

**Minutes of Board of Adjustment Meeting
held Tuesday, November 21, 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: Matt Metz (absent) Jennifer Williams

Senior Planner Christian Popoli, Planner Danevsky Joseph, Administrative Assistant Monica McDaniel, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#23-100111**
Applicant/Owner: D. Evan Lamolinara
Agent: N/A
Property Address: 1795 Marshside Dr.
Parcel ID: 179997-6070

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-336(e)(1)c(1), for front yard setback of 10 feet in lieu of 25 feet; 34-336(e)(1)c(2), for side yard setback of 5 feet in lieu of 10 feet and 34-373(f), for turf blocks / Eco blocks in lieu of standard pavement., for construction of a new single-family dwelling for property addressed 1795 Marshside Dr, RE# 179997-6070, legally described as Lot 13, Replat of Marshside.

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

Applicant: Evan Lamolinara and Brittany Lamolinara, 1795 Marshside Drive, Jacksonville Beach, stated the hardship was flooding issues.

A brief discussion ensued about the proposed plan, the HOA, and neighbors' feedback.

Roger Russell, 3455 Thalia Road, Jacksonville, answered questions from the board on behalf of the applicant.

Public Hearing:

The following spoke on the variance:

- Leigh Gardner, 3376 Sanctuary Boulevard, Jacksonville Beach
- Kaye Lee, 11774 Jocelyn Road, Jacksonville
- Chris Craft, 1655 Marshside Drive, Jacksonville Beach

The following spoke in support of the variance:

- Stephanie Runac, 1754 Marshside Drive, Jacksonville Beach

Mr. Lamolinara addressed the speakers' concerns.

Mr. Russell addressed questions from the board.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#23-100111 for a front yard setback of 20 feet based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the elevation, lot coverage, hardship, and sightline of the street.

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

The motion passed unanimously.

B. Case Number: BOA#23-100114
Applicant/Owner: Thomas Puleo
Agent: N/A
Property Address: 1325 N 16th Ave
Parcel ID: 175335-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-336(e)(1)(c)2, for a northern side yard setback of 8 feet in lieu of 10 feet minimum and for a southern side yard setback of 9.6 feet in lieu of 10 feet minimum, 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback along the southern property line of 4.7 feet in lieu of 5 feet minimum for an existing shed, to allow for new pavers to an existing single-family dwelling and to address existing nonconformities for property addressed 1325 N 16th Ave, RE# 175335-0000, legally described as Lot 2, Block 14, Beach Homesites Unit 3.

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

Applicant: Thomas Puleo, 1325 North 16th Ave, Jacksonville Beach, stated the hardship was an undersized lot and provided background on the project.

A discussion ensued about the existing nonconformities and neighbors' feedback.

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#23-100114 for 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 lot coverage.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, December 5, 2023, at 6:00 P.M. There are three scheduled cases. Planner Nevs Joseph stated the board would need to decide if they would hold a meeting on January 2nd, 2024, and they would vote for a chairperson at the second meeting in January.

The board confirmed there would be a quorum for the January 2nd, 2024 meeting.

COURTESY OF THE FLOOR TO VISITORS: None

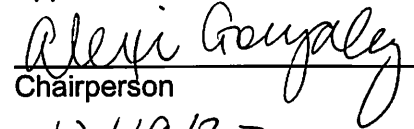
ADJOURNMENT:

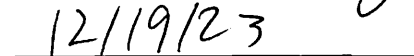
There being no further business, the meeting adjourned at 6:37 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date