

Minutes of Board of Adjustment Meeting
held Tuesday, September 17, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Jeff Truhlar (absent)

Board Members: John Moreland

Todd Smith (absent)

Jennifer Williams

Alternates: Matt Metz

Laura Tierney (absent)

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, and passed unanimously to approve the following minutes:

- Minutes for August 6, 2024 Meeting
- Minutes for August 21, 2024 Meeting
- Minutes for Joint Boards Workshop held on August 22, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#24-100047**
Applicant/Owner: Sophie & Elliot Barnwell
Property Address: 1619 N Bentin Dr.
Parcel ID: 178775-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)d, for no garage or carport in lieu of required garage or carport for the conversion of existing enclosed garage into livable space, 34-336(e)(1)g, for an accessory rear yard accessory setback of 2 feet and a side yard accessory setback of 3 feet in lieu of 5 feet minimum and 34.373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum, 34-336(e)(1)e, for 44.2% lot coverage in lieu of 35% maximum to address existing nonconformities of an existing single family dwelling, located at property addressed 1619 N Bentin Dr, RE# 178775-0000, legally described as Lot 9, Block 1, Bentin Estates.

Ex-Parte Communication:

Mr. Moreland disclosed he briefly spoke to the property owner. No other Board members had ex-parte communication on this item.

Applicant: Sophie & Elliot Barnwell, 1619 North Bentin Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the nonconformities, neighbor engagement, and the driveway.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100047 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the nonconforming lot.

Roll Call Vote: Ayes - John Moreland, Jennifer Williams, Matt Metz, and Owen Curley

The motion passed unanimously.

Mr. Curley noted only four board members were present and all requests at this meeting would require three votes in favor of the application to be approved, or the applicants could choose to defer to another meeting.

B. Case Number: BOA#24-100048
Applicant/Owner: Dillon Smith
Agent: Jim Batts
Property Address: 1304 N 2nd Ave
Parcel ID: 177708-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 47% lot coverage in lieu of 35% maximum, for construction of new swimming pool, paver deck, and equipment pad, 34-336(e)(1)g, for an accessory side yard setback of zero(0) feet in lieu of 5 feet minimum for an existing paver walkway along the west property line, 34.373(d), for a driveway setback of 2 feet in lieu of 5 feet minimum, to address existing nonconformities to an existing single family dwelling, located at property addressed 1304 N 2nd Ave, RE# 177708-0000, legally described as Lot 13, Block 3, PINE Grove Unit 1.

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

Agent: Jim Batts, 225 Tallwood Road, Jacksonville Beach, stated the hardship was an undersized lot.

Applicant/Owner: Dillon Smith, 1304 North 2nd Avenue, Jacksonville Beach, noted his neighbor supported the variance.

Public Hearing:

The following spoke in support of the variance:

- Jared Fichling, 1306 2nd Avenue North, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100048 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The motion passed unanimously.

C. Case Number: **BOA#24-100049**
Applicant/Owner: Garland Sullivan III
Agent: World Construction Inc
Property Address: 211 S 8th Ave
Parcel ID: 176071-0000

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)3, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at property addressed 211 S 8th Ave, RE# 176071-0000, legally described as Lot 11, Block 73, Pablo Beach South S 45ft.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to defer BOA#24-100049 to the October 1, 2024, meeting.

Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, October 1, 2024, at 6:00 P.M. There are three scheduled cases, plus the deferred item.

Motion: It was moved by Mr. Moreland, seconded by Ms. Williams, to cancel the December 3, 2024, meeting.

Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The motion passed unanimously.

COURTESY OF THE FLOOR TO VISITORS: None

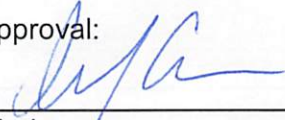
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 P.M.

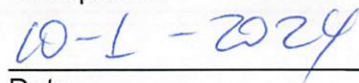
Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date