

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

Planner Danevsky Joseph and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on November 21, 2023
- Regular Board of Adjustment Meeting held on December 5, 2023

CORRESPONDENCE: None

OLD BUSINESS:

A. **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): 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: Jordan Quick, 1382 North Eastwind Drive, Jacksonville Beach, stated the hardship was a nonconforming and undersized lot.

A discussion ensued about parking, the garage, issues with the property survey, lot coverage, lot size, previous nonconformities, and the applicant's proposed plans.

The applicant submitted pictures [on file].

Public Hearing:

The following spoke and submitted an email [on file] in opposition to the variance:

- Tony Kamarek, 533 11th Avenue South, Jacksonville Beach

The following submitted an email [on file] in opposition to the variance:

- Lois Maxim [no address provided]

The applicant addressed concerns about the surveys and garage conversion.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100119 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the garage, outdoor living space, lot coverage, hardship, and previous variances.

Roll Call Vote: Nays – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, and Alexi Gonzalez.

The motion failed unanimously.

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#23-100120</u>
	Applicant/Owner:	Nicolas Notaro
	Agent:	N/A
	Property Address:	700 S 9th St
	Parcel ID:	176590-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(a)(1) for 3 compact spaces in lieu of standard off street space dimensions, Section(s): 34-373(b) for a parking isle of less than 23 feet for 90-degree parking, Section(s): 34-373(c) for back out parking for a commercial use in lieu of internal turning and maneuvering. Section(s): 34- 377, for 6 off street parking (on site) spaces in lieu of 12 required off-street parking spaces (on site) and 34-425, for no landscaping in lieu of all required landscaping for the creation of a coffee shop in conjunction with an existing motorcycle repair facility for property addressed 700 S 9th St, RE# 176590-0000, legally described as Lot 1, Block 80, Oceanside Park.

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

Applicant: Nicolas Notaro, 700 South 9th Street, Jacksonville Beach, stated the hardship was lack of parking.

A discussion ensued about parking and the coffee shop.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100120 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about parking.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Truhlar, to amend the motion so the variance is limited to parking conditions based on the use of the building as a coffee shop and motorcycle repair.

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

The motion to amend passed unanimously.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, and Alexi Gonzalez

The amended motion passed unanimously.

B. Case Number: **BOA#23-100121**
Applicant/Owner: David & Joelle Caldwell
Agent: N/A
Property Address: 6 Hopson Rd
Parcel ID: 177304-0020

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for replacement of existing gravel driveway for new paver driveway to an existing single-family dwelling for property addressed 6 Hopson Rd, RE# 177304-0020, legally described as Lot 1, Waterway Estates Unit 1.

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

Applicant: David Caldwell, 6 Hopson Road, Jacksonville Beach, stated the hardship was a gravel driveway.

A discussion ensued about pavers, gravel driveway, variance standards, conforming lot, and parking.

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#23-100121 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size, hardship, gravel driveway, and postponing the item.

Motion to Amend: It was moved by Mr. Curley, seconded by Mr. Moreland, to amend to postpone BOA#23-100121 until the January 17, 2024, meeting.

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

The motion to amend passed unanimously.

Discussion: None.

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

The amended motion passed unanimously.

C. Case Number: **BOA#23-100123**
Applicant/Owner: Michael Bowen
Agent: N/A
Property Address: 118 N 10th Ave
Parcel ID: 174528-0080

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-340(e)(1)e, for lot coverage of 80% in lieu of 35% maximum for expansion of existing pool perimeter paver patio around home, small paver pad, and concrete pad adjacent to the existing pool equipment pad and 34-340(e)(1)g, for accessory side and rear yard setbacks of 1 foot in lieu of 5 feet minimum, for property addressed 118 N 10th Ave, RE# 174528-0080, legally described as Lot 4 and 5, Block 102, Pablo Beach North.

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

Applicant: Lisa Lough, 118 North 10th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about pavers, lot coverage, neighbors, and pool access.

Public Hearing:

The following spoke in opposition to the variance:

- Stuart Palmer, 19 9th Avenue North, Jacksonville Beach
- Mike Boyles, 104 10th Avenue North, Jacksonville Beach. Mr. Boyles submitted pictures [on file].

The following submitted a speaker card in opposition to the variance:

- Linda Gibson, 115 9th Avenue North, Jacksonville Beach

The following submitted a letter in opposition to the variance:

- Glenda Dillon & Robert Grey, 1040 1st Street North, Jacksonville Beach

Ms. Lough addressed concerns expressed during the public hearing.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100123 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about variance standards.

Roll Call Vote: Nays – Todd Smith, John Moreland, Owen Curley, Jeff Truhlar, and Alexi Gonzalez.

The motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, January 2, 2024, at 6:00 P.M. There are six scheduled cases.

The Joint Board Workshop for the proposed comprehensive plan draft is January 10, 2024.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

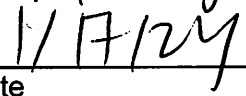
There being no further business, the meeting adjourned at 7:40 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date