

**Minutes of Board of Adjustment Meeting  
held Wednesday July 5, 2023, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

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

**ROLL CALL:**

*Chairperson:* Alexi Gonzalez  
*Vice-Chairperson:* Owen Curley  
*Board Members:* Jeff Truhlar John Moreland Todd Smith  
*Alternates:* Jennifer Williams Matt Metz (absent)

Senior Planner Christian Popoli, Planner Danevsky Joseph, and Administrative Assistant Lauren Loria were also present.

**APPROVAL OF MINUTES:**

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

- Regular Board of Adjustment Meeting held on June 6, 2023

**CORRESPONDENCE:** None

**OLD BUSINESS:**

|           |                     |                                      |
|-----------|---------------------|--------------------------------------|
| <b>A.</b> | <b>Case Number:</b> | <b>BOA#23-100051</b>                 |
|           | Applicant:          | Sheepco Holdings LLC, Adam Alexander |
|           | Agent:              | N/A                                  |
|           | Owner:              | Sheepco Holdings LLC                 |
|           | Property Address:   | 522 10th Street North                |
|           | Parcel ID:          | 177361-0000                          |

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)c.2, for a corner side yard setback of 13 feet in lieu of 18 feet minimum; 34-336(e)(1)d, for no garage in lieu of a required garage; and 34-336(e)(1)d, for conditioned living area of 1,348 square feet in lieu of 1,600 square feet required, to allow for the enclosure of an existing carport to expand interior space at an existing single-family dwelling.

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

Senior Planner Christian Popoli noted the applicant was not in attendance. Ms. Gonzalez confirmed the case was continued due to the applicant not attending a previous meeting.

**Motion:** It was moved by Mr. Moreland, seconded by Mr. Truhlar, to deny the application due to a lack of compliance with attending meetings.

**Discussion:** A discussion ensued about the denial and its impact on future variance requests.

**Roll Call Vote:** Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, and Alexi Gonzalez.

The motion to deny passed unanimously.

**NEW BUSINESS:**

**A. Case Number:** BOA#23-100055  
Applicant/Owner DSM Renovations LLC  
Agent: N/A  
Property Address: 1201 N 7th Ave  
Parcel ID: 177803-0000

**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' minimum; 34-336(e)(1)c.2, for an eastern side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum, to allow for construction of a new single-family dwelling with a covered rear patio, swimming pool and pool deck.

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

**Applicant:** Denise McPherson, 1433 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

A discussion ensued about the line of sight, deck, lot coverage, and proposed site plan.

**Public Hearing:**

No one came forth to speak. Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100055 for a lot coverage of 39% based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the updated site plan and lot coverage.

**Roll Call Vote:** Ayes – Owen Curley, Jeff Truhlar, Todd Smith, John Moreland, and Alexi Gonzalez.

The motion passed unanimously.

**B. Case Number:** BOA#23-100057  
Applicant Kimberly Rohner  
Agent: N/A  
Owner: DSM Renovations LLC  
Property Address: 708 Palm Tree Road  
Parcel ID: 177825-0000

**City of Jacksonville Beach Land Development Code Section(s):** 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, for side yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling with a rear lanai, swimming pool and pool deck.

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

**Applicant:** Kimberly Rhoner, 104 Autumn Place, Ponte Vedra Beach, stated the hardship was lot size.

A discussion ensued about the demolished house, site plan, lot coverage, pool deck, and setback line.

**Public Hearing:**

No one came forth to speak. Ms. Gonzalez closed the public hearing.

**Motion:** It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100057 for lot coverage of 41% based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A discussion ensued about the request and lot coverage.

**Motion to Amend:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to amend the motion to 49% lot coverage.

**Motion to Amend Roll Call Vote:** Ayes – Jeff Truhlar, Todd Smith, John Moreland, and Alexi Gonzalez.

Nays – Owen Curley

The motion to amend passed 4-1.

**Discussion:** A discussion ensued about the undersized lot and lot coverage.

**Amended Motion Roll Call Vote:** Ayes – Jeff Truhlar, Todd Smith, John Moreland, Owen Curley, and Alexi Gonzalez.

The amended motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting is Wednesday, July 18, 2023, at 6:00 P.M. There are three scheduled cases.

Mr. Popoli noted the next round of Land Development Code and Comprehensive Plan workshops would be held in August.

**COURTESY OF THE FLOOR TO VISITORS:** None

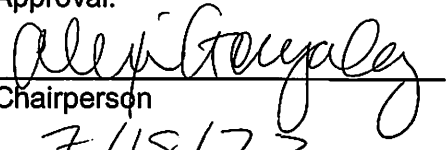
**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:33 P.M.

Submitted by: Lauren Loria  
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

  
Chairperson

7/18/23  
Date