

**Minutes of Board of Adjustment Meeting
held Tuesday, July 18, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson 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 (absent)
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. Moreland, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on June 21, 2023
- Regular Board of Adjustment Meeting held on July 5, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted two emails on the dais.

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100058**
Applicant/Owner: Craig J. Ansell
Agent: N/A
Property Address: 925 8th Avenue South
Parcel ID: 176596-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-377, for 10 parking spaces in lieu of 26 spaces required, to allow for expansion of an existing dog play yard at an existing dog care facility.

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

Applicant: Craig Ansell, 133 Laguna Forrest Drive, Ponte Vedra Beach, stated the hardship was the parking area.

A discussion ensued about parking and staffing.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100058 on the condition this variance approval be conditioned on its use as a dog care facility based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about off-street parking, use, code, and the motion.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Jennifer Williams, and Alexi Gonzalez.

The motion passed unanimously.

B. Case Number: **BOA#23-100060**
Applicant/Owner: Scott Adeeb
Agent: N/A
Property Address: 1618 Penman Road
Parcel ID: 177628-0300

City of Jacksonville Beach Land Development Code Section(s): 34-377, for 54 parking spaces in lieu of 92 parking spaces required; and 34-425(b), for no landscape buffer adjacent to public right-of-way in lieu of 5 feet required buffer, to allow for expansion and re-use of an existing commercial building as a restaurant with outdoor seating.

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

Agent: Mark Adukawitz, 1618 Penman Road, Jacksonville Beach, stated the hardship was limited space for parking.

A discussion ensued about the square footage of the building, parking, entryway, golf cart and bicycle parking, and the Penman Road project.

Public Hearing:
No one came forward to speak.

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

- Matt Roberts, 1618 Sunset Drive, Jacksonville Beach

The following submitted an email neither in opposition nor in support of the variance:

- Laurie Santana, 1650 Sunset Drive, Jacksonville Beach

The following submitted an email [on file] in opposition to the variance:

- Tony Komarek, 533 11th Avenue S., Jacksonville Beach

Mr. Adukawitz asked about the 92 parking spaces in the request. Mr. Popoli noted it was an error and the required parking would be closer to 78 spaces.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100060 for based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the motion, the Penman Road project, the use of the building, future conditions of the variance, and parking.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, Jennifer Williams, John Moreland, and Alexi Gonzalez.

The motion passed unanimously.

C. Case Number: **BOA#23-100061**
Applicant/Owner: George J. Albertelli
Agent: N/A
Property Address: 3717 Duval Drive
Parcel ID: 181699-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum, to allow for construction of a new swimming pool deck adjacent to an existing swimming pool at an existing single-family dwelling for property addressed 3717 Duval Drive.

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

Applicant: George J. Albertelli, 3717 Duval Drive, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about lot coverage and neighbor support.

Public Hearing:

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

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#23-100061 for 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 and lot shape.

Roll Call Vote: Ayes – Jeff Truhlar, Jennifer Williams, John Moreland, Owen Curley, and Alexi Gonzalez.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The August 1, 2023, meeting is cancelled as there are no scheduled cases. The next scheduled meeting is Tuesday, August 15, 2023, at 6:00 P.M. There are six scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:31 P.M.

Minutes of the Board of Adjustment Meeting
July 18, 2023

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexis Gonzalez
Chairperson

8/15/23
Date