

**Minutes of Board of Adjustment Meeting
held Tuesday, June 21, 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

Alternates: Todd Smith

Jeff Truhlar (absent)

Jennifer Williams

John Moreland

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#22-100037

Applicant: Robert G. Bruce

Owner: Robert & Linda Bruce

Property Address: 3306 Ocean Drive

Parcel ID: 181752-0005

City of Jacksonville Beach Land Development Code Section(s): Originally heard May 3, 2022. Request for a successive application based on the required change in land use, change in intensity of use of twenty-five (25) percent.

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. Mr. Bruce submitted a site plan [on file].

Public Hearing:

The following spoke in support of the variance:

- Beverly Tremel, 3023 Ocean Drive South, Jacksonville Beach

The following submitted a group letter [on file] in support of the variance:

- Al and Terry Chipperfield, 22 3rd Avenue South, Jacksonville Beach
- Donnie Perdue, 3318 Ocean Drive South, Jacksonville Beach
- Don and Ann Casey, 3311 Ocean Drive South, Jacksonville Beach

- Sutton and Debbie McGehee, 3403 Ocean Drive South, Jacksonville Beach
- Kevin and Tamara Keegan, 3324 Ocean Drive South, Jacksonville Beach
- Steve and Beverly Tremel, 3023 Ocean Drive South, Jacksonville Beach
- Randy and Pat DeLoach, 59 34th Avenue South, Jacksonville Beach
- Lonnie Margol, 3475 Ocean Drive South, Jacksonville Beach

The following submitted an email [on file] in support of the variance:

- Harry and Deena Davis, 3315 1st Street South, Jacksonville Beach
- Gerry Williamson, 3211 Ocean Drive South, Jacksonville Beach
- Eli and Jackie George, 39 33rd Avenue South, Jacksonville Beach

Mr. Popoli clarified the Board was voting on a motion to reconsider.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve the reconsideration of BOA#22-100037 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.

NEW BUSINESS:

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

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

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

Applicant: Oliver Kraut, 226 Tallwood Road, Jacksonville Beach, stated the hardship was a substandard 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#22-100033 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.

B. Case Number: BOA#22-100052

Applicant/Owner: Nancy Soderberg
Agent: Henry B. Bonar, II - Bonar Engineering
Property Address: 3714 Duval Drive
Parcel ID: 181702-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 12 feet in lieu of 30 feet required, to attach an existing accessory structure to the primary structure at an existing single-family dwelling.

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

Applicant: Nancy Soderberg, 3714 Duval Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

The following submitted a letter [on file] on the variance:

- Aiko Ko, 3818 Duval Drive, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100052 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.

C. Case Number: BOA#22-100055

Applicant: Dakota Briggs

Agent: Hunter Faulkner, Jimerson Birr, P.A.
Property Address: 470 6th Avenue South
Parcel ID: 176331-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum; and 34-337(e)(1)e, for lot coverage of 43% 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.

Agent: Hunter Faulkner, 1 Independent Drive, Suite 1400, Jacksonville, stated the hardship was a nonconforming lot which was substandard in width and area.

A discussion ensued about a rear accessory structure.

Public Hearing:

The following submitted an email [on file] in opposition to the variance:

- Irene Morcos and Michael Hopkins, 467 7th Avenue South, Jacksonville Beach

Mr. Faulkner addressed the email submitted.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100055, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion:

A discussion continued about the accessory structure.

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

The motion passed unanimously.

D. Case Number: **BOA#22-100056**
Applicant/Owner: Jason Hamachek
Property Address: 2025 Waterway Island Lane
Parcel ID: 177729-8045

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for the expansion of an existing driveway, addition of a swimming pool paver deck and construction of an accessory structure at an existing single-family dwelling.

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

Applicant: John Hamachek, 2025 Waterway Island Lane, Jacksonville Beach, stated the hardship was a nonconforming lot. Mr. Hamachek submitted a site plan [on file].

A discussion ensued about the lot coverage and fencing.

Public Hearing:

The following spoke in opposition to the variance:

- Tony Davenport, 55 Tallwood Road, Jacksonville Beach. Mr. Davenport provided a copy of a handout to the Board.

The following submitted an email in support of the variance:

- John and Susan Lehman, 2033 Waterway Island Lane, Jacksonville Beach

The following spoke in support of the variance:

- Travis Smith, 2009 Waterway Island Lane, Jacksonville Beach
- John Pouk, 2002 Waterway Island Lane, Jacksonville Beach

Mr. Hamachek acknowledged Mr. Davenport's concerns.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Moreland, to approve BOA#22-100056, 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, Todd Smith, Alexi Gonzalez
Nays – John Moreland, Dan Elmaleh

The motion passed 3-2.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, July 5, 2022, at 6:00 P.M. There are two scheduled cases.

Mr. Popoli noted a special meeting would be held on Tuesday, July 12, 2022.

ADJOURNMENT

There being no further business, Ms. Gonzalez adjourned the meeting at 8:22 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Alex Gonzalez
Chairperson

7/19/22
Date