

**Minutes of Board of Adjustment Meeting  
held Tuesday, October 16, 2018 at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairperson Sylvia Osewalt called the meeting to order.

**ROLL CALL**

*Chairperson:* Sylvia Osewalt  
*Vice-Chairperson:* Jeff Truhlar  
*Board Members:* Scott Cummings (*Absent*) Francis Reddington John Moreland  
*Alternates:* Lucas Snyder Gary Cater

Building Official George Knight was also present.

**EX-PARTE COMMUNICATION:**

Ms. Osewalt stated she received an email from the BOA# 18-100166 applicant while she was out of town, but replied she could not accept it. Mr. Moreland and Mr. Reddington commented they also received an email from Patrick McKinley regarding the meeting's BOA case, but did not meet with him. Mr. Truhlar added he met with Mr. McKinley on October 12, 2018.

**APPROVAL OF MINUTES:** *None*

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A) Case Number: BOA 18-100166**

**Applicant:** Regency Centers  
**Owner:** Julian Jackson Investment Company, Inc.  
**Agent:** Wade Olszewski, CPH, Inc.  
**Property Address:** 2218 South 3<sup>rd</sup> Street

**City of Jacksonville Beach Land Development Code Section(s)** 34-342(e)5, 93.3% lot coverage, in lieu of 85% maximum; and 34-373(c) for 13.5 feet turning space, in lieu of 23 feet required; and 34-373(d) for 0 foot parking area setback, in lieu of 5 feet required; and 34-377 for 11 parking spaces, in lieu of 13 required; and 34-425(b)(l) for no right-of-way adjacent landscaping, in lieu of a 5 foot strip required; to allow substantial renovations to an existing commercial building for properties legally described as Lots 3 and 4, Block 12, *Ocean Park*.

**Agent:** Mr. Patrick McKinley with Regency Centers stated he wants to renovate the .17 acre property in the Pablo Plaza shopping center to upgrade its appearance, but the size restricts his ability to make these changes. Mr. Knight clarified the lot already exists at a 93.3% coverage, and this variance was requested to make it conforming before renovations would start. Mr. Knight also added the applicant is not requesting for additional square footage to the lot but is correcting what is already existing to comply with Land Development Code.

In explanation of his renovations to the site plan, Mr. Mckinley stated he wants to turn the lot into a shopping center and include a Whole Foods Market store. He would be adding 70 non-required parking spots and a landscaping area to the development. Ms. Osewalt asked the applicant to focus on the lot in the variance application, to which Mr. Mckinley responded this concerns the convenience store building in the area.

**Public Hearing:**

The following speaker was opposed to the requested variance:

- Jim Sorrell, 428 North 10<sup>th</sup> Avenue, Jacksonville Beach, stated he was not opposed to the variance, but wanted to share his concerns about what is not addressed, the amount of parking available and the unsafe condition when backing up to exit onto 3<sup>rd</sup> Street.

The following speaker was in support of the requested variance:

- Steven Diebenow, 1 Independent Drive, Suite 1200, Jacksonville, clarified parking can be accessed in a better way in the new development, and entrances and exits would remain the same. He added the site clearly has a hardship and stressed the variance be granted so the applicant can integrate it with the overall development.

Ms. Osewalt closed the public hearing.

**Discussion:**

Mr. Reddington stated if the Board grants the variance, it would only be approving what is already there, and Ms. Osewalt explained the variance would make the property conforming.

**Motion:** It was moved by Mr. Reddington, and seconded by Mr. Truhlar, to approve BOA# 18-100166, as written and read.

**Roll Call Vote:** Ayes – John Moreland, Francis Reddington, Jeff Truhlar, Sylvia Osewalt, and Lucas Snyder.

The motion was approved unanimously.

**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, November 7, 2018**. There are two (2) scheduled cases. Mr. Truhlar reported he would not be attending the November 7, 2018, meeting.

**ADJOURNMENT**

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:27 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

Sylvia W. Oswald  
Chairperson

11/9/18  
Date