

**Minutes of Board of Adjustment Meeting
held Tuesday, September 19, 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 (absent)
Alternates: Matt Metz Jennifer Williams

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100056**
Applicant/Owner: Carl & Karen Miller
Agent: Hanna Builders
Property Address: 633 Great Abaco Court
Parcel ID: 18847-02217

City of Jacksonville Beach Land Development Code Section(s): Section(s): Ordinance No. 2002-7843 13.3.3(c), for rear yard setback of 10 in lieu of 15 minimum, to allow for a paver patio addition to an existing single-family dwelling for property addressed 633 Great Abaco CT, RE# 18847-02217, legally described as Lot 164, Ocean Cay Unit Two.

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 distributed building plans [on file]. He clarified the rear yard setback was projected to be 11.2 feet.

A discussion ensued about the Planned Unit Development (PUD), setback, and the Ocean Cay conveyance (approved by ordinance).

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100056 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

B. Case Number: BOA#23-100083
Applicant/Owner: Jonathan & Dana Smyk
Agent: N/A
Property Address: 509 North 7th Avenue
Parcel ID: 174371-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)c.(1), for a front yard setback of 14 feet in lieu of 20 feet minimum and 34-337(e)(1)(d) for no car port or garage plus the shed, for a front porch addition to an existing single-family dwelling for property addressed 509 N 7th Avenue, RE# 174371-0000, legally described as Lot 8, Block 86, Improvement Company's Plat of Norther Portion of Pablo Beach.

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

Applicant: Jonathan Smyk, 509 North 7th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the parking, driveway, and shed. Senior Planner Christian Popoli explained the applicant was not requesting to make any changes to the 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. Moreland, to approve BOA#23-100083 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

C. Case Number: BOA#23-100084
Applicant/Owner: Mark Dougherty
Agent: N/A
Property Address: 1664 N Lower 4th Avenue
Parcel ID: 178020-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for the addition of pool decking to an existing single-family dwelling for property addressed 1664 N Lower 4th Avenue, RE# 178020- 0000, legally described as Lot 6, Block 9, Pine Grove Unit 4.

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

Applicant: Mark Dougherty, 1664 North Lower 4th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot size.

Public Hearing:

The following spoke in support of the variance:

- David Venier, 1674 North Lower 4th Avenue, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100084 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

D. **Case Number:** BOA#23-100088
Applicant/Owner: Shane Joseph
Agent: N/A
Property Address: 714 South 16th Avenue
Parcel ID: 179795-0020

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)e., for lot coverage of 39.3% in lieu of 35% maximum to address existing nonconformities at an existing single-family dwelling for property addressed 714 S 16th Avenue, RE# 179795-0020, legally described as Lot 4, Block 3, Sea Side Park.

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

Applicant: Shane Joseph, 714 South 16th Avenue, Jacksonville Beach, stated the hardship was an undersized lot. Mr. Joseph distributed notes of support and a variance application presentation [on file].

A discussion ensued about the timeline.

Public Hearing:

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

- Robert Trudeau, 722 16th Avenue South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100088 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the undersized lot.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, October 3, 2023, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

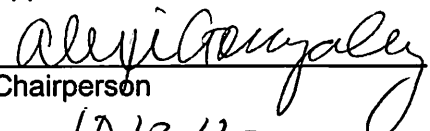
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson
10/3/23
Date