

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 (absent) John Moreland (absent) Todd Smith
Alternates: Jennifer Williams Matt Metz

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. Smith, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on March 7, 2023
- Regular Board of Adjustment Meeting held on March 22, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted two additional emails on the dais.

OLD BUSINESS:

A.	Case Number:	BOA#23-100015
	Applicant/Owner:	Raphael Ambar
	Agent:	N/A
	Property Address:	2003 Eastern Drive
	Parcel ID:	178146 0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single-family dwelling.

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

Applicant: Raphael Ambar, 2003 Eastern Drive, Jacksonville Beach, stated the hardship was a substandard lot.

Public Hearing:

No one came forth to speak. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100015 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, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez
The motion passed unanimously.

NEW BUSINESS:

A. Case Number: **BOA#23-100018**
Applicant/Owner: H&H Seaside Development, LLC.
Agent: John Atkins, Atkins Builders
Property Address: 121 16th Avenue South
Parcel ID: 176308-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum for both east and west side yards; and 34-340(e)(3)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a new three-unit multifamily structure.

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

Agent: John Atkins, 1888 Foss Lane, Jacksonville Beach. He stated the hardship was a nonconforming lot.

A discussion ensued about the breezeway and support from the neighbors.

Public Hearing:

The following asked a question but did not express an opinion on the variance:

- Michael Emilio, 1517 2nd Street South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Mr. Adkins answered Mr. Emilio's question about the proposed design.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100018 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 and consideration for parking.

Roll Call Vote: Ayes – Owen Curley, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez
The motion passed unanimously.

B. Case Number: **BOA#23-100019**
Applicant/Owner: Christine Lee von Wedel
Agent: Jen Payne, Lifetime Enclosures
Property Address: 534 16th Avenue North
Parcel ID: 174830-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for a roof to be added to an existing rear porch and to rectify existing non-conformities at a single-family dwelling.

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

Agent: Christine Lee von Wedel, 534 16th Avenue North, Jacksonville Beach, stated the hardship was an undersized lot and lack of shade trees.

A brief discussion ensued about the property and the enclosure.

Public Hearing:

No one came forward to speak. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100019 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the substandard lot and existing non-conformities.

Roll Call Vote: Ayes – Todd Smith, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion passed unanimously.

C. Case Number: BOA#23-100020
Applicant: Felizardo S. Camilon, Jr.
Agent: Gamel Construction
Owner: Doris A. Smith
Property Address: 1908 Ocean Drive
Parcel ID: 179378-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 18 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)1)e, for lot coverage of 51% in lieu of 35% maximum to allow for the construction of a new single-family dwelling.

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

Agent: Alexis Gamel, 1302 18th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about outdoor patios, demolition, parking, square footage, and setbacks.

Public Hearing:

The following spoke in opposition to the variance:

- Pat Ryan, 29 20th Avenue South, Jacksonville Beach

The following spoke in support of the variance:

- Tracey McCue Paulsen, 1908 Ocean Drive South, Jacksonville

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

- Caroline Foley, 1105 6th Street South, Jacksonville Beach
- Frank Gamel, 1223 Trailwood Drive, Neptune Beach

Mr. Curley read the following letters of opposition [on file] into the record:

- Mike and Natalie Rolewicz, 1902 Ocean Drive South, Jacksonville Beach
- Matthew and Jamie Chang, 1820 Ocean Drive South, Jacksonville Beach

Ms. Gamel addressed the concern about the front yard setback.

A discussion ensued about the balconies and parking.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100020 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 – Todd Smith, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion passed unanimously.

D. Case Number: BOA#23-100022
Applicant/Agent: Christopher Joy
Owner: Helen Tatum
Property Address: 1002 24th Street North
Parcel ID: 179211-0100

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a southern side yard setback of zero feet in lieu of 5 feet minimum and for a combined side yard setback of 5 feet in lieu of 15 feet minimum; 34-337(e)e, for 37% lot coverage, OR, for 47% lot coverage if the City requires the shared street/driveway to be paved; and 34-373(f) for a gravel driveway in lieu of a paved driveway to allow for construction of a new single-family dwelling.

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

Applicant: Christopher Joy, 1002 24th Street North, Jacksonville Beach, stated the hardship was the lot shape. He provided additional background on the project.

A discussion ensued about the lot, breezeway, driveway, and setbacks.

Public Hearing:

The following read a letter on behalf of Donald A. Floyd in opposition to the variance:

- Laurie Morris, 862525 North Hampton Club Way, Fernandina Beach

The following spoke in opposition to the variance:

- Bruce Floyd, 1003 North 24th Street, Jacksonville Beach
- Charles Morris, 862525 North Hampton Club Way, Fernandina Beach

Mr. Joy addressed the concerns about drainage and the right of way.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100022 for the setbacks requested and 37% lot coverage, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot division, criteria, and staff report.

Roll Call Vote: Nays – Owen Curley, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion failed unanimously.

PLANNING DEPARTMENT REPORT:

Mr. Popoli stated they would have dates shortly for the joint meeting between the Board and the Planning Commission regarding the Land Development Code update.

The next scheduled meeting is Tuesday, April 18, 2023, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS:

No one came forth to speak.

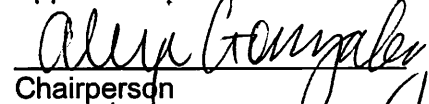
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:24 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

4/18/23
Date