

**Minutes of Board of Adjustment Meeting
held Tuesday, April 16, 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	Todd Smith	Jennifer Williams
Alternates:	Matt Metz	Laura Tierney	

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on March 5, 2024
- Regular Board of Adjustment Meeting held on April 2, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	Case Number:	BOA#24-100013
	Applicant:	Generation Homes LLC
	Agent:	Cora M Johnston
	Owner:	Jay & Beth Finnegan
	Property Address:	3901 Ponte Vedra Blvd
	Parcel ID:	181725-0000

City of Jacksonville Beach Land Development Code Section(s): 4-336(e)(1)(e), for 39.7% lot coverage in lieu of 35% maximum, for circular driveway and pool deck to a single-family dwelling for property addressed 3901 Ponte Vedra Blvd, RE# 181725-0000, legally described as Lot 8, Block D9, *Ponte Vedra Unit Two*.

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

Agent: Emily Pierce, 1301 Riverplace Boulevard, Jacksonville Beach, stated the hardship was the property location and driveway shape. She distributed a handout [on file] to the Board.

Builder: Cora Johnston, 5860 US Highway 1, Saint Augustine, addressed questions about the driveway.

Discussion ensued about the hardship, driveway, lot size, lot coverage, and project design.

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#24-100013 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship.

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

The motion failed 2-3.

B. Case Number: BOA#24-100014

Applicant/Owner: Deborah Lenox
Agent: N/A
Property Address: 411 S 13th Ave
Parcel ID: 176774-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 40%% lot coverage in lieu of 35% maximum, to address nonconformities and for new permeable paver driveway and a pool with coping only to a single-family dwelling located at property addressed 411 S 13th Ave, RE# 176774-0000, legally described as Lot 8, Block 125, *Oceanside Park*.

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

Agent: Bob Baker, 9413 Southwest 35th Avenue, Gainesville stated the hardship was a nonconforming lot.

Applicant: Deborah Lenox, 411 South 13th Avenue, Jacksonville Beach stated the neighbor she spoke with was in support of the plan.

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#24-100014 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued the hardship and lot coverage.

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

The motion passed unanimously.

C. Case Number: BOA#24-100015

Applicant/Owner: Eric Maurus

Agent: N/A
Property Address: 1305 N 14th Ave
Parcel ID: 175310-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(3), for a rear yard setback of 21 feet in lieu of 30 feet minimum, 34-336(e)(1)(e), for 42% lot coverage in lieu of 35% maximum, for proposed improvements to a single-family dwelling located at property addressed 1305 N 14th Ave, RE# 175310-0000, legally described as Lot 1, Block 12, *Beach Homesites Unit 3*.

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

Applicant: Eric Maurus, 1305 North 14th Avenue, Jacksonville Beach stated the hardship was a nonconforming lot.

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#24-100015 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 and existing structure.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, May 7, 2024, at 6:00 P.M. There are two scheduled cases.

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
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval: 

Chairperson
5-7-24

Date