

**Minutes of Board of Adjustment Meeting
held Wednesday, January 17, 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
Board Members: Jeff Truhlar (absent) John Moreland Todd Smith
Alternates: Matt Metz Jennifer Williams (absent)

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

ELECTION OF CHAIR AND VICE-CHAIR

Ms. Gonzalez opened the floor for nominations for the Chair position.

Motion: It was moved by Mr. Moreland, seconded by Mr. Smith, to nominate Owen Curley for Chair.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, Todd Smith, John Moreland, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

Ms. Gonzalez opened the floor for nominations for the Vice-Chair position.

Motion: It was moved by Mr. Metz, seconded by Mr. Curley, to nominate Jeff Truhlar for Vice-Chair.

Discussion: None

Roll Call Vote: Ayes – Todd Smith, John Moreland, Owen Curley, Matt Metz, and Alexi Gonzalez

The motion passed unanimously.

Mr. Curley assumed the Chair position.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on December 19, 2023
- Regular Board of Adjustment Meeting held on January 2, 2024

CORRESPONDENCE: None

OLD BUSINESS:

A. 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 drainage issues.

A discussion ensued about the hardship.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA#23-100121 as modified from the original proposal two weeks ago.

Discussion: A discussion ensued about reducing the lot coverage and criteria.

Motion to Amend: It was moved by Mr. Metz, seconded by Ms. Gonzalez, to amend the motion to approve at 39% as stated.

Discussion: None

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

The motion to amend passed unanimously.

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

The amended motion passed unanimously.

NEW BUSINESS:

A. **Case Number:** **BOA#23-100131**
Applicant: Green Kay Ventures LLC
Agent: Loan Thi Hanson
Owner: Green Kay Ventures LLC
Property Address: 610 9th Ave N
Parcel ID: 174472-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)d, for no garage or carport in lieu of required garage or carport, to address nonconformities to an existing single-family dwelling for property addressed 610 9th Ave N, RE# 174472-0000, legally described as The West 40ft of lot 2, and The East 20ft of lot 3, Block 97, R/P PT Pablo Beach North.

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

Applicant: Loan Thi Hanson, 610 9th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the parking slab.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Smith, to approve BOA#23-100131 based on the standards for a variance outlined in the Land Development Code.

Discussion: A discussion ensued about the request.

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

The motion passed unanimously.

B. Case Number:	<u>BOA#24-100001</u>
Applicant/Owner:	David Kluge
Agent:	N/A
Property Address:	329 N 15th St
Parcel ID:	177653-0320

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)2, for a northern side yard setback of 6.8 feet and a southern side yard setback of 6.6 feet in lieu of 10 feet minimum for each side; 34-336(e)(1)g, for rear and side yard accessory structure setback of 2ft in lieu of 5ft minimum for a shed; 34-336(e)(1)g, for rear yard accessory structure setback of 1ft in lieu of 5ft minimum for an outdoor bar/pergola; 34-336(e)(1)g, for an accessory setback of 0ft in lieu of 2 feet required for paver walkway on northern and north west property lines; 34- 336(e)(1)c.2, for 0ft accessory side yard setback in lieu of 5ft required for a free-standing wood roofed structure; 34-336(e)(1)e, for lot coverage of 63.3% in lieu of 35% maximum to address existing nonconformities for existing single-family dwelling and associated accessory uses, for property addressed 329 N 15th St, RE# 177653-0320, legally described as Lot 4, Tall Pines.

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

Applicant: David Kluge, 329 North 15th Street, Jacksonville Beach stated the hardship were nonconformities.

A discussion ensued about the lot coverage, pool, pavers, outdoor kitchen, and the pergola.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#24-100001 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about an amendment and lot coverage.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to amend the motion to limit the lot coverage to 50%.

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

The motion to amend passed unanimously.

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

The amended motion passed unanimously.

C.	Case Number:	BOA#24-100003
	Applicant/Owner:	Capital Real Estate Collective LLC
	Agent:	Rick Johnston
	Property Address:	120 N 5th St
	Parcel ID:	173787-0000

City of Jacksonville Beach Land Development Code Section(s): 34-343(e)(3)1, for a front yard setback of 1.9 feet in lieu of 10 feet minimum, 34-425(a)(3) for no shade trees in lieu of 2 shade trees required; 34-425(b)(1), to be exempt from front landscape buffer requirements for minimal size and planting, 34-425(c) for no internal landscape islands in lieu of 10% landscaping internal to a vehicle use area; 34-373(b) for 18 foot parking isle in lieu of 23 feet minimum for two way traffic; 34-373(c), for back out parking into a City alley for 5 spaces in lieu of in lieu of no back out spaces for commercial uses; 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement, for commercial office use parking and landscaping and to address existing nonconformities for property addressed 120 N 5th St, RE# 173787-0000, legally described as Lot 11, Block 16, Atlantic Park.

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

Agent: Rick Johnston, 3528 Ocean Drive South, Jacksonville Beach, stated the hardships were existing nonconformities.

A discussion ensued about the property use and parking spaces.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#23-100003 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about property use, the setback, and drive aisle.

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

The motion passed unanimously.

D. **Case Number:** **BOA#24-100004**
Applicant/Owner: Donald E Hodges Jr.
Agent: N/A
Property Address: 1078 N 13th St
Parcel ID: 179175-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for parking area set back of 1ft in lieu of 5ft minimum; 34-337(e)1(c)3 for rear yard setback of 17ft in lieu of 30ft minimum; 34-337(e)1e., for 43% lot coverage in lieu of 35% maximum, for construction of a new rear covered porch and office addition to an existing single-family dwelling for property addressed 1078 N 13th St, RE# 179175-0000, legally described as Lot 1 And the North 20t of Lot 2, Block 68, SEC A Jacksonville Beach.

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

Applicant: Donald E Hodges Jr., 1078 North 13th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about parking and the garage.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to approve BOA#23-100004 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, February 6, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:49 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

2-6-2024

Date