

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

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 October 3, 2023

CORRESPONDENCE:

Planner Nevs Joseph noted cases BOA#23-100100 and BOA#23-100101 were requested to be deferred to the next meeting [November 7, 2023].

OLD BUSINESS:

A. Case Number: **BOA#23-100079**
Applicant/Owner: James Smithson
Agent: Stratum Contracting & Construction Management LLC
Property Address: 422 6th Ave S
Parcel ID: 176328-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.(1), for front yard setback of 14.6 feet in lieu of 20 feet minimum; and 34-337(e)(1)c.(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum to allow for a covered front patio to an existing single-family dwelling for property addressed 422 South 6th Avenue, RE# 176328-0000, legally described as Lot 3, Block 1, Oceanside Park.

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

Applicant: James Smithson, 422 6th Ave South, Jacksonville Beach, provided an update on the project and addressed previous concerns about lot coverage.

A discussion ensued about lot coverage and square footage.

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#23-100079, conditioned on the preconstruction lot coverage being provided at the time of the building permit, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardships.

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

The motion passed unanimously.

NEW BUSINESS:

A. Case Number: **BOA#23-100098**
Applicant/Owner: Sara Uselman
Agent: N/A
Property Address: 2599 Merrill Blvd
Parcel ID: 180858-0070

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)e, for lot coverage of 51% in lieu of 35% maximum, to allow for a new swimming pool and paver deck to an existing single-family dwelling for property addressed 2599 Merrill Blvd, RE# 180858-0070, legally described as Lot 4, Block 4, Jacksonville Beach Heights.

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

Applicant: Sara Uselman, 2599 Merrill Boulevard, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot coverage 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. Moreland, to approve BOA#23-100098 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage and the proposed design.

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

The motion passed unanimously.

B. Case Number: **BOA#23-100099**
Applicant: James Groak
Agent: Corinne Groak
Owner: James & Corinne Groak
Property Address: 113 S 3rd Ave
Parcel ID: 175671-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): (RM-2 using RS-3 standards) 34-338(e)1(c)1, for front yard set backs of 13 feet in lieu of 20 feet maximum, to extend second floor porch area over an existing driveway, of an existing two story single family dwelling for property addressed 113 S 3rd Ave, RE# 175671- 0000, legally described as Lot 7, Block 22, Pablo Beach South.

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

Applicant: James Groak, 113 South 3rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the porch.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Metz, to approve BOA#23-100099 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 – John Moreland, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.

The motion passed unanimously.

Ms. Gonzalez stated a request was received to defer items C and D until the November 7, 2023, meeting.

C. Case Number: **BOA#23-100100**
Applicant: Anthony Simonetta
Agent: N/A
Owner: LAS Holding LLC
Property Address: 948 Gonzales Ave Lot 5
Parcel ID: 176631-0000

D. Case Number: **BOA#23-100101**
Applicant/Owner: Anthony Simonetta
Agent: N/A
Property Address: LAS Holding LLC
Parcel ID: 948 Gonzales Ave Lot 6

Motion: It was moved by Mr. Curley, seconded by Mr. Metz, to defer BOA#23-100100 and BOA#23-100101 until the November 7, 2023, meeting.

Discussion: A discussion ensued about the November 7, 2023 agenda.

Voice Vote: In a voice vote, the motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, November 7, 2023, at 6:00 P.M. There are two scheduled cases and the two deferred cases.

COURTESY OF THE FLOOR TO VISITORS: None

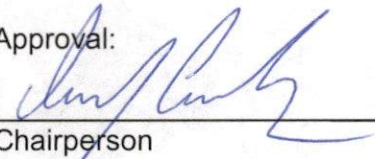
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:19 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Vice-Chairperson

11-07-2023
Date