

**Minutes of Board of Adjustment Meeting
held Tuesday, December 17, 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 Ms. Williams, seconded by Mr. Metz, and passed unanimously to approve the following minutes:

- Minutes for November 6, 2024 Meeting
- Minutes for November 19, 2024 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#24-100073
Applicant: Maria & James Doran
Agent: Alesch Contracting Inc.
Owner: Doran Family Trust
Property Address: 202 33rd Ave S
Parcel ID: 180626-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for 55% lot coverage in lieu of 35% maximum, 34- 336(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet minimum, 34- 336(e)(1)(c)(2), for a westerly side yard setback of 5 feet in lieu of 10 feet minimum, 34-336(e)(1)(c)(3), for a rear yard setback of 23 feet in lieu of 30 feet minimum, for construction of a single-family home, located at property addressed 202 33rd Ave S, RE# 180626-0000, legally described as Lot 10, Block 19, Atlantic shores Unit 1.

Ex-Parte Communication:

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

Agent: Scott Darnell, 630 Miramar Lane, Ponte Vedra Beach, stated the hardship was a nonconforming lot.

Public Hearing:

The following spoke in opposition to the variance:

- Tom Richardson, 216 33rd Avenue South, Jacksonville Beach
Mr. Richardson also submitted a letter.

- Steve Williams, 3731 Duval Drive, Jacksonville Beach
Mr. Williams also submitted a petition in opposition to the variance from eight neighbors.

The following submitted an email in opposition to the variance:

- Diane and Tony Hunter, 212 33rd Avenue South, Jacksonville Beach
- Chet Stokes, 142 33rd Avenue South, Jacksonville Beach

Mr. Darnell addressed questions from the Board and concerns expressed during the public hearing and provided a packet to the Board.

Mr. Curley closed the public hearing.

Motion: It was moved by Ms. Williams, seconded by Mr. Metz, to approve BOA#24-100073 as it meets the standards and requirements outlined in the Land Development Code Section 34-286 due to special conditions and circumstances that exist which are peculiar to the parcel of land building or structure which are not applicable to other parcels of land, structures, or buildings in the same zoning district.

Discussion: A discussion ensued about amending the motion.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to restrict lot coverage to 48% and adjust the 5' side yard setback to the easterly side as opposed to the westerly side.

Discussion: A discussion ensued about the amendment.

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

Discussion: A discussion ensued about lot coverage and the setback.

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

B. Case Number: **BOA#24-100080**
Applicant: Heather McConville
Owner: Joseph & Heather McConville
Property Address: 619 N 14th Ave
Parcel ID: 174806-0000

Planner Danevsky Joseph stated Case Number BOA#24-100080 was deferred.

C. Case Number: **BOA#24-100081**
Applicant: Aaron Meisenheimer
Owner: Gregory Solis
Property Address: 74 S 6th St
Parcel ID: 175559-0010

City of Jacksonville Beach Land Development Code Section(s): 34-373(d), for a parking area setback of 0 feet in lieu of 5 feet minimum, and 34-425(b)(1), for landscape buffer of 0 feet in lieu of 5 feet minimum, to bring parking up to office/warehouse standards for the required number of parking spaces for an existing warehouse, located at property addressed 74 S 6th St, RE# 175559-0010, legally described as Lot 11& 12, Block 7, Pablo Beach South.

Case Number BOA#24-100081 was withdrawn by the applicant.

D. **Case Number:** **BOA#24-100082**
Applicant/Owner: Patrick & Whitney VanMeter
Agent: Christa Wellington
Property Address: 3930 Duval Drive
Parcel ID: 181709-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for an accessory structure setback of 0 feet in lieu of 5 feet minimum, for a new wood deck addition to an existing single-family home, located at property addressed 3930 Duval Dr., RE# 181709-0000, legally described as The South 75 feet, of Lot 3, Block D7, Ponte Vedra.

Ex-Parte Communication:

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

Agent: Christa Wellington, 1210 7th Avenue North, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about neighbor outreach, lot size, 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. Metz, to approve BOA#24-100082 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes - Jennifer Williams, Jeff Truhlar, Matt Metz, Laura Tierney, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, January 7, 2025, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

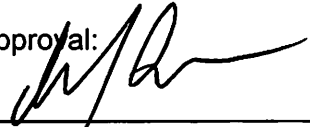
There being no further business, the meeting adjourned at 6:39 P.M.

Minutes of the Board of Adjustment Meeting
December 17, 2024

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

2/4/2025

Date