

**Minutes of Board of Adjustment Meeting
held Tuesday, October 3, 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 (absent) John Moreland Todd Smith
Alternates: Matt Metz Jennifer Williams

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on September 6, 2023
- Regular Board of Adjustment Meeting held on September 19, 2023

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100090**
Applicant/Owner: Wayne Pollard
Agent: The Batts Company
Property Address: 1182 N 19th St
Parcel ID: 179110-0032

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum, to allow for new swimming pool, deck and to relocate shed to southwest rear cover of property to an existing single-family dwelling for property addressed 1182 N 19th St, RE# 179110-0032, legally described as Lot 1, Block 43, SEC A Jacksonville Beach.

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

Agent: James Batts III, 225 Tallwood Road, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the shed, pool equipment, 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. Moreland, to approve BOA#23-100090 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 and the shed.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Moreland, to amend the motion for 46% lot coverage.

Discussion: A discussion continued about the lot coverage.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Owen Curley, Todd Smith, Jennifer Williams, and Alexi Gonzalez.

The motion to amend passed unanimously.

Discussion: A discussion ensued about the requested lot coverage percentage.

Amended Motion Roll Call Vote: Ayes – John Moreland, Owen Curley, Todd Smith, Jennifer Williams, and Alexi Gonzalez.

The amended motion passed unanimously.

B. Case Number: **BOA#23-100093**
Applicant: Charles Allen
Agent: N/A
Owner: Melisa Allen & Charles Allen
Property Address: 540 Barbara Ln
Parcel ID: 174962-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-336(e)(1)e, for lot coverage of 44% in lieu of 35% maximum, to allow for a new swimming pool and surrounding decking, to an existing single-family dwelling for property addressed 540 Barbara Ln, RE# 174962-0000, legally described as Lot 9, Block 1, Beach Homesites Unit 1.

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

Applicant: Charles Allen, 540 Barbara Lane, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the lot coverage and garage.

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#23-100093 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 shape.

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

The motion passed unanimously.

C. Case Number: **BOA#23-100095**
Applicant: Barnett Custom Homes
Agent: N/A
Owner: Nick Stam
Property Address: 2703 Madrid St
Parcel ID: 180688-0020

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-336(e)(1)c(2), for side yard setback of 7.5 feet in lieu of 10 feet; and 34-336(e)(1)e for lot coverage of 46% in lieu of 35% maximum to allow for the addition of a pool, paved driveway, and paved sidewalk to an existing single-family dwelling for property addressed 2703 Madrid St, RE# 180688-0020, legally described as Lot 8, Block 24, Atlantic Shores Replat UNIT 1.

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 a nonconforming undersized lot.

A discussion ensued about pavers, lot coverage, and the 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. Moreland, to approve BOA#23-100095 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The Board agreed to meet on November 21, 2023, and December 19, 2023.

The next scheduled meeting is Tuesday, October 17, 2023, at 6:00 P.M. There are five scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

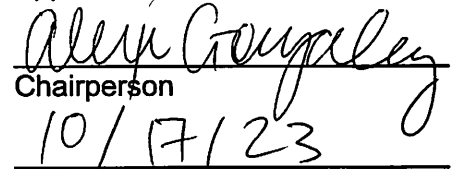
There being no further business, the meeting adjourned at 6:25 P.M.

Minutes of the Board of Adjustment Meeting
October 3, 2023

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

10/17/23
Date