

**Minutes of Board of Adjustment Meeting
held Tuesday, February 6, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:01 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Todd Smith
Alternates: Matt Metz 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. Smith, and passed unanimously to approve the following minutes:

- Joint Boards Workshop held on January 10, 2024
- Regular Board of Adjustment Meeting held on January 17, 2024

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#23-100128
Applicant/Owner: Chris Rood
Agent: N/A
Property Address: 903 S 4th Ave
Parcel ID: 1/2 Lot 8, Block 40, Pablo beach South

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for parking area set back of 0ft in lieu of 5ft minimum; 34-339(e)(2)d, for no garage or carport in lieu of a required garage or carport to address current nonconformities for property addressed 903 S 4th Ave, RE# 175868-0000, legally described as south 1/2 Lot 8, Block 40, Pablo beach South.

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

Agent: Brad Wester, 1 Independent Drive, Suite 1200, Jacksonville, stated the hardship was a nonconforming and undersized lot. Mr. Wester provided an aerial view of the property [on file].

A discussion ensued about the fence, driveway, and the proposed plans.

Public Hearing:

The following spoke about parking concerns:

- Janice Smith, 410 4th Avenue South, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Wester addressed the parking concerns and questions from the board.
Discussion continued about the driveway and property.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#23-100128 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about parking.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Todd Smith, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#23-100122</u>
	Applicant:	John Atkins
	Agent:	N/A
	Owner:	Atkins Builders, Inc
	Property Address:	215 N 19th Ave
	Parcel ID:	175442-0000

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(3)b, for side yard setbacks of 5ft on each side in lieu of 10ft minimum, to allow construction for a 2-unit Multifamily Structure for property addressed 215 N 19th Ave, RE#175442-0000, legally described as Lot 7, Block 203, Elton realty Co's replat.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized lot. Mr. Atkins provided the proposed plans [on file].

A discussion ensued about the existing and proposed structure, zoning, driveway, and the neighbors. Planner Danevsky Joseph explained the zoning requirements.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#23-100122 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the setbacks and the request. Mr. Joseph confirmed the zoning requirements.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

B. Case Number: **BOA#24-100002**
Applicant/Owner: Ryan Donlon
Agent: N/A
Property Address: 840 S 7th Avenue
Parcel ID: 176583.0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)f, for 38% lot coverage in lieu of 35% maximum, for a new 8 by 10 shed for property addressed 840 S 7th Ave, RE# 176583-0000, legally described as Lot 5, Block 79, Oceanside Park.

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

Applicant: Ryan Donlon, 840 7th Avenue South, Jacksonville Beach stated the request was needed due to lack of storage.

A discussion ensued about the shed.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100002 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size and the request.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, February 21, 2024, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:30 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

March 5, 2024

Date