

Minutes of Board of Adjustment Meeting
held Tuesday, February 4, 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 6:01 P.M.

ROLL CALL:

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

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 December 17, 2024 Meeting
- Minutes for January 7, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A.	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.

Agent: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the lot size, lot width, and setbacks.

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#24-100089 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, Douglas Dell, and Owen Curley
Nays – Matt Metz

The motion passed 4-1.

B. 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.

Ex-Parte Communication:

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

Agent: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, stated the hardship was a non-conforming lot.

Public Hearing:

The following spoke about the variance:

- Bruce Wouters, 126 12th Avenue South, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100090 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the Land Development Code (LDC) criteria.

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

The motion passed 4-1.

NEW BUSINESS:

A. 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 front yard setback of 20 feet in lieu of 25 feet minimum, 34-336(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-336(e)(1)(e) for 50% lot coverage in lieu of 35% maximum for construction of a 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.

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 lot coverage, pavers, flooding, and variance criteria.

Public Hearing:

The following spoke in opposition to the variance:

- Chuck Horn, 3115 1st Street South, Jacksonville Beach. Mr. Horn provided photos to the Board.
- Simon and Janette Rhodes, 28 31st Avenue South, Jacksonville Beach
- Kathleen Lewis, 24 31st Avenue South, Jacksonville Beach. Ms. Lewis provided a site plan to the Board.
- Ralph Badanowski, 3201 Ocean Drive South, Jacksonville Beach. Mr. Badanowski also read a letter from his neighbor in opposition to the variance.

The following submitted a speaker card in opposition to the variance but did not wish to speak:

- Carla Lewis, 3105 1st Street South, Jacksonville Beach
- Norma Badanowski 3201 Ocean Drive South, Jacksonville Beach
- Ken Lewis, 3105 1st Street South, Jacksonville Beach

Mr. Barnett addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100087 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the minimum lot coverage.

Roll Call Vote: Nays – Jennifer Williams, Matt Metz, John Moreland, Douglas Dell, and Owen Curley

The motion failed unanimously.

B. 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)(e), for 50% 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.

Case BOA#24-100088 was deferred.

PLANNING DEPARTMENT REPORT:

The February 19, 2025, meeting was canceled. An LDC workshop would be held on February 20, 2025. The first reading of the LDC would be held on March 3, 2025.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:51 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:


Vice-Chairperson

3/18/25
Date