

**Minutes of Board of Adjustment Meeting
held Tuesday, May 17, 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

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 19, 2022
- May 3, 2022

CORRESPONDENCE: None

OLD BUSINESS:

A. Request for Successive Application for BOA#22-100012

Property Address: '0' 12th Avenue South (113 12th Avenue South)

Parcel ID: 176191-0010

Mr. Popoli reviewed the request for rehearing criteria and noted approval required four affirmative votes.

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

Agent: Tim Franklin, 7760 Lake Avenue, Fanning Springs, explained the applicant's position.

Public Hearing:

The following spoke in support of the request:

- David Willis, 1221 1st Street South, 12-A, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

A brief discussion ensued about granting a new hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Elmaleh, to approve the request for a rehearing of BOA#22-100012 based on the material mistake regarding lot coverage and reopening the hearing to consider the side yard setback.

Discussion:

A discussion ensued about the original decision made by the Board of Adjustment.

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

The motion failed 3-2.

NEW BUSINESS:

A. **Case Number:** **BOA#22-100032**
Applicant: Chad Bolen
Property Address: 610 Holly Drive
Parcel ID: 177848-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; 34- 336(e)(1)g, for an accessory structure setback of 1.5 feet in lieu of 5 feet minimum along the northerly side yard, to allow for construction of an expanded swimming pool deck; and 34-373(a) for a gravel driveway in lieu of a required paved driveway at an existing single-family dwelling.

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

Applicant: Chad Bolen, 610 Holly Drive, Jacksonville Beach, stated the hardship was the requirement to correct new nonconformities.

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. Smith, to approve BOA#22-100032 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about lot coverage, driveway, parking, and compliance.

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

The motion failed 3-2.

B. Case Number: BOA#22-100033
Applicant: Salt Air Homes, Inc., Mr. Oliver Kraut
Property Address: 715 7th Avenue North
Parcel ID: 174393-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 48% in lieu of 35% maximum; 34-336(e)(1)g, for an accessory structure setback of 1.5 feet in lieu of 5 feet minimum along the northerly side yard, to allow for construction of an expanded swimming pool deck; and 34-373(a) for a gravel driveway in lieu of a required paved driveway at an existing single-family dwelling.

Mr. Popoli noted a mistake in the variance request which was noticed and requested the case be deferred.

Motion: It was moved by Mr. Curley, and seconded by Mr. Elmaleh, to defer BOA#22-100033 to June 21, 2022.

In a voice vote, the motion to defer passed unanimously.

C. Case Number: BOA#22-100039
Applicant: Laura Polinsky & Kyle Godwin
Property Address: 910 13th Avenue South
Parcel ID: 176856-0020

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 48% in lieu of 35% maximum to allow for construction of a swimming pool deck at an existing single-family dwelling.

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

Applicant: Laura Polinsky, 910 13th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot that was substandard in size and area.

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. Elmaleh, to approve BOA#22-100039, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:
A brief discussion ensued about the lot size.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, June 7, 2022. There are six scheduled cases.

Mr. Popoli noted the next agenda would include operating procedures for the Board to review.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:07 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alexi Gonzalez
Chairperson

June 7, 2022
Date