

**Minutes of Board of Adjustment Meeting
held Wednesday, May 17, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson 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 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#23-100021**
Applicant: Gene Novak
Agent: N/A
Owner: Matthew Hanson & Gene Novak
Property Address: 194 Saint George Court
Parcel ID: 181753-1012

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 17.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26.5 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of one foot along the eastern property line in lieu of 5 feet minimum, to allow for the construction of a new detached accessory structure, rectify existing non-conformities and a new addition to the rear of an existing single-family dwelling.

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

Applicant: Gene Novak and Matt Hanson, 194 Saint George Court, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the sun deck, pergola, correct lot coverage, neighbor outreach, public notice, and deferral. Senior Planner Christian Popoli confirmed the lot coverage request was incorrectly noticed for 45% instead of 55%.

Public Hearing:

The following spoke in support of the variance:

- Ron May, 193 Saint George Court, Jacksonville Beach

The following did not wish to speak but submitted a speaker card in support of the variance:

- Susan Hartman, 193 Saint George Court, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to postpone BOA#23-100021 until June 21, 2023.

Discussion: A brief discussion ensued about an open-air structure.

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

The motion to postpone passed unanimously.

B. Case Number: BOA#23-100031
Applicant/Owner: Liam & Whitney Page Waugh Toal
Agent: N/A
Property Address: 902 2nd Avenue North
Parcel ID: 173813-0010

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(3)c.1, for a front yard setback of 17.3 feet in lieu of 20 feet minimum; 34-339(e)(3)c.2, for a side yard setback of 6.8 feet in lieu of 10 feet minimum along the western property line; 34-339(e)(3)c.3, for a rear yard setback of 4.9 feet in lieu of 30 feet minimum; and 34-377, for two parking spaces in lieu of 4 spaces minimum at a two-unit multi-family property, to allow for the conversion of an existing garage into an efficiency apartment.

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

Applicant: Whitney Page Waugh Toal, 4213 2nd Street South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about parking, lot coverage, and the carport.

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#23-100031 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about parking.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Truhlar, to amend BOA#23-100031 so the approved variance was attached to the current structures and not future structures.

Discussion: None

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

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

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, June 6, 2023, at 6:00 P.M. There are seven scheduled cases.

Mr. Popoli announced a Joint Workshop with the Board of Adjustment, Planning Commission and Community Redevelopment Agency (CRA) to discuss the Comp Plan / LDC update on Wednesday, May 31, 2023, at 6:00 p.m. He announced additional public workshops.

He also introduced the new City Planner, Danevsky Joseph.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:34 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexi Gonzalez
Chairperson

6/6/23
Date