

**Minutes of Board of Adjustment Meeting
held Tuesday, December 5, 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 Danevsky Joseph, and Administrative Assistant Monica McDaniel 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 17, 2023

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100115**
Applicant/Owner: Kevin J Wells
Agent: N/A
Property Address: 910 3rd Ave N
Parcel ID: 173853-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum for construction of a new only coping pool perimeter paver patio around home, small paver pad, and concrete pad for pool equipment, for property addressed 910 N 3rd Ave, RE# 173853-0000, legally described as Lot 3, Block 9, Atlantic Park.

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

Applicant: Kevin Wells, 910 3rd Ave North, Jacksonville Beach, stated the hardship was a nonconforming lot.

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#23-100115 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 – John Moreland, Owen Curley, Todd Smith, Jennifer Williams, and Alexi Gonzalez.

The motion passed unanimously.

B. Case Number: BOA#23-100116

Applicant/Owner: Taylor Janoe
Agent: N/A
Property Address: 622 10th Ave S
Parcel ID: 176676-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)g, for rear accessory structure setback of 2 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 55% in lieu of 35% maximum, to allow for accessory structure and shed to an existing single-family dwelling for property addressed 622 S 10th Ave, RE# 176676-0000, legally described as Lot 4, Block 107, Oceanside Park.

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

Applicant: Taylor Janoe, 622 10th Ave South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the work completed by the current owner, the proposed plan, communication with neighbors, variance criteria, lot coverage, and hardship.

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#23-100116 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the pavers, pool, and the hardship.

Motion to Amend: It was moved by Mr. Moreland, seconded by Mr. Curley, to modify the lot coverage from 55% to 49.5%.

Discussion: A discussion ensued about the motion to amend, re-advertisement, lot coverage, shed, and pool.

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

The motion passed unanimously.

Discussion: A discussion ensued about the amended motion and lot coverage.

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

The amended motion passed unanimously.

C. **Case Number:** BOA#23-100119
Applicant/Owner: Jordan Quick
Agent: N/A
Property Address: 1382 N Eastwind Dr
Parcel ID: 179459-3190

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)g, for a east side, southeast, southwest, and north yard accessory structure setback of less than 5 feet in lieu of 5 feet minimum, 34-338(e)(1)e, for lot coverage of 60% in lieu of 35% maximum, 34-338(e)(1)d, for no garage or carport, 34-338(e)(1)(c)3, for rear yard setback 4 feet in lieu of 30 minimum, 34-373(d), driveway setback of 0 in lieu of 5 to allow for new pool addition and to address current nonconformities to an existing single-family dwelling for property addressed 1382 N Eastwind Dr, RE# 179459-3190 legally described as Lot 38, Seabreeze Park.

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

Applicant: The applicant was not present.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to postpone BOA#23-100119 to the December 19, 2023, meeting.

In a voice vote, the motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, December 19, 2023, at 6:00 P.M. There are three scheduled cases. The proposed date for the Comprehensive Plan workshop with all city boards will be January 10, 2024. Voting for the chairperson and vice-chairperson will occur at the meeting on January 17, 2024.

COURTESY OF THE FLOOR TO VISITORS: None

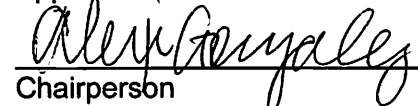
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:42 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

12/19/23
Date