

**Minutes of Board of Adjustment Meeting
held Tuesday, October 15, 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 (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 October 1, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100059**
Applicant/Owner: Zachary & Nicholas Presti
Property Address: 457 South 7th Ave
Parcel ID: 176337-0010

City of Jacksonville Beach Land Development Code Section(s): 34-373(f), for gravel drive way in lieu of required paved driveway, 34-337(e)(1)(c)(2), for a combined side yard setback of 9.8 feet in lieu 15 feet minimum, for gravel driveway and to address existing nonconformities at an existing Two-family dwelling, located at property addressed 457 South 7th Ave, RE# 176337-0010, legally described as Lot 16, Block 1, Oceanside Park.

Ex-Parte Communication:

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

Applicant: Nicholas Presti, 457 South 7th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about the deck, gravel driveway, and side yard setback.

Public Hearing:

The following submitted an email in opposition to the variance:

- Irene Morcos and Michael Hopkins, 467 South 7th Avenue, Jacksonville Beach

Mr. Presti addressed the email.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Moreland, to approve BOA#24-100059 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the side yard setbacks, lot size, and drainage.

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

The motion passed unanimously.

B. Case Number: **BOA#24-100060**
Applicant/Owner: Kara & Sean Sheridan
Property Address: 385 North 15th St
Parcel ID: 177653-0305

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 42.5% lot coverage in lieu of 35% maximum, for proposed paver decking around a swimming pool addition to an existing single-family dwelling, located at property addressed 385 North 15th St, RE# 177653-0305, legally described as Lot 1, Tall Pines.

Ex-Parte Communication:

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

Applicant: Kara and Sean Sheridan, 385 North 15th Street, Jacksonville Beach, stated the hardship was an undersized lot. Ms. Sheridan provided emails in support of the variance to the recording secretary.

A discussion ensued about the driveway.

Public Hearing:

The following submitted an email in support of the variance:

- Lisa Schutt, 341 North 15th Street, Jacksonville Beach
- Matt Roberts, 1404 4th Avenue North, Unit E, Jacksonville Beach
- Coyle and Taylor Self, 1502 4th Avenue, North, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100060 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size.

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

The motion passed unanimously.

C. **Case Number:** **BOA#24-100061**
Applicant/Owner: Peter & Patricia Kiely
Property Address: 617 S 15th Ave
Parcel ID: 176883-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 47% lot coverage in lieu of 35% maximum, for proposed new covered deck addition to an existing single-family dwelling, located at property addressed 617 S 15th Ave, RE# 176883- 0000, legally described as Lot 10, Block 147, Oceanside Park.

Ex-Parte Communication:

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

Applicant: Peter Kiely, 617 South 15th Avenue, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about neighbor communication and the deck.

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#24-100061 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot size and footprint.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, November 6, 2024, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

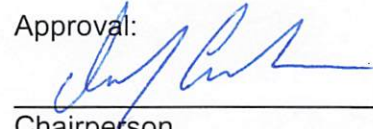
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:25 P.M.

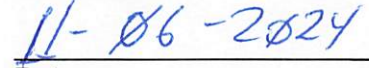
Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date