

**Minutes of Board of Adjustment Meeting
held Wednesday June 21, 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 (absent)
Board Members: Jeff Truhlar John Moreland Todd Smith
Alternates: Jennifer Williams Matt Metz (absent)

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

APPROVAL OF MINUTES:

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

- Joint Board Workshop held on May 31, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted correspondence provided on the dais.

OLD BUSINESS:

A.	Case Number:	BOA#23-100021
	Applicant/Owner:	Gene Novak
	Agent:	N/A
	Property Address:	194 St. George Ct.
	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 55.31% 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: Matt Hanson, 194 Saint George Court, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the existing conditions, pergola, and amending the request to an open-air structure.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#22-100021, with the amendment of an open-air structure in lieu of an accessory structure, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the previous incorrect notice.

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

NEW BUSINESS:

A. Case Number: **BOA#23-100035**
Applicant/Owner: Greg Barnett
Agent: N/A
Property Address: 1280 Plantation Oaks Drive
Parcel ID: 179997-5190

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 22 feet in lieu of 30 feet minimum; 34-336(e)(1)e, for lot coverage of 43.1% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 1 foot along the eastern property line in lieu of 5 feet minimum, for an existing shed, to allow for a second-floor addition to a non-conforming structure and to rectify existing non-conformities at an existing single-family dwelling.

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

Applicant: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, stated the hardship was the legal non-conforming lot.

A discussion ensued about the footprint of the structure, pavers, and the front deck.

Public Hearing:

The following submitted emails [on file] in support of the variance:

- Derrick Crapo, Jacksonville Beach
- Mary Ellen and Roger Harrison, Jacksonville Beach
- Jodi Snyder-Lee, Jacksonville Beach
- John and Barbara Ford, 1358 Willow Oaks Drive South, Jacksonville Beach
- Todd Bolen, Jacksonville Beach
- Reva and Charles Bond, 1312 Plantation Oaks Drive South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100035 as submitted and approved as it meets the requirements for the application.

Discussion: A discussion ensued about the hardship.

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

- B. Case Number:** **BOA#23-100050**
Applicant Shotgun Jax Beach LLC, Michael Silvenro
Agent: N/A
Owner: Shotgun Jax Beach LLC
Property Address: 815 11th Ave South
Parcel ID: 176702-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum, to allow for construction of a new single-family dwelling.

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

Applicant: Michael Silvenro, 815 11th Ave South, Jacksonville Beach, stated there was no hardship but described the lot coverage.

A discussion ensued about the lot coverage, driveway, and back patio.

Public Hearing:

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

Mr. Silvenro submitted a handout [on file].

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100050, as amended to 37% lot coverage.

Discussion: A discussion ensued about the lot.

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

- C. Case Number:** **BOA#23-10051**
Applicant Sheepco Holdings LLC, Adam Alexander
Agent: N/A
Owner: Sheepco Holdings LLC
Property Address: 522 10th Street North
Parcel ID: 177361-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling.

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

The applicant was not present.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to defer BOA#23-100051 to the July 5, 2023, meeting.

Vote: A voice vote resulted in all ayes by the board.
The motion passed unanimously.

D. Case Number: BOA#23-10052
Applicant/Owner: Sarah Rocco
Agent: N/A
Property Address: 1415 3rd Street North
Parcel ID: 174681-0000

City of Jacksonville Beach Land Development Code Section(s): 34-425(a)3, for no trees in lieu of 2 required trees; 34-425(b)1, for no landscape buffer adjacent to vehicular use area in lieu of a required 5 foot landscape buffer; and 34-425(c)1, for no vehicular area interior landscape islands in lieu of all required interior landscaping for a parking area of 10 spaces or more to allow for the conversion of an existing single-use commercial space into a three tenant shopping center.

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

Applicant: Sarah Rocco, 1415 3rd Street North, Jacksonville Beach, stated the hardship was existing non-conformities.

A discussion ensued about the use and parking.

Public Hearing:

The following submitted a speaker card in opposition to the variance but was not present:

- Tony Davenport, 55 Tallwood Road, Jacksonville Beach

The following spoke in opposition to the variance:

- Alex Manolis, 222 14th Avenue North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-10052 as submitted as it meets the requirements of the application.

Discussion: A discussion ensued about drainage and landscaping.

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

E. Case Number: BOA#23-10053
Applicant: Atkins Builders INC, John Atkins
Agent: John Atkins

Owner: Atkins Builders INC
Property Address: 0 21st Ave South
Parcel ID: 179379-0040

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 7 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a corner side yard of 10 feet in lieu of 13 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of required paved driveway or paver strips; and 34-425(h)1, for a corner visibility triangle of 7 feet in depth in lieu of 10 feet required for the driveway, to allow for construction of a new single-family dwelling for property addressed '0' 21st Avenue South, RE# 179379-0040.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized lot. Mr. Atkins submitted handouts [on file].

A discussion ensued about the garage, site triangle, and lot coverage.

Public Hearing:

The following spoke in support of the variance:

- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach

The following submitted an email [on file] in support of the variance:

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach

The following submitted emails [on file] in opposition to the variance:

- David and Cheryl Palazzolo, 2105 2nd Street South, Jacksonville Beach
- Julie Komaroski, 2008 Ocean Drive South, Jacksonville Beach

Mr. Atkins addressed concerns expressed during the public hearing.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-10053 as submitted with the removal of 34-425(h)1, for a corner visibility triangle of 7 feet in depth in lieu of 10 feet required for the driveway.

Discussion: A discussion ensued about the site triangle and correspondence.

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

PLANNING DEPARTMENT REPORT:

Mr. Popoli explained the recommendation of a moratorium on variances during the time of changes to the Land Development Code and adoption.

The next scheduled meeting is Wednesday, July 5, 2023, at 6:00 P.M.

COURTESY OF THE FLOOR TO VISITORS: None

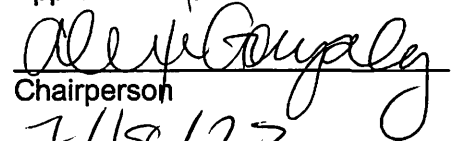
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:04 P.M.

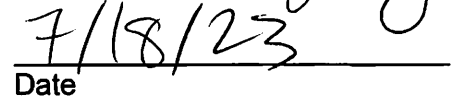
Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date