

**Minutes of Board of Adjustment Meeting
held Tuesday, October 18, 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

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith (absent)

Jennifer Williams

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:

- Regular Board of Adjustment Meeting held on October 4, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#22-100111**
Applicant/Owner: Neil R. Roberts
Property Address: 1019 24th Street North
Parcel ID: 179100-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)2, for side yard setbacks of 12 feet in lieu of 15 feet minimum for the primary structure; 34-337(e)(1)e, for lot coverage of 45% in lieu of 35% maximum; 34-337(e)(1)g, for accessory setbacks of zero feet in lieu of 5 feet minimum along the southern property line for a paver patio & walkway and to rectify existing non-conformities and allow for a substantial improvement at an existing single-family dwelling.

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

Applicant: Neil Roberts, 1019 24th Street North, Jacksonville Beach, stated the hardship was a nonconforming and substandard lot.

A discussion ensued about flooding, driveway, and corrected setbacks.

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#22-100111 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the original variance.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Dan Elmaleh, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

B. Case Number: **BOA#22-100113**
Applicant/Owner: Sandra & Randolph Hjelm
Property Address: 523 12th Avenue South
Parcel ID: 176731-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)g, for an accessory structure setback of zero feet along the eastern property line, zero feet along the northern property line and two feet along the western property line to rectify existing non-conformities at an existing single-family dwelling.

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

Agent: Max Hjelm, 523 12th Avenue South, Jacksonville Beach, on behalf of the applicant, stated the hardship was nonconformities discovered during permitting.

A brief discussion ensued about the accessory structures and setbacks.

Public Hearing:

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

- Dori Rogers, 622 12th Avenue South, Jacksonville Beach
- Fred Hylton, 533 12th Avenue South, Jacksonville Beach
- Terry and Lynn Lee, 515 12th Avenue South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100113 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about the accessory structures.

Roll Call Vote: Ayes – Owen Curley, John Moreland, Dan Elmaleh, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

C. Case Number: BOA#22-100115

Applicant: Robert E. Barnes, Sr.
Owner: Chimei Properties, LLC.
Property Address: '0' Sunshine Court (3182 Sunshine Court)
Parcel ID: 181417-0015

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: Robert E. Barnes Sr., 3217 Royal Palm Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

A brief discussion ensued about the future construction.

Public Hearing:

The following asked questions about the variance but did not express opposition or support:

- Saro LaScala, 3273 Pullian Court, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100115 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, Owen Curley, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

D. Case Number: BOA#22- 100116

Applicant: Robert E. Barnes, Sr.
Owner: Chimei Properties, LLC.
Property Address: '0' Sunshine Court (3136 Sunshine Court)
Parcel ID: 181417-0020

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: Robert E. Barnes Sr., 3217 Royal Palm Drive, 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. Moreland, to approve BOA#22-100106 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, Owen Curley, Jennifer Williams, Alexi Gonzalez

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

Senior Planner Christian Popoli stated the joint workshop with the Board and the Planning Commission regarding the Comprehensive Plan and Land Development Code would be held on October 27, 2022, at 6:00 P.M.

The next scheduled meeting is Tuesday, November 1, 2022, at 6:00 P.M. There are three scheduled cases.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 6:49 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

The minutes were reviewed by Planning & Development.

Approval:



Vice Chairperson



Date