

**Minutes of Board of Adjustment Meeting
held Tuesday, June 15, 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: Scott Cummings

Francis Reddington

Jeff Truhlar (*absent*)

Alternates: Owen Curley

Dan Elmaleh

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

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Reddington, and passed unanimously to approve the minutes for June 1, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: BOA#21-100064 / 21-100065 / 21-100066 / 21-100067

Applicant: John Atkins, Atkins Builder

Owner: Inesse Reese

Property Address: 2109 Gorden Avenue

Parcel ID: 179049-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a new four-unit townhouse project.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was the lot is undersized in width and square footage for a RM 2 zoned property. He also provided a drawing [on file] of the proposed townhomes.

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 Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#21-100064 to 67, based on the standards for a variance as outlined in Section 34-340 (e) c. 2 and c3 of the Land Development Code.

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

The motion was approved 4-1.

B. Case Number: **BOA#21-100068**
Applicant/Owner: Jacob Corzine
Property Address: 530 15th Avenue South
Parcel ID: 176928-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a corner side yard setback of 8.5 feet in lieu of 10 feet minimum; 34-337(e)(1)e, for 43% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling.

Applicant: Jacob Corzine, 530 15th Avenue South, Jacksonville Beach, said his hardship was the lot is undersized.

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. Gonzalez, to approve BOA#21-100068 based on the Standards for a variance as outlined in Section 34 of the Land Development Code. Special conditions and circumstances exist which are peculiar to the parcel of land, building, or structure, which are not applicable to other parcels of land, structures, or buildings in the same zoning district.

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

The motion was unanimously approved.

C. Case Number: BOA#21-100073
Applicant/Owner: Jennifer B. Hunt
Property Address: 711 Penman Road
Parcel ID: 177862-0005

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 44% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling.

Applicant: Jennifer B. Hunt, 711 Penman Road, Jacksonville Beach, stated her hardship was the lot is undersized and oddly shaped.

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

Mr. Moreland closed the public hearing.

Discussion: The Board agreed the lot was drastically under-sized and the angled shape added to the hardship.

Motion: It was moved by Mr. Curley, seconded by Ms. Gonzalez, to approve BOA# 21-100073 based on the Standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: BOA#21-100074
Applicant/Owner: Jack & Meghan Dunn
Property Address: 3338 Isabella Boulevard
Parcel ID: 180819-4219

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 49.9% lot coverage (45% previously approved) to allow for construction of a paver patio deck addition around a coping only pool to an existing single-family dwelling.

Applicant: Jack Dunn, 3338 Isabella Boulevard, Jacksonville Beach, advised his lot was undersized, which caused the hardship.

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 Ms. Gonzalez, seconded by Mr. Curley to approve BOA#20-100074 based on the Standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, July 6, 2021. There are five scheduled cases.

Mr. Cummings announced his resignation from the Board effective June 15, 2021.

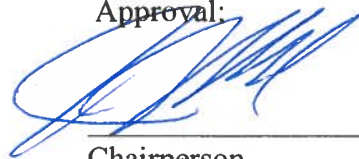
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:27 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date