

**Minutes of Board of Adjustment Meeting
held Tuesday, May 21, 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:

<i>Chairperson:</i>	Owen Curley		
<i>Vice-Chairperson:</i>	Jeff Truhlar		
<i>Board Members:</i>	John Moreland	Todd Smith	Jennifer Williams
<i>Alternates:</i>	Matt Metz (absent)	Laura Tierney	

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#24-100019</u>
	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 a side yard setback of 5 feet on both sides in lieu of 10 feet minimum; 34-340(e)(1)(c)1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(1)(c)3 for a rear yard setback of 15 feet in lieu of 30 feet minimum, for construction of a new single 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:

Mr. Moreland disclosed he had a short phone conversation with Mr. Ian Brown to discuss the changes.

Ms. Tierney disclosed she received a phone call from Mr. Ian Brown but did not take the call.

Mr. Curley disclosed he received a phone call from Mr. Ian Brown but did not return the call.

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

Agent: Ian Brown, 245 Riverside Avenue, Suite 100, Jacksonville, stated the hardship was a nonconforming lot.

Discussion ensued about lot coverage.

Public Hearing:

The following spoke in support of the variance:

- Stuart Boggess, 22 20th Avenue North, Jacksonville Beach
- Jesse Kraker, 20 20th Avenue North, Jacksonville Beach
- Don Young, 309 Ahern Street, Atlantic Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland to approve BOA#24-100019 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Todd Smith, Jennifer Williams, and Owen Curley

The motion passed unanimously.

B. Case Number: **BOA#24-100020**
Applicant/Owner: Christopher & Mary Dell
Agent: N/A
Property Address: 813 N 7th Ave
Parcel ID: 174402-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, and 34-337(e)(1)(e), for 40% lot coverage in lieu of 35% maximum, for a two-story addition in the rear of property to an existing single-family dwelling located at property addressed 813 N 7th Ave, RE# 174402-0000, legally described as Lot 8, Block 89, Replat of Part of, Pablo Beach North

Planner Danevsky Joseph noted this case was noticed incorrectly and would be deferred to the next meeting.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, June 4, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:15 P.M.

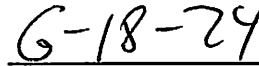
Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval

A handwritten signature in black ink, appearing to be 'M. L.', written over a horizontal line.

Chairperson

A handwritten date '6-18-24' in black ink, written over a horizontal line.

Date