

**Minutes of Board of Adjustment Meeting
held Wednesday, November 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 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar (absent)
Board Members: John Moreland Jennifer Williams
Alternates: Matt Metz Laura Tierney

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

APPROVAL OF MINUTES:

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

- Minutes for October 15, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100063**
Applicant: Advanced Awning & Design LLC
Agent: Jackie M. Smith
Owner: Mission House Inc.
Property Address: 800 Shetter Ave
Parcel ID: 175569-0000

City of Jacksonville Beach Land Development Code Section(s): 34-344(e)(3)(b), for a corner side yard setback of 0 feet in lieu of 10 feet minimum, for a proposed shade canopy attached to an existing institutional structure, located at property addressed 800 Shetter Ave, RE# 175569-0000, legally described as Lot 1, Block 9, Pablo Beach South.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Agent: Martin Prinzi, 2155 Corporate Square Boulevard, Suite 100, Jacksonville, stated the hardship was the setback.

A discussion ensued about the awning, visibility, fence, and setback.

Public Hearing:

The following spoke in opposition to the variance:

- W. Alan Winter, 1015 Atlantic Boulevard, Suite 154, Atlantic Beach
- Christopher Brown, 820 Shetter Avenue, Jacksonville Beach

Mr. Winter submitted a photo.

Mr. Prinzi addressed concerns and submitted photos.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100063 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about limiting the request to the current fence area.

Motion to Amend: It was moved by Ms. Williams, seconded by Mr. Metz, to amend BOA#24-100063 to stipulate the extension of the awning be limited to the current fence line.

Motion to Amend Roll Call Vote: Ayes - John Moreland, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion to amend passed unanimously.

Discussion: None

Amended Motion Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Matt Metz, Laura Tierney, and Owen Curley.

The amended motion passed unanimously.

B. Case Number: BOA#24-100064
Applicant: Robert Bruce
Owner: Anne Therese Kern
Property Address: 3409 S 1st St
Parcel ID: 181482-0020

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 48.2% lot coverage in lieu of 35% maximum, for a proposed new single-family dwelling, located at property addressed 3409 S 1st St, RE# 181482-0020, legally described as Lot 4, Block 6, Atlantic Shores Ocean Front Section Division A.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Robert Bruce, 3330 Ocean Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the change in the proposed lot coverage. Mr. Bruce clarified the reduced lot coverage requested was the correct percentage.

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#24-100064 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 - John Moreland, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

C. Case Number: **BOA#24-100065**
Applicant/Owner: Kevin & Mercedes Kelch
Agent: Mercedes Kelch
Property Address: 612 S 15th Ave
Parcel ID: 176934-0200

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 47.5% lot coverage in lieu of 35% maximum, for a proposed new addition to the front of an existing single-family dwelling, located at property addressed 612 S. 15th Ave, RE# 176934-0200, legally described as Lot 7, Block 2, Oceanside Park.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Kevin and Mercedes Kelch, 612 South 15th Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication.

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#24-100065 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, Laura Tierney, and Owen Curley.

The motion passed unanimously.

D. Case Number: **BOA#24-100066**
Applicant/Owner: Jason & Stephanie Huntley
Property Address: 3940 Poincianna Blvd.
Parcel ID: 181369-0050

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 48.82% lot coverage in lieu of 35% maximum, 34- 336(e)(1)(c)(2), for a southern side

yard setback of 9.1 feet and a northern side yard setback of 9.8 feet in lieu of 10 feet minimum to address existing nonconformities, for the construction of a new pool and paver patio to an existing single-family dwelling, located at property addressed 3940 Poincianna Blvd, RE# 181369-0050, legally described as Lot 2, Block 12, Ocean Terrace.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Jason Huntley, 3940 Poincianna Boulevard, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about neighbor communication and side yard setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#24-100066 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 setbacks.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, November 19, 2024, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:38 P.M.

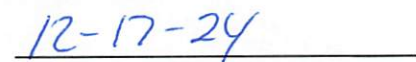
Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date