

Minutes of Board of Adjustment Meeting
held Tuesday, June 4, 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 Jennifer Williams
Alternates: Matt Metz Laura Tierney

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on May 7, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **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 44.4% 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

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

Applicant: Christopher & Mary Dell, 813 North 7th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

Roger Russell, 3455 Thalia Road, Jacksonville, project architect, addressed the footprint of the house and the existing conditions.

Discussion ensued about the setbacks, lot coverage, shed, communication with neighbors, and the lanai.

Planner Danevsky Joseph confirmed the rear yard setback of 18.8 ft was not advertised as the applicant did not request a rear yard setback.

Motion: It was moved by Mr. Metz, seconded by Mr. Thuhlar, to table the item to later in the meeting until the Senior Planner provided further clarification.

Voice Vote: In a voice vote, the motion passed unanimously.

The case was recalled at approximately 6:20 P.M.

Mr. Joseph stated the item needed to be readvertised to consider the rear yard setback.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to postpone the item until July 2, 2024.

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

The motion passed unanimously.

B. Case Number: BOA#24-100022
Applicant/Owner: Jacksonville Homes, LLC
Agent: Hunter Faulkner
Property Address: 0 S 6th Ave (lot 7)
Parcel ID: 176433-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)(3), rear yard setback of 20 feet in lieu of 30 feet minimum; 34-337(e)(1)(e), for 41.8% lot coverage in lieu of 35% maximum, for construction of a new single-family dwelling located at property addressed 0 S 6th Ave (lot 7), RE# 176433-0000, legally described as Lot 7, Block 6, Oceanside Park

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

Agent: Hunter Faulkner, 1 Independent Drive, Suite 1400, Jacksonville, 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. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100022 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the rear yard setback.

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

The motion passed unanimously.

C. Case Number: **BOA#24-100023**
Applicant/Owner: Andrew & Margaret Gurley
Agent: N/A
Property Address: 10 N San Pablo Cir
Parcel ID: 178235-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 41.18% lot coverage in lieu of 35% maximum, for proposed concrete walkway to a single-family dwelling located at property addressed 10 N San Pablo Cir, RE# 178235-0000, legally described as Lot 8, Block 3, San Pablo Manor

Ex-Parte Communication:

Mr. Smith disclosed the applicant was a neighbor and they had a phone conversation about the case.

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

Applicant: Andrew & Margaret Gurley, 10 North San Pablo Circle, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about lot coverage 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 Mr. Moreland, to approve BOA#24-100023 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 – Jennifer Williams, John Moreland, Jeff Truhlar, Todd Smith, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, June 18, 2024, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None.

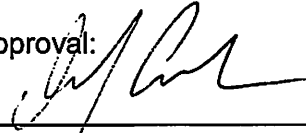
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:28 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

7-2-2024

Date