

Minutes of Board of Adjustment Meeting
held Wednesday, January 18, 2023, 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.

ELECTION OF OFFICERS:

A. Election of Chair and Vice Chair

Senior Permit Specialist Chandra Medford opened the floor for nominations for the Chair position.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to nominate Alexi Gonzalez for the Chair position.

Ms. Medford closed the floor for nominations.

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

Ms. Medford opened the floor for nominations for the Vice Chair position.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Moreland, to nominate Owen Curley for the Vice Chair position.

Ms. Medford closed the floor for nominations.

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

ROLL CALL:

Alternate Member Matt Metz took the Oath of Office.

<i>Chairperson:</i>	Alexi Gonzalez		
<i>Vice-Chairperson:</i>	Owen Curley		
<i>Board Members:</i>	Jeff Truhlar	John Moreland	Todd Smith
<i>Alternates:</i>	Jennifer Williams	Matt Metz	

Senior Permit Specialist Chandra Medford, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

- A. **Case Number:** **BOA#22-100142**
Applicant/Owner: Desiree D. Morsching
Property Address: 1223 1st Avenue North
Parcel ID: 177721-0080

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c,3, for a rear yard setback of 18 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum, to allow for construction of a new screened enclosure addition at the rear of an existing single-family dwelling.

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

Applicant: Desiree Morsching, 1223 1st Avenue North, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the pool, patio, lot coverage, and a prior variance.

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#22-100142 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the prior variance and lot coverage.

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

- B. **Case Number:** **BOA#22-100143**
Applicant/Agent: Jeremiah Siebert, Anthony & Sylvan Pools
Owner: Michael & Sandra Donovan
Property Address: 1301 Ponce De Leon Street
Parcel ID: 181076-1110

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new swimming pool and pool deck; and 34- 337(e)(1)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum along the western side-yard and rear yard to rectify nonconformities to an existing shed at an existing single-family dwelling.

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

Agent: Jeremiah Siebert, 609 Fox Branch Circle, Saint Johns, stated the hardship was a substandard 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. Truhlar, to approve BOA#22-100143 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about decking and the backyard.

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

C. Case Number: **BOA#22-100144**
Applicant/Agent: Starr Sanford Design, Christi Elflein
Owner: Frederick & Janet Saltmarsh
Property Address: 3848 Duval Drive
Parcel ID: 181707-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for renovations at an existing non-conforming 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 non-conforming lot. Ms. Elflein distributed additional handouts [on file].

A brief discussion ensued about turf, lot coverage, and pavers. It was addressed the lot coverage was incorrectly calculated at 56.3% on the proposed plan submitted.

Public Hearing:

The following spoke in support of the variance:

- Quin Nagerty, 12850 Winthrop Cove Drive, Jacksonville

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

- Scott Saltmarsh, 3848 Duval Drive, Jacksonville Beach
- Janet Saltmarsh, 3848 Duval Drive, Jacksonville Beach
- Michael Sherrod, 370 4th Street South, Jacksonville Beach

The following spoke in opposition to the variance:

- Gretchen and Tom Alter, 3915 Ponte Vedra Boulevard, Jacksonville Beach

Ms. Alter submitted photographs for viewing and requested the photographs back.

Ms. Gonzalez closed the public hearing.

Ms. Elflein acknowledged the concerns expressed by Mr. and Mrs. Alter.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100144 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage, materials, drainage, and lot coverage.

Roll Call Vote: Ayes – Todd Smith, Owen Curley, Jeff Truhlar, Alexi Gonzalez
Nays – John Moreland
The motion passed 4-1.

D. Case Number: BOA#22-100145
Applicant/Owner: Adam & Kelly Weinberg
Property Address: 1817 Horn Street
Parcel ID: 179892-0160

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 the construction of a swimming pool and pool deck at an existing single-family dwelling.

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

Applicant: Adam and Kelly Weinberg, 1817 Horn Street, Jacksonville Beach, stated the hardship was a non-conforming 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#22-100145 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

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

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, February 7, 2023, at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

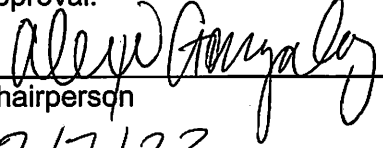
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:47 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

2/7/23
Date