 52% in lieu of 35% maximum, to allow for construction of a new rear addition and covered porch attached to an existing single-family dwelling.

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

Applicant: Michael Stetson, 1174 24th St. North, Jacksonville Beach, stated the hardship was lot coverage. Mr. Stetson submitted a letter [on file] in support of the variance from a neighbor.

A discussion ensued about the conforming lot, lot coverage, hardship requirements, reducing the driveway, setbacks, and square footage of the residence.

Public Hearing:

The following submitted a letter [on file] which was read into the record in support of the variance:

- Keith Moody, 1182 North 24th Street, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100012 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, subject to the condition of lot coverage limited to 40% maximum.

Discussion: A brief discussion ensued about the lack of hardship.

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

B. Case Number: **BOA#23-100013**
Applicant/Owner: Coastal Curations, LLC.
Agent: William H. Sharp, Jr.
Property Address: 604 3rd Street North
Parcel ID: 174191-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 8 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for a corner side yard of zero feet in lieu of 12 feet required; and 34-377 for 7 parking spaces in lieu of 14 spaces required for 4 dwelling units and 1,500 square feet of retail, to allow for a substantial renovation to an existing multi-family structure.

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

Mr. Popoli clarified the staff report incorrectly stated the applicant requested nine parking spaces instead of seven.

Agent: William Sharp, Jr., 604 3rd Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about parking, the number of units, renovation, and retail tenants.

Public Hearing:

The following submitted a letter [on file] which was read into the record in support of the variance:

- Benjamin Hakimian, 7077 Bonneval Road, Suite 400, Jacksonville

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100013 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about conditional use, retail space, and parking.

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

- C. **Case Number:** **BOA#23-100014**
Applicant/Owner: Jerry Bokota
Agent: N/A
Property Address: 412 13th Avenue South
Parcel ID: 176807-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377(e)(1)c.2, for a combined side yard setback of 6 feet in lieu of 15 feet minimum, with a one foot setback along the western property line; 34- 337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for the conversion of an existing car port into a garage and the expansion of the existing driveway to the new garage, attached to an existing single family dwelling.

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

Applicant: Jerry Bokota, 412 13th Avenue South, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about lot size, abutting abandoned property, and driveway parking.

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#23-100014 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the nonconforming lot.

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

- D. **Case Number:** **BOA#23-100015**
Applicant/Owner: Raphael Ambar
Agent: N/A
Property Address: 2003 Eastern Drive
Parcel ID: 178146-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single family dwelling.

Applicant: The applicant was not present.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to defer BOA#23-100015 to the April 4, 2023, meeting.

Discussion: *None.*

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

PLANNING DEPARTMENT REPORT:

Mr. Popoli stated the next round of workshops for the Land Development Code and Comprehensive Plan would be scheduled in May. He reviewed the timeline.

The next scheduled meeting is Tuesday, April 4, 2023, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS:

No one came forth to speak.

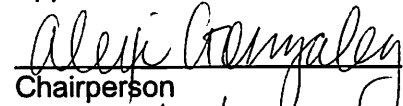
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:42 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson
4/4/23
Date