

Minutes of Board of Adjustment Meeting
held Tuesday, October 1, 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 6:01 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar (absent)
Board Members: John Moreland 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 Ms. Williams, and passed unanimously to approve the following minutes:

- Minutes for September 17, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A. **Case Number:** **BOA#24-100049**
Applicant/Owner: Garland Sullivan III
Agent: World Construction Inc
Property Address: 211 S 8th Ave
Parcel ID: 176071-0000

City of Jacksonville Beach Land Development Code Section(s): 34-342(e)(3)(c)1, for a front yard setback of 0 feet in lieu 10 feet minimum, to allow the replacement and extension of an existing deck in front of property, 34-342(e)(3)(c)2, for a westerly side yard of 7.2 feet in lieu of 10 feet minimum, 34-342(e)(3)(c)2, for a corner side yard of 7.1 in lieu of 10 feet minimum and 34-342(e)(3)(c)3, for a rear yard of one(1) foot in lieu of 30 feet minimum, 34-342(e)(3)e, to address existing nonconformities to an existing multifamily dwelling, located at property addressed 211 S 8th Ave, RE# 176071-0000, legally described as Lot 11, Block 73, Pablo Beach South S 45ft.

Ex-Parte Communication:

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

Agent: Damien Starkey, 113 Overlook Drive, Ponte Vedra Beach, stated the hardship was existing nonconformities.

A discussion ensued about the new deck footprint.

Public Hearing:

The following submitted an email [on file] in opposition to the variance:

- Stephen Reedberry, 1301 1st Street South, Apt. 1207, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Garland Sullivan, 1621 Belmonte Avenue, Jacksonville, addressed the email.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100049 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the deck footprint, deck extension, and amending the motion.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to ensure the approved variances match the current structure footprint.

Discussion: None

Motion to Amend Roll Call Vote: Ayes - John Moreland, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley

The motion to amend passed unanimously.

Amended Motion Roll Call Vote: Ayes - John Moreland, Jennifer Williams, Matt Metz, Laura Tierney, and Owen Curley

The amended motion passed unanimously.

NEW BUSINESS:

A.	Case Number:	BOA#24-100050
	Applicant/Owner:	Evelyn Mooyoung
	Agent:	Evelyn Mooyoung
	Property Address:	515 N 5th Ave
	Parcel ID:	174210-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)1, for a nonconforming front yard setback of 16.3 feet in lieu of 20 feet minimum, 34-337(e)(1)(c)3, for a nonconforming rear yard setback of 15.2 feet in lieu of 30 feet minimum, 34-337(e)(1)(d), to address current nonconformities for no garage or carport in lieu of required garage or carport, 34-337(e)(1)g, for an accessory side yard setback of zero feet in lieu of 5 feet minimum 34-373(a)1, for off street parking spaces of 16.3 feet in depth in lieu of 17 feet minimum, 34-373(d) for a driveway side yard setback of zero in lieu of 5 feet minimum, and 34- 337(e)(1)(e), for 37% lot coverage in lieu of 35% maximum, for proposed deck and concrete driveway to an existing single family dwelling, located at property addressed 515 N 5th Ave, RE# 174210-0000, legally described as the west 20ft of the south1/2 of Lot 8 and the south of Lot 9, Block 66, R/P PT Pablo Beach North.

Ex-Parte Communication:

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

Applicant: Evelyn Mooyoung, 1710 Loquat Lane, Jacksonville, stated the hardship was an undersized lot.

A discussion ensued about communication with neighbors.

Public Hearing:

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

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100050 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the substandard lot.

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

The motion passed unanimously.

B. Case Number: BOA#24-100051
Applicant/Owner: Stephanie Kiss
Property Address: 211 S 35th Ave
Parcel ID: 180609-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(g), for an accessory structure set back of 1.7ft in lieu of 5ft minimum, 34-336(e)(1)(e), for 49% lot coverage in lieu of 35% maximum, for proposed pergola and to address current nonconformities, to an existing single family dwelling, located at property addressed 211 S 35th Ave, RE# 180609-0000, legally described as Lot 1, Block 18, Atlantic Shores.

Planner Danevsky Joseph noted this case would be deferred to the next meeting.

C. Case Number: BOA#24-100054
Applicant: Chris Ris
Owner: TMCR Homes LLC
Property Address: 0 S 7th Ave (176350-0000)
Parcel ID: 176350-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(3), for a rear yard setback of 20.4ft in lieu of 30ft minimum, 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum, for proposed new single family dwelling, to a vacant lot, located at property addressed 0 S 7th Ave, RE# 176350-0000, legally described as Lot 7, Block 2, Oceanside Park.

Ex-Parte Communication:

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

Applicant: Chris Ris, 1822 2nd Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about stormwater drainage, setbacks, and parking strips.

Public Hearing:

The following spoke in opposition to the variance:

- Gregory Scott, 630 Ocean Front, Neptune Beach

The following submitted an email [on file] in opposition to the variance:

- Steve Lietch, 423 Upper 8th Avenue South, Jacksonville Beach

Mr. Ris addressed the concerns expressed during the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100054 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, short-term rentals, lot size, and review criteria.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Laura Tierney, and Owen Curley
Nays – Matt Metz

The motion passed 4-1.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, October 15, 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 6:32 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

10-15-2024

Date