

**Minutes of Board of Adjustment Meeting
held Tuesday, June 7, 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:

- May 17, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#22-100044

Applicant: Shining Stars ABA - Eric Mott

Agent: Ian Brown - Law Offices of Ian A. Brown

Owner: First Coast Womens Services, Inc. - Judy Weber

Property Address: 224 3rd Street North

Parcel ID: 173791-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377 for no additional parking spaces in lieu of (7) seven spaces required to allow for the use of the second floor for support offices to a medical use on the first floor at an existing commercial building.

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

Agent: Ian Brown, 1016 LaSalle Street, Jacksonville, stated the hardship is insufficient and noncompliant on-site parking.

Public Hearing:

The following spoke in support of the variance and answered additional questions:

- Eric Mott (the applicant), 100 Lora Street, Neptune Beach

The following submitted emails [on file] which were read into the record in support of the variance:

- Sammye Hostetler, no address provided
- Nina Maxwell, no address provided

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley and seconded by Mr. Moreland to approve BOA#22-100044 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about parking and an amended motion.

Amended Motion: It was moved by Mr. Curley, and seconded by Mr. Moreland, to limit the variance to use as a medical office and administration/clerical office.

A consensus was reached to reopen the public hearing.

Mr. Brown noted they would ask for a deferral if the approval was conditional.

Ms. Gonzalez closed the public hearing.

Discussion ensued about the amended motion and deferral.

Motion to Defer: It was moved by Mr. Curley, and seconded by Mr. Moreland, to table the item.

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

The motion to defer passed unanimously.

B. Case Number: BOA#22-100046

Applicant: Mitchell Tidwell - Sunshine Pools
Agent: Catherine Thompson
Owner: Jason Varney
Property Address: 1018 23rd Street North
Parcel ID: 179209-0550

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for lot coverage of 44% in lieu of 35% maximum to allow for installation of a paver patio, walkway, and swimming pool deck for a recently permitted swimming pool at an existing single-family dwelling.

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

Applicant: Catherine Thompson, 1016 23rd Street North, Jacksonville Beach, represented the applicant and read a letter from the applicant. She stated the hardship was an undersized lot.

Public Hearing:

The following submitted an email [on file] which was read into the record in support of the variance:

- Cliff Raitz, 1002 23rd 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#22-100046 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion ensued about the undersized lot.

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

The motion passed unanimously.

C. Case Number: BOA#22-100047

Applicant: Atkins Builders, Inc. - John Atkins
Agent: John Atkins
Owner: Patricia Lindbloom
Property Address: 215 21st Avenue South
Parcel ID: 179317-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized 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, seconded by Mr. Smith, to approve BOA#22-100047, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

D. Case Number: BOA#22-100048

Applicant: Atkins Builders, Inc. - John Atkins
Agent: John Atkins
Owner: Patricia Lindbloom
Property Address: 215 21st Avenue South
Parcel ID: 179317-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 17 feet in lieu of 20 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for lot coverage of 39% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

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

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was an undersized 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, seconded by Mr. Moreland, to approve BOA#22-100048, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

E. Case Number: BOA#22-100049

Applicant/Owner: Matthew & Sarah Philbin
Agent: Luis Rosero, Pro-Builders of Florida, LLC.
Property Address: 735 11th Street North
Parcel ID: 177736-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a northerly side yard setback of 7 feet and a southerly side yard setback of 6.8 feet in lieu of 10 feet required to rectify existing non-conformities; and 34-336(e)(1)e, for lot coverage of 41% in lieu of 35%

maximum to allow for construction of a new rear addition and new screened patio at an existing single-family dwelling.

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

Applicant: Matthew Philbin, 735 11th Street North, Jacksonville Beach, stated the hardship was an undersized 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, seconded by Mr. Moreland, to approve BOA#22-100049, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

F. Case Number: BOA#22-100054

Applicant: Joanne Stirrett

Property Address: 1804 Ocean Pond Drive

Parcel ID: 179761-0618 (previously 179761-0620)

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of required 15 feet total; and 34-338(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

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

Applicant: Joanne Stirrett, 1650 Ocean Pond Court, 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, seconded by Mr. Elmaleh, to approve BOA#22-100054, 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 passed unanimously.

BOARD PROCEDURES

The Board discussed changing meeting times for all regular meetings from 7:00 P.M. to 6:00 P.M.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to change the start time of the Board of Adjustment Meetings from 7:00 P.M. to 6:00 P.M. for all regular meetings, effective July 1, 2022.

Discussion: None

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted an email invitation was sent about the Downtown Height Community Open House on July 11, 2022.

He reminded the Board members about a Special Board of Adjustment Meeting on July 12, 2022. He also stated City Council approved a contract with a selected vendor for the Comprehensive Plan and Land Development Code project.

The next scheduled meeting is Tuesday, June 21, 2022. There are four scheduled cases.

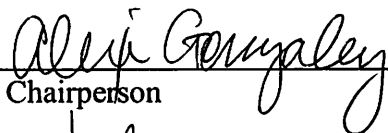
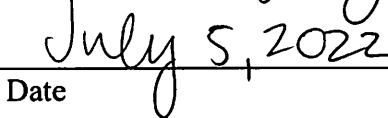
ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:11 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

Date