

**Minutes of Board of Adjustment Meeting
held Tuesday, June 1, 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.

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members: Scott Cummings (absent) Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh (absent)

Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION: No 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:

- May 18, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#21-100057**
Applicant: Michael Stauffer, Architect
Owner: Joseph K. Bing
Property Address: 73 28th Avenue South
Parcel ID: 181624-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 6 feet in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship was the lot is substandard in size.

Public Hearing: Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzalez, to approve BOA#21-100057, as it meets our standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

B. Case Number: BOA#21-100058

Applicant: Michael Stauffer, Architect
Owner: Joseph K. Bing
Property Address: 91 28th Avenue South
Parcel ID: 181625-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 14 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for corner side and side yard setbacks of 6 feet both in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 7 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 49% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Michael Stauffer, 1417 Sadler Road, Fernandina Beach, stated the hardship was the lot is substandard in size.

Public Hearing:
Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Ms. Gonzalez, to approve BOA#21-100058, based on the Standards for a variance outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: BOA#21-100059

Applicant: John Atkins, Atkins Builders
Owner: Ossi Development, Inc.
Property Address: 1952 Horn Street
Parcel ID: 179928-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for total side yard setbacks of 10 feet in lieu of 15 feet required to allow for construction of a new single-family dwelling.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the lot was undersized in width and square footage. Mr. Atkins presented the Board with a printout [on file] of an overhead map and drawing of the proposed single-family dwelling.

Public Hearing:

The following submitted emails in opposition of the application:

- Beth and Barry Nicol, 1103 Owen Avenue
- Ross Gambrell, 1105 Theodore Avenue
- Karen Smith, 1110 Theodore Avenue
- Matthew Reimer, 1020 Theodore Avenue
- John Elrod, 1781 Horn Street
- Liz Stewart, 1125 Osceola Avenue
- Christopher Ventura, 1129 Owen Avenue
- Cari Kelley (address not provided)
- Joseph DeGance, 1019 Theodore Avenue
- April Mitzel, 1126 Owen Avenue
- Erin Alban, 1827 Horn Street
- Ivan and Ann Richter, 2030 Horn Street
- Tom Guidry, 2212 Riley Street
- Amy Frank, 1125 Theodore Avenue
- Erin Clancy, 1106 Theodore Avenue
- Robert and Suanne Peters, 1216 Theodore Avenue
- Mary-Lauren Eubank, 1064 Theodore Avenue
- Brett Eubank, 1064 Theodore Avenue

The following submitted emails in support of the application:

- David Claiser, 490 North 5th Street
- Jaclyn Fala, 941 Ruth Avenue
- Matt Roberts, 941 Ruth Avenue
- Ryan Wetherhold, 19 12th Street South

The following spoke in opposition to the application:

- Vikki Mesich, 1855 Riley Street
- Olga Goldman, 1046 Owen Avenue
- Shawn Dahbour, 1120 Owen Avenue

The following did not wish to address the Board but were in opposition of the application:

- Ross Gambrell, 1105 Theodore Avenue
- Renee McLean, 1438 Justice Drive
- Sharon Pickering, 1102 Theodore Avenue
- Erin Alban, 1827 Horn Street

- Richard Tomporowski, 1855 Riley Street
- Ann Richter, 2030 Horn Street
- Curtis Allen, 1950 Pullian Street

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding whether or not the hardship is self-imposed.

Motion: It was moved by Mr. Reddington, seconded by Mr. Curley, to deny BOA#21-100059 based on its failure to meet standard(s) 1 & 2; 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 – Francis Reddington, Jeff Truhlar, Owen Curley, and John Moreland
Nays – Alexi Gonzalez

The motion to deny the application passed with a 4-1 vote.

D. Case Number: BOA#21-100063
Applicant/Owner: Kristen & Brett McInerney
Property Address: 1550 Sunset Drive
Parcel ID: 178348-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 16.7 feet in lieu of 25 feet minimum and 34-336(e)(1)d, for a carport in lieu of a required one-car garage to convert the existing carport into habitable space and to allow for a carport addition to a non-conforming single-family dwelling.

Applicant: Brett McInerney, 1550 Sunset Drive, stated the hardship is due to the oddly shaped lot.

Public Hearing: Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar to approve BOA#21-100063 based on the Standards for a variance outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, June 15, 2021. There are four scheduled cases.

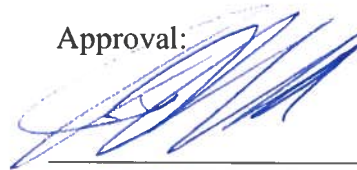
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:51 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

6/15/2021

Date