

**Minutes of Board of Adjustment Meeting
held Wednesday, February 21, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Deputy City Clerk Jodilynn Byrd administered the Oath of Office to Jennifer Williams.

CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:02 P.M.

Mr. Curley noted only three board members were present and applicants would be required to get a unanimous vote for the application to be approved or they could choose to defer to another meeting.

ROLL CALL:

<i>Chairperson:</i>	Owen Curley		
<i>Vice-Chairperson:</i>	Jeff Truhlar (absent)		
<i>Board Members:</i>	John Moreland	Todd Smith (absent)	Jennifer Williams
<i>Alternates:</i>	Matt Metz (absent)		

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	<u>Case Number:</u>	BOA#24-100005
	Applicant/Owner:	Carol Lombardo
	Agent:	N/A
	Property Address:	47 36th Avenue South
	Parcel ID:	181479-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)g, for an accessory structure setback of 3 ft in lieu of 5 ft minimum, for a new swimming pool addition to a single-family dwelling for property addressed 47 36th Avenue South, RE# 181479-0000, legally described as Lot 13, Block 5, Atlantic Shores Ocean Front Division A.

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

Agent: Katherine Duncan, 1936 San Marco Boulevard, Jacksonville, stated the hardship was an undersized lot.

A discussion ensued about the lot.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100005 as it meets the standards for approving such a request.

Discussion: A discussion ensued about the hardship.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

B. Case Number: BOA#24-100007
Applicant/Owner: Jennifer Hoprich
Agent: Alex Castro
Property Address: 525 10th Avenue South
Parcel ID: 176621-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)(c)(1), for a front yard setback of 11.5 ft in lieu of 20 ft minimum; 34-338(e)(2)(c)(1), for a secondary front yard setback of 9.5 ft. in lieu of 30 ft; 34-338(e)(2)(f), for 41.5% lot coverage in lieu of 35% maximum, to construct a new kitchen addition and new entry porch addition and to rectify existing nonconformities to half of a two- family dwelling, located at property addressed 525 10th Avenue South, RE# 176621-0000, legally described as the East 43.54 feet of Lot 9 and the West 4.2 feet of Lot 10, Block 95, Oceanside Park.

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

Agent: Alex Castro, 189 19th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Castro provided pictures [on file] to the Board.

A discussion ensued about the lot coverage, porch, and stairwell.

Owner/Applicant: Ramona Inglett & Jennifer Hoprich, 525 10th Avenue South, Jacksonville Beach, noted the neighbors had no issues.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100007 as it is consistent with the City of Jacksonville Beach Board of Adjustment Section 34-286 standards that are applicable.

Discussion: A discussion ensued about lot size.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

C. Case Number: BOA#24-100008
Applicant/Owner: Christopher Klotz
Property Address: 2006 Oak Grove Circle

Parcel ID: 178166-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum and 34-336(e)(1)g, the construction of a rear addition to an existing single family home located at property addressed 2006 Oak Grove Circle, RE# 178166-0000, legally described as Lot 13, Block 5, San Pablo Terrace.

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

Applicant: Christopher Klotz, 2006 Oak Grove Circle, Jacksonville Beach, distributed a handout [on file] to the Board. He noted similar setbacks in the area and the proposed lot coverage.

A discussion ensued about the neighbors and the request.

Public Hearing:

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

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100008 because it is consistent with the City of Jacksonville Beach Board of Adjustment Section 34-286 in terms of standards that are applicable to all variances.

Discussion: A discussion ensued about lot shape.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

D. **Case Number:** BOA#24-100135
Applicant/Owner: Jordan Quick
Agent: N/A
Property Address: 1382 Eastwind Drive N
Parcel ID: 179459-3190

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)(d) for no garage or car-port in lieu of a required garage or carport, 34-338(e)(1)(g), for a detached accessory structure pool structure setback of 3 ft in lieu of 5 ft minimum from the rear yard set-back; 34-388(e)(1)(g), for an east side yard setback accessory structure setback of 2 ft in lieu of 5 ft minimum for a pool; 34-338(e)(1)(e), for lot coverage of 55% in lieu of 35% maximum for property addressed 1382 Eastwind Drive N., Re# 179459-3190, legally described as Lot 38 Seabreeze Park.

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

Planner Danevsky Joseph stated staff reviewed the proposed new application and considered it to be materially different than the original application.

Applicant: Jordan Quick, 1382 Eastwind Drive North, Jacksonville Beach, explained the proposed lot coverage was reduced and he was also seeking to get variances for existing nonconformities.

A discussion ensued about the lot coverage, bedrooms, garage, pool, and neighbors.

Public Hearing:

The following spoke in support of the variance:

- Austin Moody, 1852 Royal Fern Lane, Jacksonville Beach

The following submitted an email support of the variance:

- Stephanie Forbes, 1322 Eastwind Drive North, Jacksonville Beach
- Artsiom Naidzich, 1398 Eastwind Drive North, Jacksonville Beach
- Jeannie Clary, 1303 Eastwind Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Lois Maxim, (no address provided)
- Tony Komarek, 533 11th Avenue South, Jacksonville Beach

Mr. Quick addressed the concerns.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to approve BOA#24-100135 as it is consistent with the standards of Jacksonville Beach.

Discussion: A discussion ensued about lot size, lot coverage, and parking.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, March 5, 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 6:44 P.M.

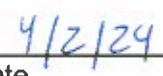
Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Acting Chairperson



Date