

Minutes of Board of Adjustment Meeting
held Tuesday, January 7, 2025, 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 Matt Metz
Alternates: Laura Tierney

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** BOA#24-100085
Applicant/Owner: Robin & Jonnie Cotton
Agent: Jill Kestner
Property Address: 820 3rd Ave North
Parcel ID: 175491-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, 34- 337(e)(1)(c)(2), for combined side yard setback of 14.9 feet in lieu of 15 feet minimum, 34-337(e)(1)(d) for no garage or carport in lieu of a required garage or carport, 34-377, for no required parking spaces in lieu of 2 spaces required, for construction of an addition to primary structure and to rectify existing nonconformities, located at property addressed 820 3rd Ave N, RE# 175491-0000, legally described as Lot 4, Block 39, Mundy Drive Terrace.

Ex-Parte Communication:

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

Agent: Jill Kestner, 528 Lora Street, Neptune Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the pavers, the addition to the primary structure, neighbor outreach, lot coverage, and variance criteria.

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#24-100085 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

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

The motion passed 4-1.

B. Case Number: BOA#24-100086
Applicant/Owner: Adam Wolf
Property Address: 1013 8th Ave N
Parcel ID: 179287-0065

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-337(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for construction of swimming pool with decking in conjunction with a single family home, located at property addressed 1013 8th Ave N, RE# 179287-0065, legally described as East 25 feet of Lots 1 and 2, all of Lot 3, North 25 feet of Lot 4 and the East 25 feet of the South 25 feet of Lot 4 and the East 25 feet of Lots 5 and 6, Block 118, Section "A".

Ex-Parte Communication:

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

Applicant: Adam Wolf, 1013 8th Avenue North, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the property address, driveway, and neighbor outreach.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100086 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, Matt Metz, John Moreland, Laura Tierney, and Owen Curley.

The motion passed unanimously.

C. Case Number: BOA#24-100087
Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot A)
Parcel ID: 181527-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for construction of a new single-family dwelling, located at property addressed 27 32nd Ave

S (Proposed Lot A), RE# 181527-0000, legally described as Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section-Division B.

Mr. Curley noted that Case BOA#24-100087 would be withdrawn and referred to a memo provided by staff, which addressed Case BOA#24-100087 and Case BOA#24-100088.

D. Case Number: **BOA#24-100088**
Applicant: Greg Barnett
Agent: Scott Rae
Owner: Nick Stam
Property Address: 27 32nd Ave S (Proposed Lot B)
Parcel ID: 181527-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(2), for side yard setbacks of 7.5 feet in lieu of 10 feet minimum for both east and west side yard, 34-336(e)(1)(c)(3) for a rear yard setback of 25 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 36% lot coverage in lieu of 35% maximum for construction of a single-family dwelling, located at property addressed 27 32nd Ave S (Proposed Lot B), RE# 181527-0000, legally described as Lot 5,6, and Easterly 37.5 feet of Lot 7, Block 3, Atlantic Shores, Ocean Front Section Division B.

Ms. Williams noted the lot coverage consideration would be postponed until the next meeting.

Ex-Parte Communication:

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

Applicant: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the Land Development Code and neighbor outreach.

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#24-100088 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about setbacks, lot size, and hardship.

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

The motion passed 4-1.

E. Case Number: **BOA#24-100089**
Applicant/Owner: Salt Air Homes Inc
Agent: Oliver J Kraut
Property Address: 419 5th Ave N (Lot 10)
Parcel ID: 174203-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 10, Block 65, Pablo Beach North.

Ex-Parte Communication:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to postpone BOA#24-100089 and BOA#24-100090 to the February 4, 2025, meeting.

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

The motion passed unanimously.

F. Case Number: **BOA#24-100090**
Applicant/Owner: Salt Air Homes Inc
Agent: Oliver J Kraut
Property Address: 419 5th Ave N (Lot 9)
Parcel ID: 174203-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)(f), for 43% lot coverage in lieu of 35% for construction of a single-family dwelling, located at property addressed 419 5th Ave N, RE# 174203-0000, legally described as Lot 9, Block 65, Pablo Beach North.

Case Number BOA#24-100090 was deferred to the February 4, 2025, meeting.

PLANNING DEPARTMENT REPORT:

The first reading of the Land Development Code (LDC) was scheduled for the City Council Meeting on February 3, 2025. A Planning Commission Workshop would be held on January 13, 2025, to review and discuss the new LDC. The next scheduled Board of Adjustment Meeting would be held Tuesday, February 4, 2025, at 6:00 P.M. There are three scheduled cases. A Workshop was tentatively planned for March to review the new LDC, with a final date to be determined based on the date of final adoption by the City Council.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

2-4-2025

Date