

**Minutes of Board of Adjustment Meeting
held Tuesday, January 2, 2024, 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 (absent)
Board Members: Jeff Truhlar John Moreland (absent) Todd Smith
Alternates: Matt Metz Jennifer Williams

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

Ms. Gonzalez stated Item E (BOA#23-100128) was deferred to the February 6, 2024 meeting.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100124**
Applicant/Owner: Daniel Roura
Agent: N/A
Property Address: 1808 6th Ave N
Parcel ID: 177922-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e for lot coverage of 43% in lieu of 35% maximum, 34-336(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 25, and 34- 336(e)(1)(g), for an accessory side yard setback of 0 feet and accessory rear yard setback of 1 foot in lieu 5 feet minimum, to allow for new office addition, covered patio, pool remodel, build laundry room, and move garage as well as address existing nonconformities, to an existing single-family dwelling for property addressed 1808 6th Ave N, RE# 177922- 0000, legally described as Lot 6, Block 2, Pine Grove Unit 4.

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

Applicant: Daniel Roura, 1808 6th Avenue North, Jacksonville Beach, stated the hardship was existing nonconformities.

A discussion ensued about driveway pavers, pool coping and decking, garage demo, and neighbor support.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#23-100124 as it has met the standards required for the application.

Discussion: A discussion ensued about the request.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

B. Case Number: **BOA#23-100125**
Applicant/Owner: Robert Bachmann
Agent: N/A
Property Address: 0 N 13th St (1110 N 13th St)
Parcel ID: 179149-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling for property addressed 0 N 13th St (1110 N 13th St), RE# 179149-0000, legally described as Lot 5, Block 55, Section A Jacksonville Beach.

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

Applicant: Robert Bachmann, 1110 13th Street North, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the total square footage of the home and the proposed plan.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#23-100125 as it has met the criteria outlined in Section 34-286.

Discussion: A discussion ensued about the lot size and the proposed plans.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

C. Case Number: **BOA#23-100126**
Applicant/Owner: Robert Bachmann
Agent: N/A
Property Address: 1746 Penman Rd
Parcel ID: 178375-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c(2), for a side yard setback of 7 feet in lieu of 10 feet minimum and 34-336(c)(2), for no

garage in lieu of a required garage, to allow the conversion of the existing carport into livable space for existing single-family dwelling for property addressed 1746 Penman Rd, RE# 178375-0000, legally described as Lot 20, Block 6, Ocean Forest Unit 1.

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

Applicant: Robert Bachmann, 1746 Penman Road Jacksonville Beach, stated the proposed plans included turning the carport into a living area and enlarging the driveway to accommodate more parking and space to turn around safely.

A discussion ensued about the carport, square footage of livable space, the setback, and Penman Road.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#23-100126 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about correcting an existing nonconformity.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

D. **Case Number:** **BOA#23-100127**
Applicant: Robert Bachmann
Agent: N/A
Owner: The Bachmann Group Holdings LLC
Property Address: 1102 N 13th St
Parcel ID: 178375-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c(3), for rear yard setback of 20ft in lieu of 30ft minimum; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum, to allow for construction of a new single-family dwelling for property addressed 1102 N 13th St, RE# 179150-0000, legally described as Lot 6, Block 55, Section A Jacksonville Beach.

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

Applicant: Robert Bachmann, 1102 13th Street North, Jacksonville Beach, stated the hardship was an undersized lot.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#23-100127 as it has met the standards outlined in Section 34-286.

Discussion: A discussion ensued about the undersized lot.

Roll Call Vote: Ayes – Todd Smith, Jennifer Williams, Matt Metz, Jeff Truhlar, and Alexi Gonzalez

The motion passed unanimously.

E. **Case Number:** **BOA#23-100128**
Applicant/Owner: Chris Rood
Agent: N/A
Property Address: 903 S 4th Ave
Parcel ID: 175868-0000

This item was deferred to the February 6, 2024, meeting.

F. **Case Number:** **BOA#23-100129**
Applicant/Owner: James Thomas Kinchen III
Agent: N/A
Property Address: 1649 N 6th Ave
Parcel ID: 177908-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)1(c)2, for side yard setback of 7.8ft in lieu of 10ft minimum to address existing nonconformities to a single-family dwelling for property addressed 1649 N 6th Ave, RE# 177908-0000, legally described as Lot 13, Block 1, Pine Grove Unit 4.

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

Applicant: James Kinchen, 1649 North 6th Avenue, Jacksonville Beach, stated the hardship was existing nonconformities.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#23-100129 as it has met the standards in Section 34-286.

Discussion: A discussion ensued about the undersized lot.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, January 17, 2024, at 6:00 P.M. There are five scheduled cases. Board elections would also be held on January 17, 2024.

The Joint Board workshop on the draft comprehensive plan would be held on January 10, 2024, at 5:30 P.M.

COURTESY OF THE FLOOR TO VISITORS: None

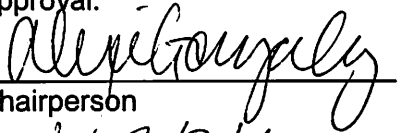
ADJOURNMENT:

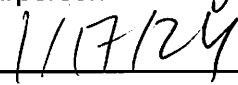
There being no further business, the meeting adjourned at 6:28 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date