

Minutes of Board of Adjustment Meeting  
held Tuesday, July 16, 2024, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on June 18, 2024

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

A.     **Case Number:**                      **BOA#24-100034**  
Applicant/Owner:                      DSM Renovations LLC  
Agent:                                              N/A  
Property Address:                      723 N 7th Ave  
Parcel ID:                                              174394-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum and 34-337(e)(1)(c)(2), for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with AC pad and shower pad within the side yard setbacks, located at property addressed 723 N 7th Ave, RE# 174394- 0000, legally described as Lot 10, Block 88, Replat of Part of, Pablo Beach Improvement Company's Replat of Pablo Beach North.

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

**Applicant:** Denise McPherson, 1433 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

Discussion ensued about the survey drawings and neighbors.

**Public Hearing:**

The following spoke on the variance:

- Natalie Lamb, 729 7<sup>th</sup> Avenue North, Jacksonville Beach

Ms. McPherson addressed the drainage concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100034 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#24-100035**  
Applicant: Julia Sanders  
Agent: N/A  
Owner: RE904LLC  
Property Address: 251 Coral Way  
Parcel ID: 178382-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-336(e)(1)(e), for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling at property addressed 251 Coral Way, RE# 178382-0000, legally described as Lot 3, Block 7, Ocean Forest Unit 1.

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

**Applicant:** Julia Sanders, 1903 Eastern Drive, Jacksonville Beach, stated the hardship was an undersized 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#24-100035 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.

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

The motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting is Tuesday, August 6, 2024, at 6:00 P.M. There is one scheduled case. A Land Development Code workshop will be held on August 22, 2024, at 6:00 P.M.

**COURTESY OF THE FLOOR TO VISITORS:** None

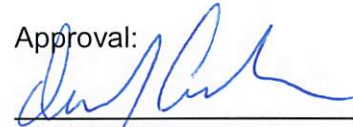
**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:14 P.M.

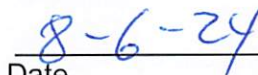
Submitted by: Lauren Loria  
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date