

**Minutes of Board of Adjustment Meeting
held Tuesday, November 2, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members: Owen Curley Francis Reddington Jeff Truhlar (absent)
Alternate: Dan Elmaleh

Senior Planner Christian Popoli and Administrative Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Curley, and passed unanimously to approve the following minutes:

- October 19, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** BOA#21-100152
Applicant: Chad Bolen
Agent: N/A
Owner: Chad Bolen
Property Address: 610 Holly Drive
Parcel ID: 177848-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a north side yard setback of 6.7 feet in lieu of 10 feet minimum and south side yard setback of 7 feet in lieu of 10 feet minimum; and 34-336(e)(1)e for lot coverage of 42% in lieu of 35% maximum and 34-336(e)g for an accessory structure setback of 4 feet in lieu of 5 feet minimum to allow for construction of a new swimming pool, pool deck and to rectify existing non-conformities at an existing single-family dwelling.

Applicant: Chad Bolen, 610 Holly Drive, Jacksonville Beach, clarified he was trying to increase the deck size around the pool and requested a variance to construct.

Public Hearing: The following initially spoke in opposition to the variance but retracted his opposition. Mr. Moreland noted the retraction for the record.

- Michael Martinelli, 527 Holly Drive, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Mr. Owen, to approve BOA#21-100152 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Alexi Gonzalez, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

B. Case Number: BOA#21-100153

Applicant: Jennifer & Michael L. Rotondo, Jr.
Agent: Leland Blake Jordan
Owner: Jennifer & Michael L. Rotondo, Jr.
Property Address: 2601 Madrid Street
Parcel ID: 180689-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an east corner side yard setback of 10 feet in lieu of 20 feet required; 34-336(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for the construction of a new rear and side addition to an existing single-family dwelling.

Agent: Leland Blake Jordan, 29 Oakwood Road, Jacksonville Beach, noted they are trying to overcome existing non-conformities to make the space more livable.

Applicant: Jennifer Rotondo, 2601 Madrid Street, Jacksonville Beach, stated the 48% lot coverage request included the driveway, lanai, and deck. She noted they were willing to reduce the driveway coverage using permeable pavers. She clarified the new pool would have a shorter and smaller footprint.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed the request was reasonable.

Modified Motion: It was moved by Ms. Gonzalez, seconded by Mr. Elmaleh, to approve BOA#21-100153 based on the standards for a variance outlined in Section 34-286 of the Land Development Code, under the condition the applicant can only build up to 45%.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Owen Curley, Dan Elmaleh, John Moreland

The motion was unanimously approved.

C. Case Number: BOA#21-100154

Applicant: Kelly & Daniel Perez
Agent: N/A
Owner: Perez Trust – Daniel & Kelly Perez
Property Address: 202 37th Avenue South
Parcel ID: 180385-0010

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 22 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 the construction of a new swimming pool deck and to rectify an existing non-conforming setback at an existing single-family dwelling.

Applicant: Kelly Perez, 202 37th Avenue South, Jacksonville Beach, noted they are trying to overcome existing non-conformities to increase the lot coverage from 35% to 40% to allow for a partial decking around the pool. Additionally, they are requesting the rear setback to construct a covered outdoor dining area attached to the back of the house.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100154 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Francis Reddington, Owen Curley, Alexi Gonzalez, Dan Elmaleh, John Moreland

The motion was unanimously approved.

D. Case Number: BOA#21-100088

Applicant: Robert A. & Debra L. Brinker
Agent: N/A
Owner: Robert A. & Debra L. Brinker

Property Address: 231 19th Avenue North
Parcel ID: 175439-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-340(e)(3)c.3, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(3)g, for an accessory structure setback of 2 feet in lieu of 5 feet minimum to allow for construction of a new multi-family dwelling and swimming pool.

Applicant: Robert A. Brinker & Debra L. Brinker, 19th Avenue North, Jacksonville Beach, stated the hardship was a sub-standard lot.

Public Hearing:

The following submitted emails (on file) in opposition of the variance:

- Ron Burnette, President, Pharmacy Consulting Group

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed the request was reasonable.

Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to conditionally approve BOA#21-100088, conditioned on the development plans submitted and based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Alexi Gonzalez, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

E. Case Number: **BOA#21-100156**
Applicant: Mark Juliano
Agent: Peter Coalson
Owner: Robert N. Daniels
Property Address: 1819 12th Avenue North
Parcel ID: 178280-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for east side setback of 8.5 feet and west side yard setback of 8.4 feet respectively in lieu of 10 feet required to allow for construction of a rear addition and to rectify existing non-conformities at an existing single-family dwelling.

Agent: Peter Coalson, 1614 Coquina Place, Atlantic Beach, stated the hardship was a sub-standard lot. Additionally, they would correct a non-conformity, which was a restriction to the required single-car garage.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed the request was reasonable.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100156, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Roll Call Vote: Ayes – Owen Curley, Alexi Gonzalez, Francis Reddington, Dan Elmaleh, John Moreland

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, November 15, 2021. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:41 P.M.

Submitted by: Sheila Boman
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

11/16/2021

Date