

Minutes of Board of Adjustment Meeting.
held Tuesday, November 16, 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 (absent) 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:

- November 2, 2021
- June 7, 2016 (Administrative approval)

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Mr. Moreland noted there were only four board members in attendance and offered the applicants an opportunity to defer their cases to the December 8, 2021 meeting.

A. Case Number: BOA#21-100155
Applicant/Owner: Kevin Lonergan
Property Address: 1000 22nd Street North
Parcel ID: 179208-0460

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 41% in lieu of 35% maximum to allow for construction of a new swimming pool, spa, and pool deck to an existing single-family dwelling.

Applicant: Chantel Lonergan, 1000 22nd Street North, Jacksonville Beach, noted the lot was too small, which caused the hardship.

Public Hearing:

The following submitted a letter (on file) in support of the variance:

- William Smith, 2107 9th Avenue North, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Elmaleh, seconded by Ms. Gonzalez to approve BOA#21-100155 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, Dan Elmaleh, John Moreland,

The motion was unanimously approved.

B. Case Number: BOA#21-100157

Applicant: Eric Griggs
Owner: For His Ultimate Glory, LLC
Property Address: 134 1st Street South
Parcel ID: 175603-0000

City of Jacksonville Beach Land Development Code Section(s): 34-345(e)(3)Table 1.0 Multifamily, for a rear yard setback of 5 feet in lieu of 15 feet minimum to allow for the construction of a new two-unit multi-family residential structure.

Applicant: Eric Griggs, 932 1st Street North, Jacksonville Beach, stated the lot was only 31 feet by 75 feet which caused the hardship. Mr. Griggs confirmed he spoke to the next-door neighbor, who had no objection to the multi-family unit.

Mr. Popoli shared the Central Business District requirements for multi-family allowed for up to 90% lot coverage in the downtown area. The Applicant was currently at 80%, and the lot is non-conforming.

Public Hearing:

The following spoke in opposition of the variance:

- Ben Rubin, 126 1st Street South, Jacksonville Beach
- Carolyn Herman, 126 1st Street South, Jacksonville Beach

Mr. Popoli addressed the concerns raised by Mr. Rubin and Ms. Herman regarding the RM 2 standards.

The Applicant addressed the sightline concerns for traffic as it relates to the property.

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to approve BOA#21-100157 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: **BOA#21-100159**
Applicant/Owner: BLV, Inc. Timothy Millard
Property Address: 0 17th Street North
Parcel ID: 179118-0500

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Timothy Millard, 3409 Pine Tree Road, Jacksonville Beach, stated the lot was non-conforming which caused the hardship. He noted if the lot were standard-sized, coverage would only be 24%.

Public Hearing:

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

- Kay White, 1100 16th Street North, Jacksonville Beach

Mr. Millard responded to Ms. White's concerns.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed the lot was very undersized.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100159 as it meets the standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: **BOA#21-100160**
Applicant/Owner: Peter Sheridan & Rachel Walter
Property Address: 815 15th Avenue South
Parcel ID: 176906-0009

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 50% lot coverage in lieu of 35% maximum and 34- 337(e)(1)g, for an accessory structure side-yard setback of 0 feet in lieu of 5 feet minimum to allow for construction of a new pool deck, walkway and driveway strip infill at an existing single-family dwelling.

Applicant: Peter Sheridan and Rachel Walter, 815 15th Avenue South, Jacksonville Beach, stated the hardship was a sub-standard lot. Mr. Sheridan confirmed they had spoken to the neighbors on both sides, and both had no issues with the proposed changes.

Public Hearing: Ms. Gonzalez read a letter [on file] into the record submitted by the Applicant.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding a past variance request for lot coverage of 44% in 2017. Mr. Popoli advised the request was for 807 15th Avenue South, which may have been a double lot at the time and has since been subdivided. The Board agreed the lot was sub-standard.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA #21-100160 with the amendment that the variance will be for 48% lot coverage rather than the 50% requested based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

E. **Case Number:** BOA#21-100123
Applicant: Adam Eiseman
Agent: Geoff Levonitis
Owner: BCEL 10B, LLC.
Property Address: 0 6th Avenue South
Parcel ID: 176006-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 10 feet in lieu of 20 feet required; 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet required and for a corner side yard setback of 5 feet in lieu of 10 feet required; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet required; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for the construction of a new single-family dwelling

Agent: Zach Miller, 3203 Old Barn Court, Jacksonville, advised he submitted an Agent Authorization letter, which was not included in the application. He further advised the nature of the hardship was the lot was an odd shape, and there was a 12-foot alleyway in the back of the property. Mr. Miller also stated he spoke to his client, who agreed to accept 49% lot coverage.

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued, and the Board agreed to modify the motion to 49% lot coverage.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley to approve BOA#21-100123, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code, with the amendment for lot coverage of 49% in lieu of 35%.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, December 8, 2021. There are six scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:08 P.M.

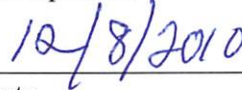
Submitted by: Sheila Boman
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date