

**Minutes of Board of Adjustment Meeting
held Tuesday, February 15, 2022, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Alexi Gonzalez called the meeting to order at 7:00 P.M.

City Clerk Sheri Gosselin administered the Oath of Office to the newly appointed Board of Adjustment 2nd Alternate Jennifer Williams.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent)

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Jennifer Williams

Senior Planner Christian Popoli, City Attorney Sandra Robinson, City Clerk Sheri Gosselin, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- January 19, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Item A was deferred until the March 1, 2022 meeting. Mr. Popoli and Ms. Gonzalez invited Mr. Tony Davenport to attend the March 1st meeting to speak on the item as he had submitted a speaker card.

A. Case Number: BOA#21-100191 - DEFERRED

Applicant/Owner: David Merritt

Property Address: 1339 Pinewood Lane

Parcel ID: 178286-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1 for a front yard setback of 15 feet in lieu of 25 feet minimum to allow for construction of a new single-family dwelling.

B. Case Number: **BOA#21-100198**
Applicant/Owner: David Rey
Agent: Josh Cockriel, Kimley Horn
Property Address: 1036 Beach Boulevard
Parcel ID: 177310-0010

City of Jacksonville Beach Land Development Code Section(s): 34-377 for a reduction in required parking for 91 spaces in lieu of 108 spaces required to allow for the substantial renovation of an existing commercial retail structure.

Agent: Blair Knighting from Kimley Horn, 12740 Gran View Parkway West, Suite 2350, Jacksonville, stated the hardship was the retail parking standard in the Land Development Code had no standard for a specialty-retail store such as a nonprofit Goodwill. They wanted to renovate the structure for efficiency. Ms. Knighting stated they determined the parking was underutilized.

A discussion ensued regarding the utilization of the parking lot, green space, and the Career Center.

Public Hearing:

No one came before the Board to speak on this matter.

Ms. Gonzales closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#21-100198, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

Discussion: Mr. Truhlar recommended the approval for conditional usage as the Goodwill only and not future property owners.

Mr. Popoli noted it was a nonconforming structure in a nonconforming site. Therefore, Goodwill was permitted to persist without meeting the code until it was renovated above the fifty percent value of the structure itself. He said the only thing they were lacking was parking, and they met the minimum setbacks for that commercial area.

Mr. Popoli shared one of the modifications to the drop-off area was the creation of a drive-through out to Shetter Avenue, which should alleviate additional traffic in the parking lot.

Amended Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to conditionally approve BOA#21-100198 for use as a Goodwill store and Career Center only.

Roll Call Vote: Ayes – Owen Curley, Jeff Truhlar, John Moreland, Todd Smith, Alexi Gonzalez

The amended motion was unanimously approved.

Roll Call Vote: Ayes – Jeff Truhlar, John Moreland, Owen Curley, Todd Smith, Alexi Gonzalez

The original motion, as amended, was unanimously approved.

C. Case Number: BOA#22-100002

Applicant: Mark Juliano
Agent: Peter Coalson, Peter Coalson Design for Florida, LLC.
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 eastern and western side-yard setbacks of 8.5 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of new additions, a new swimming pool, and pool deck and to rectify existing non-conformities at an existing single-family dwelling.

Agent: Peter Coalson, 1614 Cocina Place, Atlantic Beach, stated the hardship was an undersized and nonconforming lot.

Public Hearing:

No one came before the Board to speak on this matter.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA#22-100002, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: All Board members confirmed they had no ex-parte communication.

Mr. Popoli explained the changes from the original application.

Roll Call Vote: Ayes – John Moreland, Owen Curley, Jeff Truhlar, Todd Smith, Alexi Gonzalez

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting was Tuesday, March 1, 2022. There were four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

None.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 7:20 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexi Grangley
Chairperson

3/1/22
Date