

Minutes of Board of Adjustment Meeting
held Tuesday, July 5, 2022, at 6:00 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 6:00 P.M.

ROLL CALL

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent)

Jeff Truhlar

John Moreland

Alternates: Todd Smith

Jennifer Williams (absent)

Senior Planner Christian Popoli 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:

- June 7, 2022

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#22-100044

Applicant/Owner: First Coast Women's 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 for a medical use on the first floor of an existing commercial building.

Senior Planner Christian Popoli stated the applicant requested an additional deferral due to the previous applicant withdrawing their contract.

Motion: It was moved by Mr. Curley, and seconded by Mr. Truhlar, to defer BOA#22-100044 to the next scheduled meeting.

In a voice vote, the motion passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#22-100063

Applicant/Owner: Tyrone Robinson

Agent: Bob Hamil - Henderson Pools

Property Address: 1457 Eastwind Drive North

Parcel ID: 179459-3020

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for lot coverage of 44% in lieu of 35% maximum; and 34- 373(d) for a driveway setback of zero '0' feet in lieu of 5 feet minimum along the southern property line, to allow for construction of a new swimming pool and pool deck and rectify existing driveway non-conformities at an existing single-family dwelling.

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

Applicant: Rebecca and Tyrone Robinson, 1457 Eastwind Drive 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. Truhlar, to approve BOA#22-100063 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, Jeff Truhlar, John Moreland, Todd Smith, Alexi Gonzalez

The motion passed unanimously.

B. Case Number: BOA#22-100064
Applicant/Owner: Edward W. Lane
Property Address: 115 34th Avenue South
Parcel ID: 181555-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a side-yard setback of 6 feet in lieu of 10 feet minimum; 34-336(e) (1)e, for lot coverage of 43% in lieu of 35% maximum; and 34-373(f), for no paved access to the garage in lieu of paved wheel strips all to allow for construction of a new swimming pool deck, exterior stairs, and a non-standard driveway design at an existing single-family dwelling.

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

Applicant: Edward Lane, 115 34th Avenue South, 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. Truhlar, to approve BOA#22-100064 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, July 12, 2022, at 6:00 P.M. to address the Special Magistrate's findings for condos at 22 10th Avenue South.

Mr. Popoli noted the Height Limit Community Open House would be held on July 11, 2022, at 5:30 P.M.

ADJOURNMENT

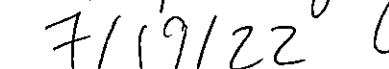
There being no further business, Ms. Gonzalez adjourned the meeting at 6:29 P.M.

Submitted by: Lauren Loria
Administrative Assistant

The minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date