

**Minutes of Board of Adjustment Meeting
held Tuesday, January 3, 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.

ROLL CALL:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Jeff Truhlar John Moreland Todd Smith
Alternates: Jennifer Williams

Senior Planner Christian Popoli and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: 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 December 20, 2022

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#22-100131
Applicant/Owner: Robert Sherman
Agent: Kevin Fitzgerald, KMS Systems
Property Address: 1103 15th Avenue North
Parcel ID: 175361-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 44.3% in lieu of 35% maximum to allow for the addition of a new rear patio to an existing single-family dwelling.

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

Applicant & Agent: Kevin Fitzgerald, 13602 Mt. Pleasant Road, Jacksonville, and Robert Sherman, 1103 15th Avenue North, Jacksonville Beach. Mr. Sherman 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#22-100131 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

NEW BUSINESS:

A. Case Number: **BOA#22-100094**
Applicant/Owner: John Smith, Big Beach Properties, LLC
Agent: Seth Heitzman
Property Address: '0' (240) 10th Street South
Parcel ID: 177328-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c,2, for a combined side yard setback of 10'8" in lieu of 15 feet minimum; and 34-338(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for the construction of a new single-family dwelling with rear patio.

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

Agent: Seth Heitzman, 6917 SW Highway 47, Lake City, stated the hardship was a small, nonconforming lot.

A discussion ensued about pavers.

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#22-100094 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, Jeff Truhlar, Todd Smith, John Moreland, Alexi Gonzalez
The motion passed unanimously.

B. Case Number: **BOA#22-100139**
Applicant/Owner: Khalil & Lisa Farah
Property Address: '0' (26) 34th Avenue South
Parcel ID: 181484-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 19 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for east and west side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for construction of a new single-family dwelling and covered rear porch.

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

Applicant: Khalil & Lisa Farah, 604 9th Avenue South, Jacksonville Beach, stated the hardship was an undersized lot.

A discussion ensued about a previous variance.

Public Hearing:

The following spoke in opposition to the variance:

- Anne Kern, 3409 1st Street South, Jacksonville Beach
- Don Stokes, 50 34th Avenue South, Jacksonville Beach

Mr. & Ms. Farah acknowledged the neighbors' concerns.

A discussion ensued about lot size, setbacks, parcel line, and a previous variance.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#22-100139 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about flooding and drainage.

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

PLANNING DEPARTMENT REPORT:

Senior Planner Christian Popoli stated a Board election would occur at the January 18, 2023, Board of Adjustment meeting, but the City Attorney may have proposed changes to the rules and regulations. He noted he would not be in attendance.

Mr. Popoli provided an update on the Comprehensive Plan and Land Development Code review process.

The next scheduled meeting is Wednesday, January 18, 2023, at 6:00 P.M. There are four scheduled cases.

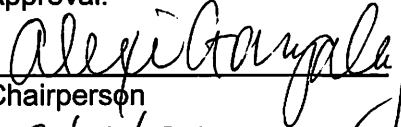
ADJOURNMENT:

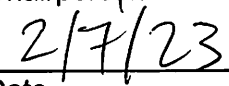
There being no further business, the meeting adjourned at 6:33 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date