

**Minutes of Board of Adjustment Meeting  
held Tuesday, August 15, 2023, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 (absent) John Moreland (absent) Todd Smith  
*Alternates:* Matt Metz Jennifer Williams (absent)

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

Ms. Gonzalez offered the option for applicants to defer their case based on the number of Board members present. No applicant opted to defer.

**APPROVAL OF MINUTES:**

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

- Regular Board of Adjustment Meeting held on July 18, 2023

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A. Case Number:** BOA#23-100066  
Applicant: David Fox  
Agent: N/A  
Owner: Anthony Sleiman  
Property Address: 460 33rd Avenue South  
Parcel ID: 18057-0600

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)e., for lot coverage of 48% in lieu of 35% maximum, to allow a widened driveway with pavers to an existing single-family dwelling.

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

**Applicant:** David Fox, 460 33rd Avenue South, Jacksonville, stated the hardship was an undersized lot.

A discussion ensued about parking.

**Public Hearing:**

The following did not speak in support of or opposition to the variance but asked questions:

- Nancy Martin, 3333 Isabella Boulevard, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100066 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the zoning district and lot size.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

**B. Case Number:** **BOA#23-100067**  
**Applicant/Owner:** James M. Howard  
**Agent:** N/A  
**Property Address:** 4035 Duval Drive  
**Parcel ID:** 181679-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum, to allow for stepping stones at an existing single-family dwelling.

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

**Applicant:** James Howard, 4035 Duval Drive, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the stepping stones and lot coverage.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100067 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 standards criteria.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, and Alexi Gonzalez.  
Nays – Matt Metz

The motion passed 3-1.

**C. Case Number:** **BOA#23-100070**  
**Applicant/Owner:** Todd Perkins  
**Agent:** Casey Conner  
**Property Address:** 120 Seagrape Drive  
**Parcel ID:** 179771-1020

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum, to allow for an existing pool, rear patio pavers, pavilion, and driveway to address existing nonconformities of a single-family dwelling.

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

**Agent:** Casey Connor [no address provided] stated the hardships were existing nonconformities.

**Applicant:** Todd Perkins, 120 Seagrape Drive, provided background on the pool and lot coverage.

A discussion ensued about lot coverage, shed, accessory structure, and pool.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100070 for lot coverage of 39.7% based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the accessory structure.

**Roll Call Vote:** Ayes – Todd Smith, Owen Curley, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

D. **Case Number:** BOA#23-100071  
**Applicant/Owner:** Sharon Bowden  
**Agent:** N/A  
**Property Address:** 700 11th Avenue South  
**Parcel ID:** 176751-0005

**City of Jacksonville Beach Land Development Code Section(s):** 34-338(e)(1)c.(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42.5% in lieu of 35% maximum, to allow for an attached composite studio patio cover.

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

**Applicant:** Sharon Bowden, 700 11<sup>th</sup> Avenue South, Jacksonville Beach, introduced herself as the applicant.

**Agent:** John Hunt [no address provided] stated the hardship was a substandard lot.

A discussion ensued about side yard setbacks, a gutter downspout, and communication with neighbors.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100071 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.

**Roll Call Vote:** Ayes – Todd Smith, Owen Curley, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

E. **Case Number:** BOA#23-100072  
Applicant: Brian Sass  
Agent: Casey Conner  
Owner: BRO Development  
Property Address: 525 North 10th Avenue  
Parcel ID: 174988-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)e, for lot coverage of 38.9% in lieu of 35% maximum; 34-336(e)(1)(c)3, for a rear yard setback of 15 feet in lieu of 30 feet; and 34-336(e)(1)g., for an accessory structure setback of 1 foot in lieu of 5 feet minimum from the west property line, to allow for new pavers and a shed addition to an existing single-family dwelling and to address existing nonconformities.

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

**Applicant:** Brian Sass, 849 Riversword Lane, St. Augustine, introduced himself as the applicant.

**Agent:** Casey Connor [no address provided] stated the hardship was a nonconforming lot.

A discussion ensued about the patio, lot coverage, and shed.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100072 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the lot coverage.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

**F. Case Number:** **BOA#23-100073**  
**Applicant/Owner:** Carla Defuira Powell  
**Agent:** N/A  
**Property Address:** 23 Quail Lane  
**Parcel ID:** 179658-0216

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.(3), for a rear yard setback of 22.9 feet in lieu of 30 feet minimum; 34-336(e)(1)g, for an accessory structure (pool deck) set back of 2.7 feet in lieu of 5 feet minimum; 34-336(e)(1)e, for lot coverage of 38% in lieu of 35% maximum to allow for a new addition, pool pavers and decking.

**Ex-Parte Communication:** Mr. Smith disclosed he had a phone call with Mr. Powell regarding the variance application procedure. No additional Board members had ex-parte communication on this item.

**Applicant:** Matthew & Carla Powell, 23 Quail Lane, Jacksonville Beach, stated the hardships were the corner lot and setbacks.

A discussion ensued about the pool, lot coverage, and setbacks.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100073 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the hardship.

**Roll Call Vote:** Ayes – Owen Curley, Todd Smith, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting is Wednesday, September 6, 2023, at 6:00 P.M. There are six scheduled cases.

**COURTESY OF THE FLOOR TO VISITORS:** None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:59 P.M.

Submitted by: Lauren Loria  
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexi Gonzalez

Chairperson

9/6/23

Date