

**Minutes of Board of Adjustment Meeting
held Tuesday, May 3, 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.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh

Jeff Truhlar (absent)

John Moreland

Alternates: Todd Smith

Jennifer Williams (absent)

Senior Planner Christian Popoli, City Attorney Sandra Robinson, 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:

- April 5, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

A. Case Number: BOA#22-100034
Applicant/Owner: Jay Rogers
Property Address: 1167 13th Street North
Parcel ID: 179151-0020

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a combined side yard setback of 12 feet in lieu of 10 feet minimum; and 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum to allow for the addition of a paver swimming pool deck and walkway to an existing single-family dwelling.

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

Applicant: Jay Rogers, 1167 13th Street North, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Popoli noted the 10 feet minimum appeared to be a typo in the staff report; the applicant was asking for 12 feet in lieu of 15 feet minimum.

Public Hearing:

The following submitted a letter which was read into the record in support of the variance:

- Sean Bealer, 1155 13th Street North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, and seconded by Mr. Moreland, to approve BOA#22-100034 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A brief discussion ensued about criteria, pavers, and lot coverage.

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

The motion was unanimously approved.

B. Case Number: BOA#22-100035
Applicant/Owner: James R. McConnell
Property Address: 537 7th Avenue North
Parcel ID: 176449-0000

City of Jacksonville Beach Land Development Code Section(s): 34-373(d) for an existing driveway setback of zero feet in lieu of 5 feet minimum; and 34-337(e)(1)g, for an existing walkway setback of 1 foot in lieu of 2 feet minimum, both measured from the easterly property line, to allow for the replacement of concrete with pavers at an existing single-family dwelling.

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

Applicant: James McConnell, 527 7th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, and seconded by Mr. Moreland, to approve BOA#22-100035, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion was unanimously approved.

C. Case Number: **BOA#22-100037**
Applicant/Owner: Robert G. Bruce
Property Address: 3306 Ocean Drive
Parcel ID: 181752-0005

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 47% in lieu of 35% maximum to allow for construction of a new swimming pool deck; and 34-373(a) for a gravel driveway in lieu of a paved driveway for a new single-family dwelling.

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

Applicant: Robert Bruce, 3330 Ocean Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued regarding the lot before it was subdivided, a previous variance request, pool pavers, and alternative plans for the paved deck.

Mr. Popoli confirmed a right-of-way permit would be required from the Public Works department.

Public Hearing:

No one came forth to speak on this item. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100037, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

Ms. Gonzalez asked about previously approved variances.

Mr. Popoli confirmed there was a variance granted in 2007, but it predated the teardown of the previous house.

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

The motion failed 3-2.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, May 17, 2022. There are four scheduled cases.

Mr. Popoli stated the previous City Attorney created operating procedures for the Board which were located in the City Clerk's office. He noted they would review the documents and bring forth recommendations.

COURTESY OF THE FLOOR TO VISITORS

None

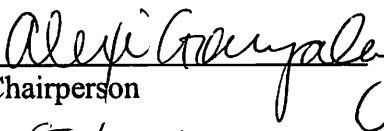
ADJOURNMENT

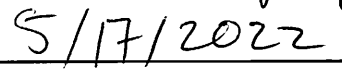
There being no further business, Ms. Gonzalez adjourned the meeting at 7:42 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date