

Minutes of Board of Adjustment Meeting
held Tuesday, May 7, 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 (absent) Todd Smith (absent) Jennifer Williams (absent)

Alternates: Matt Metz Laura Tierney (absent)

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on April 16, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100017

Applicant/Owner: Rick Johnston Trustee, Gail Daphne Yarbough Irrevocable Trust

Agent: N/A

Property Address: 3604 Ocean Dr

Parcel ID: 181438-0000

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), for a westerly side yard setback of 7 feet in lieu of 10 feet minimum; 34-336(e)(1)(c)(3), for a rear yard setback of 7 feet in lieu of 30 feet minimum; 34-336(e)(1)(e), for 52% lot coverage in lieu of 35% maximum, for construction of a single-family dwelling, for property addressed 3604 Ocean Dr., RE# 181438-0000, legally described as, Lot 10, Block 12, *Atlantic Shores Ocean Front Section Division A*

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

Agent: Rick Johnston, 3525 Ocean Drive South, Jacksonville Beach, stated the hardship was a nonconforming and irregular lot. He distributed a handout [on file] to the Board.

Discussion ensued about the number of stories and input from neighbors.

Public Hearing:

The following spoke in support of the variance:

- Collin Spelts, 1612 15th Street South, Jacksonville Beach

The following spoke in opposition to the variance:

- Blake Deal, 1525 B The Greens Way, Suite 200, Jacksonville Beach
Mr. Deal provided a handout [on file] to the Board.

Mr. Johnston addressed the concerns expressed by Mr. Deal.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to approve BOA#24-100017 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 – Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

B. Case Number: BOA#24-100018

Applicant/Owner:	Michael Desa
Agent:	N/A
Property Address:	774 S 14th Ave
Parcel ID:	176774-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 40.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(g) for a pool setback of 4 feet in lieu of 5 feet minimum between the pool and house, for construction of a new swimming a pool and deck addition to a single-family dwelling located at property addressed 774 S 14th Ave, RE# 176889-0000, legally described as Lot 5, Block 148, *Oceanside Park*

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

Applicant: Michael Desa, 774 South 14th Ave, 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 Mr. Metz, seconded by Mr. Truhlar, to approve BOA#24-100018 the applicant has met all of the conditions outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size and setback request.

Roll Call Vote: Ayes – Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The Comprehensive Plan would go to the Planning Commission for approval on May 20, 2024. (It was confirmed with Senior Planner Christian Popoli the first reading of the Comprehensive Plan was voted by the City Council to be continued on May 20, 2024). The next scheduled meeting is Tuesday, May 21, 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 6:28 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

6-6-24

Date