

**Minutes of Board of Adjustment Meeting
held Tuesday, July 20, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson John Moreland called the meeting to order at 7:00 P.M.

ANNOUNCEMENT: None

ROLL CALL

Chairperson: John Moreland

Vice-Chairperson: Alexi Gonzalez

Board Members Francis Reddington

Jeff Truhlar

Alternates: Owen Curley

Dan Elmaleh

Senior Planner Christian Popoli and Staff Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: Mr. Reddington advised he spoke to Jeanell Wilson regarding BOA Case 21-100092. Mr. Elmaleh stated he spoke to his neighbor, Pete Komaroski, about the same case. No other ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- July 6, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: BOA#21-100087

Applicant/Owner: Elizabeth A . Borders

Property Address: 2612 America Avenue

Parcel ID: 181076-1128

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a side yard setback of 3.5 feet in lieu of 5 feet minimum and total side yards of 11 feet in lieu of 15 feet required and 34-337(e)(1)g, for an accessory structure (wooden deck) setback of 1.2 feet in lieu of 5 feet minimum both to rectify existing non-conformities; 34-337(e)(1)c.3, for a rear yard setback of 15 feet in lieu of 30 feet required; and 34-337(e)(1)e, for lot coverage of 49.7% in lieu of 35% maximum to allow for construction of a new 480 square foot addition to an existing single-family dwelling.

Applicant: Elizabeth Borders, 2612 America Avenue, Jacksonville Beach, stated her hardship was pre-existing nonconformities and a sub-standard lot size. She further stated the new addition would reduce the current lot coverage from 50.3% to the requested 49.7%.

Public Hearing: The following spoke in support of the variance:

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach

Ms. Gonzales read into the record the names and addresses of the following who submitted letters [on file] in support of the variance application:

- Donald Gunnerson, 2610 America Avenue, Jacksonville Beach
- Lucas Crespi, 2700 America Avenue, Jacksonville Beach
- Gary Walker, 2607 Independence Drive, Jacksonville Beach
- Lorraine McKee, 2605 Independence Drive, Jacksonville Beach
- Andrew Clauss, 2702 America Avenue, Jacksonville Beach
- Diane Fields, 2607 America Avenue, Jacksonville Beach
- Alice Johnson, 2608 America Avenue, Jacksonville Beach
- Michael Stuart, 2611 America Avenue, Jacksonville Beach
- William and Lana Carlson, 2517 Independence Drive, Jacksonville Beach
- Alexander Stout, 2510 Independence Drive, Jacksonville Beach
- Ian Sneed, 2504 America Avenue, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding how the house was built at an angle, and the lot was undersized in width, which contributed to the hardship.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100087, based on the standards for a variance as outlined in Section in the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Jeff Truhlar, and Owen Curley
Nays – Francis Reddington and John Moreland

The motion was approved 3-2.

B. Case Number: **BOA#21-100092**
Applicant: Alex Harden
Owner: Christian Allen
Property Address: 0 21st Avenue South
Parcel ID: 179379-0040

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 15 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for corner side-yard setbacks of 4 feet (cantilevered floor or deck) and 6 feet (principal structure) in lieu of 10 feet minimum and total side yards of 9 feet in lieu of 15 feet required; 34-338(e)(1)c.3, for rear yard setbacks of 7 feet (cantilevered floor or deck) and 10 feet (principal structure) in lieu of 30 feet minimum; 34-338(e)(1)e, for lot coverage of 50% in lieu of 35% maximum; all to allow for construction of a new single-family dwelling on a vacant lot located in an RM-2 zoning district.

Applicant: Alex Hardin, 1431 Riverplace Boulevard, Jacksonville, stated the hardship was the substandard lot size.

Public Hearing: The following spoke in opposition to the variance:

- Brian Maughan, 2076 1st Street South, Jacksonville Beach
- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach
- Pete Komaroski, 2008 Ocean Drive South, Jacksonville Beach

Ms. Gonzales read into the record letters [on file] from the following in opposition to the variance:

- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach
- Pete Komaroski, 2008 Ocean Drive South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: The consensus of the Board was the lot was substandard. Discussion ensued regarding safety issues due to the proposed length of the driveway.

Motion: It was moved by Mr. Reddington, seconded by Mr. Truhlar, to deny BOA#21-100092, special conditions and circumstances exist which are peculiar to the parcel of land or structure, which are not applicable to other parcels of land or structured building in the same area.

Amended Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to amend the original motion to include failure to meet standard number two, which states "special conditions and circumstances do not result from the actions of the applicant," but in this case, the design is a self-imposed hardship.

Roll Call Vote: Ayes – Alexi Gonzalez, Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland

The motion to amend was unanimously approved.

Original Motion

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland
Nays – Alexi Gonzales

C. **Case Number:** **BOA#21-100093**
Applicant/Owner: Bradley Cook
Property Address: 1703 Seabreeze Avenue
Parcel ID: 179771-1114

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for lot coverage of 45% in lieu of 35% maximum to allow for construction of a new swimming pool and paver decking to an existing single-family dwelling.

Applicant: Bradley Cook, 1703 Seabreeze Avenue, Jacksonville Beach, advised his hardship was the existing lot coverage created by the previous owner. Mr. Cook further advised he could remove some of the existing pavers or use a different material to reduce the amount of lot coverage.

Public Hearing: No one came before the Board to speak about this case.

Mr. Moreland closed the public hearing.

Discussion: None.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales, to approve BOA# 21-100093, for lot coverage of 40% in lieu of 35% maximum to allow for the construction of a new swimming pool and paver decking to an existing single-family dwelling.

Roll Call Vote: Ayes – Jeff Truhlar, Alexi Gonzalez, Francis Reddington, Owen Curley
Nays – John Moreland

The motion was approved 4-1.

D. Case Number: **BOA#21-100094 & 21-100097**
Applicant/Owner: BCEL 10, LLC, Adam Rigel
Property Address: 0 4th Avenue North
Parcel ID: 174116-0005

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: BCEL 10, LLC, Adam Rigel, 0 4th Avenue North, Jacksonville Beach, did not appear before the Board.

Discussion: Discussion ensued regarding the option to proceed without the Applicant or defer the case to a future meeting.

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzales, and approved unanimously by a voice vote to defer this case to the next available meeting.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 3, 2021. There are four scheduled cases.

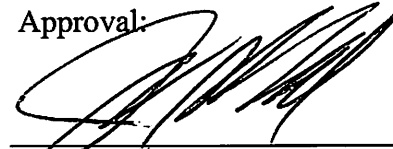
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:55 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

8/3/2021

Date