

Minutes of Board of Adjustment Meeting
held Tuesday, November 15, 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 6:00 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 (absent)

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

APPROVAL OF MINUTES:

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

- Regular Board of Adjustment Meeting held on October 18, 2022
- Joint Board Workshop held on October 27, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#22-100121**
Applicant/Owner: David Collins & Angel Wilhelm
Agent: Cole Builders, Inc
Property Address: 1112 10th Street North
Parcel ID: 175150-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 39% in lieu of 35% maximum; 34-373(a)5, for a gravel driveway in lieu of paved parking; and 34-373(d) for a driveway setback of zero feet in lieu of 5 feet required for the completion of a new single-family dwelling.

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

Applicant: David Collins, 1112 10th Street North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about the pool decking, drainage, driveway, garage, parking, and original site plan.

Public Hearing:

The following spoke in opposition to the variance:

- Jeff & Heather Fields, 1204 10th Street North, Jacksonville Beach

The applicant addressed the concern expressed during the public hearing.

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Moreland, to approve BOA#22-100121 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion continued about the driveway, drainage, and setback.

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

The motion failed 3-2.

B. Case Number: **BOA#22-100124**
Applicant/Owner: Renee Baron
Property Address: 1104 7th Street North
Parcel ID: 175055-0000

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 the construction of a new swimming pool, walkway and circular driveway at an existing single-family dwelling.

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

Applicant: Renee Baron, 1104 7th Street North, Jacksonville Beach, stated the hardship was a substandard lot.

A discussion ensued about access locations and the driveway.

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#22-100124 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.

C. Case Number: **BOA#22-100125**
Applicant/Owner: Hoyt & Lisa Sutherland
Property Address: 2048 10th Street North
Parcel ID: 174767-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)2, for a north side yard setback of 7.1 feet and a south side yard setback of 7.3 feet in lieu of 10 feet minimum required on each side; 34-336(e)(1)e, for lot coverage of 43% in lieu of 35% maximum; 34-336(e)(1)g, for a walkway setback of 1 foot in lieu of 3 feet minimum; and 34-373(d), for a driveway setback of 1 foot in lieu of 5 feet minimum to allow for substantial renovations to an existing single-family dwelling.

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

Applicant: Hoyt Sutherland, 2048 10th Street North, Jacksonville Beach, stated the lot was substandard.

A discussion ensued about the setbacks.

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. Curley, to approve BOA#22-100125 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.

PLANNING DEPARTMENT REPORT

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

ADJOURNMENT

There being no further business, Mr. Curley adjourned the meeting at 6:52 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexi Gonzalez

Chairperson

12/6/22

Date