

Minutes of Board of Adjustment Meeting
held Wednesday, August 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 (absent)	Jennifer Williams
<i>Alternates:</i>	Matt Metz	Laura Tierney	

Planner Danevsky Joseph and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.	<u>Case Number:</u>	<u>BOA#24-100040</u>
	Applicant/Owner:	Shannon L. Smith
	Agent:	N/A
	Property Address:	2201 Gordon Ave
	Parcel ID:	179439-1012

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)(c)(3), for a rear yard setback of 17 feet in lieu of 30 feet minimum; 34-340(e)(4)(c)(2), for a side yard setback of 9.4 feet in lieu of 10 feet minimum, for proposed addition to rear of property to an attached single-family dwelling located at property addressed 2201 Gordon Ave, RE# 179439-1012, legally described as Lot 6, AHERN AND ASSOCIATES INC R/P.

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

Applicant: Shannon Smith, 2201 Gordon Avenue, Jacksonville Beach, stated the hardship was the condition of the deck.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100040 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the deck.

Roll Call Vote: Ayes - John Moreland, Jeff Truhlar, Jennifer Williams, Matt Metz, and

Owen Curley
The motion passed unanimously.

- B. Case Number:** **BOA#24-100041**
Applicant/Owner: David & Justin Lerman
Agent: N/A
Property Address: 1108 N 8th St
Parcel ID: 175096-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet minimum ; 34-336(e)(1)(c)(3) for a rear yard setback of 10 in lieu of 30 feet minimum; 34-336(e)(1)(e), for 41.46% lot coverage in lieu of 35% maximum, all for a proposed addition to side and rear of property to an existing single-family dwelling located at property addressed 1108 N 8th St, RE# 175096-0000, legally described as Lot 15, Block 11, Beach Homesites Unit 2.

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

Applicant: Justin Lerman, 604 12 Street North, Jacksonville Beach, stated the hardship was an undersized lot.

Discussion ensued about the existing structure, lot size, neighbor outreach, and lot coverage. Mr. Lerman submitted a handout [on file].

Public Hearing:
No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100041 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the lot size and lot coverage.

Roll Call Vote: Ayes - Jeff Truhlar, Jennifer Williams, John Moreland, Matt Metz, and Owen Curley

The motion passed unanimously.

- C. Case Number:** **BOA#24-100043**
Applicant/Owner: Christopher Colvin
Agent: N/A
Property Address: 15 Oakwood Rd
Parcel ID: 178531-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 43.2% lot coverage in lieu of 35% maximum; 34-336(e)(1)(c)(3), for an accessory rear yard setback of 3.5 feet in lieu of 5 feet minimum, 34-336(e)(1)(c)(2) for a northerly side yard setback of 7.5 feet and a southerly side yard setback of 7.2 feet in lieu of 10 feet minimum and 34-336(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, for the construction of a new pool and deck to rear yard, and to address

existing non-conformities of an existing single-family dwelling, located at property addressed 15 Oakwood Rd, RE# 178531-0000, legally described as Lot 7, Block 14, Ocean Forest Unit 3.

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

Applicant: Christopher Colvin, 15 Oakwood Rd, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion ensued about neighbor outreach and existing nonconformities.

Mr. John Spitler, 256 Riberia Street, St. Augustine, was sworn in and addressed the setbacks, pool, and pavers.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Williams, to approve BOA#24-100043 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the lot.

Roll Call Vote: Ayes - Jennifer Williams, John Moreland, Jeff Truhlar, Matt Metz, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, September 17, 2024, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

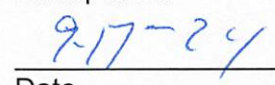
There being no further business, the meeting adjourned at 6:24 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

These minutes were reviewed by Planning & Development.

Approval: 

Chairperson


Date