

**Minutes of Board of Adjustment Meeting
held Tuesday, August 2, 2022, at 6:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice-Chairperson Owen Curley called the meeting to order at 5:59 P.M.

ROLL CALL

Chairperson: Alexi Gonzalez (absent)

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Jennifer Williams

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

APPROVAL OF MINUTES:

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

- Special Meeting held on July 12, 2022

CORRESPONDENCE: None

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 requested a deferral until August 16, 2022.

Motion: It was moved by Mr. Moreland and seconded by Mr. Truhlar to postpone BOA#22-100044 one final time until August 16, 2022.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Dan Elmaleh, Todd Smith, Owen Curley
The motion passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#22-100073

Applicant/Owner: LAS Holdings, LLC - Anthony Simonetta

Agent: Ryan Wetherhold
Property Address: '0' 9th Avenue North
Parcel ID: 179215-0025

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 43% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

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

Applicant: Anthony Simonetta, 9th Avenue North, Jacksonville Beach, stated the hardship was a substandard lot.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#22-100073 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

Roll Call Vote: Ayes –Jeff Truhlar, Dan Elmaleh, John Moreland, Todd Smith, Owen Curley

The motion passed unanimously.

B. Case Number: BOA#22-100074

Applicant/Owner: Jeanne & Timothy Ballentine
Property Address: 4080 Grande Boulevard
Parcel ID: 181397-0055

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a side yard setback of 9 feet in lieu of 10 feet minimum; 34-336(e), for lot coverage of 51% in lieu of 35% maximum; and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum, to rectify existing non-conformities, allow for the retention of a small shed and for construction of a small paved area in conjunction with an existing single-family dwelling.

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

Applicant: Jeanne Ballentine, 4080 Grande Boulevard, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about the proposed site plan, lot coverage, shed, and the palm tree.

Public Hearing:

The following spoke in opposition to the item:

- Kelly Carney, 4075 America Avenue, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar to approve BOA#22-100074 with the modification of 49.9% lot coverage in lieu of requested 50%, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:
A discussion continued about shed setbacks.

Roll Call Vote: Ayes – Jeff Truhlar, Dan Elmaleh, John Moreland, Owen Curley
Nays – Todd Smith
The motion passed (4-1).

C. Case Number: **BOA#22-100076**
Applicant/Owner: Terri L. Herber
Property Address: 1211 7th Avenue North
Parcel ID: 177802-0010

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for construction of a new shed and to rectify existing non-conformities at an existing single-family dwelling.

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

Applicant: Terri Herber, 1211 7th Avenue North, Jacksonville Beach, stated the hardship was an undersized lot.

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#22-100076 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Dan Elmaleh, John Moreland, Jeff Truhlar, Todd Smith, Owen Curley
The motion passed unanimously.

D. Case Number: **BOA#22-100077**
Applicant/Owner: Joanne Brousseau
Property Address: 1010 8th Street South
Parcel ID: 176704-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)f, for lot coverage of 47% in lieu of 35% maximum; and 34- 338(e)(2)h, for an accessory setback of 3 feet in lieu of 5 feet minimum to rectify existing non-conformities and improve required parking at an existing two-family dwelling.

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

Applicant: Joanne Brousseau, 1010 8th Street South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A brief discussion ensued about the walkway, easement, and property parking.

Public Hearing:

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Smith, to approve BOA#22-100077 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the hardship and the parking variance.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Dan Elmaleh, Todd Smith, Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 16, 2022, at 6:00 P.M. There are six scheduled cases.

Mr. Popoli noted the initial meeting with the consultant for the Land Development Code and Comprehensive Plan review would begin in October.

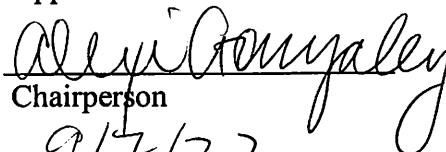
ADJOURNMENT

There being no further business, Mr. Curley adjourned the meeting at 6:48 P.M.

Submitted by: Lauren Loria
Administrative Assistant

The Minutes were reviewed by Planning & Development.

Approval:


Chairperson

9/7/22
Date