

**Minutes of Board of Adjustment Meeting
held Tuesday, March 5, 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
Board Members: John Moreland Todd Smith (absent)
Alternates: Jennifer Williams Matt Metz

Planner Danevsky Joseph and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on February 6, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100137
Applicant: Michael Shumer
Agent: N/A
Owner: Michael Shumer & Tammy Shumer
Property Address: 203 34th Ave S
Parcel ID: 180627-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)2, for westerly side setback of 5ft on Lot 11 in lieu of 10ft minimum; 34-336(e)(1)e, for 45% lot coverage on Lot 11 in lieu of 35% maximum, for proposed additions to a single-family dwelling for property addressed 203 S 34th Ave, RE#180627-0000, legally described as Lot 11 and lot 12, Block 19, Replat Unit No.1 Atlantic Shores.

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

Applicant: Michael Shumer, 203 34th Avenue South, Jacksonville Beach, stated the hardship was the lots were platted as nonconforming lots.

A discussion ensued about lot coverage, splitting the lot, the property line, hardship, and the pool.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100137 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot and conditions.

Motion to Amend: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to modify the approval of BOA#24-100137 with a modification that it only applies to Lot 11 as discussed and shown with the removal of the pool and other ancillary nonpermanent surfaces.

Discussion: None

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley

The motion to amend passed unanimously.

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

Amended Motion Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, and Owen Curley
Nays – Matt Metz

The amended motion passed 4-1.

B. Case Number: **BOA#24-100139**
Applicant/Owner: Aimee Herdt
Agent: Bob Hamil
Property Address: 2930 S 2nd St
Parcel ID: 180692-0100

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 45% lot coverage in lieu of 35% maximum, for new pool deck and covered back patio to a single-family dwelling located at property addressed 2930 S 2nd St, RE# 180692-0100, legally described as Lot 19, Block 24, Replat Unit No.1 Atlantic Shores.

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

Agent: Bob Hamil, 725 McConnell Circle, Neptune Beach, stated the hardship was a substandard lot.

A discussion ensued about the pool.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100139 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot coverage.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and Owen Curley.

The motion passed unanimously.

C. Case Number: BOA#24-100140
Applicant/Owner: Donald Young
Agent: Ian Brown
Property Address: 26 N 20th Ave
Parcel ID: 174775-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)f, for 57% lot coverage in lieu of 35% maximum; 34-340(e)(1)(c)2, for side yard setback of 5ft on both side in lieu of 10ft minimum; 34-340(e)(1)(c)1, for front yard setback of 7.5ft in lieu of 20ft minimum; 34-340(e)(1)(c)3 for rear yard setback of 17.5ft in lieu of 30ft minimum, for construction of a new two-family dwelling located at property addressed 26 N 20th Ave, RE# 174775-0000, legally described as Lot 8, Pritchard-Clarsen Replat of Part of Block 201, Pablo Beach North.

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

Agent: Ian Brown, 245 Riverside Avenue, Suite 100, Jacksonville, distributed a handout [on file] and stated the hardship was an undersized and nonconforming lot.

A discussion ensued about exhibits, satellite imagery, a survey, the staff report, and parking.

Public Hearing:

The following spoke in opposition to the variance:

- Stuart Boggess, 22 20th Avenue North, Jacksonville Beach
- Kevin Gay, 20 20th Avenue North, Jacksonville Beach

The following submitted an email [on file] in opposition to the variance:

- Katharine Boggess, 22 20th Avenue North, Jacksonville Beach

Mr. Brown addressed concerns.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100140 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about lot size, standards, parking, and criteria.

Roll Call Vote: Ayes – Owen Curley

Nays – Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz

The motion failed 4-1.

D. Case Number: **BOA#24-100141**
Applicant/Owner: Wayne Pollard
Agent: The Batts Company
Property Address: 1182 19th St N
Parcel ID: 179110-0032

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)3, for rear yard setback of 22ft in lieu of 30ft minimum, to construct a covered patio area over the new pool deck, 34-337(e)(1)g, for accessory structure set back of 3.6ft from primary structure for pool for property addressed 1182 N 19th St, RE# 179110-0032, legally described as Lot 1, Block 43, Sec A Jacksonville Beach.

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

Agent: Jeff Batts, 1602 3rd Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the awning.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100141 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Wednesday, March 20, 2024, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

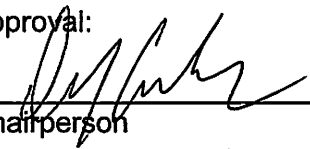
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:11 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

4-16-24
Date