

**Minutes of Board of Adjustment Meeting
held Tuesday, July 19, 2022, at 6:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Alexi Gonzalez called the meeting to order at 6:00 P.M.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent)

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith

Jennifer Williams (absent)

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Curley, seconded by Mr. Moreland, and passed unanimously to approve the following minutes:

- June 21, 2022
- July 5, 2022

CORRESPONDENCE: None

Ms. Gonzalez noted applicants would need three of the four Board members to vote in favor for approval. A consensus was reached to offer any applicant a deferral based on the number of Board members in attendance

OLD BUSINESS:

A. Case Number: BOA#22-100044

Applicant/Owner: First Coast Women's Services, Inc. - Judy Weber

Property Address: 224 3rd Street North

Parcel ID: 173791-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377 for no additional parking spaces in lieu of (7) seven spaces required to allow for the use of the second floor for support offices for a medical use on the first floor of an existing commercial building

Mr. Popoli provided background information. He requested a deferral until September 7, 2022.

NEW BUSINESS:

A. Case Number: BOA#22-100069

Applicant/Owner: Mr. Atanas Malinov

Property Address: 1685 Lower 4th Avenue North

Parcel ID: 178012-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 1.6 feet for an existing shed in lieu of 5 feet required from the rear property line to rectify an existing nonconformity and allow for construction of a new swimming pool and paver pool deck at an existing single-family dwelling

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

Applicant: Atanas Malinov, 1685 Lower 4th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming and undersized lot.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100069 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Owen Curley, John Moreland, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

B. Case Number: BOA#22-100070

Applicant/Owner: Kristen Vanderlinde
Property Address: 143 34th Avenue South
Parcel ID: 181548-0000

City of Jacksonville Beach Land Development Code Section(s): 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 side-yard setback of 8' on either side in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new single-family dwelling, swimming pool with paver deck, and accessory structure

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

Applicant: Kristen Vanderlinde, 143 34th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the front yard setback. Ms. Vanderlinde stated they would agree with staff recommendations and withdraw their request for the front yard setback variance.

Public Hearing:

Scott Carnes, 153 34th Avenue South, Jacksonville Beach, spoke in opposition to the side-yard setback.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100070 and to deny a front yard setback of 20' 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, Owen Curley, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

C. **Case Number:** BOA#22-100071
Applicant/Owner: Matthew Filer
Property Address: 1526 Bentin Drive South
Parcel ID: 178803-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)d, for no garage in lieu of a required one-car garage to allow for an addition and renovation of an existing single-family dwelling

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

Applicant: Matthew Filer, 1526 Bentin Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100071 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, John Moreland, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

D. **Case Number:** BOA#22-100072
Applicant/Owner: Stuart Palmer
Agent: Michael S. Griffith - Pillar Construction
Property Address: 19 9th Avenue North
Parcel ID: 174521-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 2 feet in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 62% in lieu of

35% maximum to allow for the expansion of an existing 2nd floor front balcony at an existing single-family dwelling

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

Applicant: Stuart Palmer, 19 9th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot, narrow size and setback of the balcony.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100072 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes – Owen Curley, John Moreland, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 2, 2022, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR

Jen Grey, 23 30th Avenue South, Jacksonville Beach, asked about the process of presenting her future application.

Ms. Robinson reminded the board that Courtesy of the Floor is not designed for discussions.

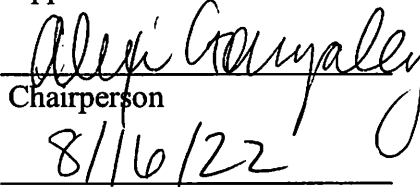
ADJOURNMENT

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

Submitted by: Callie Rayeski
Administrative Assistant

The minutes were reviewed by Planning & Development.

Approval:


Chairperson

8/16/22
Date