

**Minutes of Board of Adjustment Meeting
held Tuesday, October 4, 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 (absent)
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. Curley, seconded by Mr. Smith, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on September 7, 2022
- Regular Board of Adjustment Meeting held on September 20, 2022

CORRESPONDENCE: Senior Planner Christian Popoli stated emails were on the dias.

OLD BUSINESS: None

NEW BUSINESS:

Ms. Gonzalez offered any applicant the opportunity to defer to the next available meeting based on the number of Board members in attendance.

A. Case Number: **BOA#22-100105**
Applicant/Agent: Mitchell Tidwell
Owner: Ryan Walls
Property Address: 1104 2nd Avenue North
Parcel ID: 177596-0005

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for construction of a new swimming pool and deck at an existing single-family dwelling.

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

Agent: Mitchell Tidwell, 1664 Roberts Drive, Jacksonville Beach, stated the hardship was a substandard lot.

Public Hearing:

The following submitted emails [on file] in support of the variance:

- Amy McConnell (no address given), Jacksonville Beach
- Michael Dunlap, 1120 2nd Avenue North, Jacksonville Beach

A petition was submitted [on file] in support of the variance from nine neighbors.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#22-100105 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 – Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

B. Case Number: BOA#22-100107
Applicant/Owner: Sea Cake, LLC. - Austin Towery
Property Address: 314 1st Street North
Parcel ID: 174045-0010

City of Jacksonville Beach Land Development Code Section(s): 34-373(a)(1), for the use of 6 compact parking spaces and one motorcycle parking space in lieu of 7 standard spaces for required off street parking; 34-373(d) for a parking setback of zero feet in lieu of 5 feet minimum adjacent to an alley to allow for construction of a new mixed-use commercial building.

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

Applicant: August Towery, 115 9th Avenue South, Jacksonville Beach, stated the hardship was the number of parking spaces needed. Mr. Towery submitted renderings [on file] to the Board.

A discussion ensued about Central Business District parking requirements.

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#22-100107 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, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

C. Case Number: **BOA#22-100110**
Applicant/Agent: Starr Sanford Design - Christi Elflein
Owner: Graydon & Virginia Mabry
Property Address: 3015 Ocean Drive
Parcel ID: 181507-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)3, for a rear yard setback of 25 feet in lieu of 30 feet minimum, to allow for construction of a new single-family dwelling.

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

Agent: Christi Elflein, 3512 Bay Island Circle, Jacksonville Beach, stated the hardship was a nonconforming lot and an undersized lot. Ms. Elflein submitted renderings [on file] to the Board.

Public Hearing:

The following spoke in support of the variance:

- Robert Grovenstein, 3007 Ocean Drive South, Jacksonville Beach

The following submitted a speaker card in support of the variance but did not wish to speak:

- Julia Sanford, 370 4th Avenue South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith to approve BOA#22-100110 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about consistency within the neighborhood.

Roll Call Vote: Ayes – Owen Curley, Todd Smith, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

D. Case Number: **BOA#22-100111 – DEFERRED TO OCTOBER 18**
Applicant/Owner: Neil Roberts
Property Address: 1019 24th Street North
Parcel ID: 179100-0000

PLANNING DEPARTMENT REPORT

Mr. Popoli stated a joint meeting with the Board and the Planning Commission regarding the Comprehensive Plan and Land Development Code would be held on October 27, 2023, at 6:00 P.M.

The next scheduled meeting is Tuesday, October 18, 2022, at 6:00 P.M. There are five scheduled cases.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 6:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexis Gonzalez
Chairperson

10/18/22
Date