

**Minutes of Board of Adjustment Meeting
held Tuesday, May 18, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice-Chairperson Alexi Gonzalez called the meeting to order at 7:00 P.M.

ROLL CALL

Chairperson: John Moreland (absent)

Vice-Chairperson: Alexi Gonzalez

Board Members: Scott Cummings (absent)

Francis Reddington

Jeff Truhlar

Alternates: Owen Curley

Dan Elmaleh

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 Mr. Truhlar, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- May 4, 2021

CORRESPONDENCE: Senior Planner Christian Popoli stated BOA#21-100051 was withdrawn.

OLD BUSINESS: *None*

NEW BUSINESS:

A. Case Number: BOA#20-100040

Applicant: Dakota Briggs

Owner: American Classic Homes

Property Address: 512 1st Street South

Parcel ID: 175951-0000

Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 18 feet in lieu of 20 feet required; 34-338(e)(1)c.3, for a rear yard setback of 15.5 feet in lieu of 30 feet minimum; and 34-338(e)(1)e, for 42% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Dakota Briggs, 4449 Hudnall Road, Jacksonville, stated the hardship was the previously approved variance allowed for a duplex, not a single-family home. Also, Mr. Briggs stated the lot is non-conforming.

Public Hearing:

The following spoke in opposition to the application:

- Sandra Kosek, 112 5th Avenue South, #202, Jacksonville Beach
- Teresa Shirk, 112 5th Avenue South, #402, Jacksonville Beach
- Bob Lumby, 112 5th Avenue South, #203, Jacksonville Beach
- Jim Burgener, 112 5th Avenue South, #902, Jacksonville Beach
- Craig Heligman, 112 5th Avenue South, #302, Jacksonville Beach
- Lynn Duncan, 112 5th Avenue South, #901, Jacksonville Beach
- Alexander Harden, 1431 Riverplace Boulevard, Jacksonville

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

- Lawrence Halstead, 112 5th Avenue South, #901, Jacksonville Beach
- Donetha Heligman, 112 5th Avenue South, #302, Jacksonville Beach
- John Moore, 112 5th Avenue South, #702, Jacksonville Beach
- Rita Burgener, 112 5th Avenue South, #902, Jacksonville Beach
- Eduardo Somensatto, 112 5th Avenue South, #801, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Discussion: Conversation ensued regarding RS-3 zoning standards and previous variances.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Reddington, to approve BOA#21-100040, as it meets our Standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

B. Case Number: **BOA#21-100043**
Applicant/Owner: William DiPaula
Agent: Brad Correia, Crown Pools, Inc.
Property Address: 522 6th Street North
Parcel ID: 174129-0005

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 41.6% lot coverage in lieu of 35% maximum and 34-337(e)(1)g, for the following accessory structure setbacks; a corner side yard of 9 feet in lieu of 10 feet required, for 4.1 feet in lieu of 5 feet minimum from the interior side property line all to allow for a swimming pool and paver patio deck addition to an existing single-family dwelling.

Applicant: Brad Correia, 4757 Empire Avenue, Jacksonville, stated the hardship of the property was the lot was undersized in width.

Public Hearing: Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Mr. Truhlar, to approve BOA#21-100043, based on the Standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: BOA#21-100045 & BOA#21-100046

Applicant: John Atkins, Atkins Builders
Owner: John Wadman
Property Address: 1204 1st Street North
Parcel ID: 174600-0000 and 174601-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(1)c.1, for front yard setbacks of 5 feet for the west half and 6 feet for the east half in lieu of 20 feet minimum; 34-340(e)(1)c.2, for a rear yard setback of 12 feet in lieu of 30 feet minimum; and 34-340(e)(1)f, for 40.38% lot coverage in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the hardship was the lot being undersized in width.

Public Hearing: Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Curley, seconded by Mr. Truhlar, to approve BOA#21-100045 & BOA#21-100046.

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

The motion was unanimously approved.

D. Case Number: BOA#21-100047

Applicant/Owner: Kenneth Parrish
Property Address: 540 18th Street North
Parcel ID: 177978-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)e, for 36.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3.5 feet from the principle structure in lieu of 5 feet minimum to allow for a detached boat and recreational vehicle storage accessory structure addition to an existing single-family dwelling.

Applicant: Kenneth Parrish, 540 18th Street North, Jacksonville Beach, stated the hardship was a non-conforming lot and the growth of an old oak tree. Mr. Parrish showed pictures [on file] of the current boat covering and what he planned to build if his application was approved.

Public Hearing:

The following spoke in support of the application:

- Michael Vickery, 202 18th Street North, Jacksonville Beach

The following showed support of the application by signing a petition:

- Gene Wilson, 1810 5th Avenue North, Jacksonville Beach
- Devon Yelenosky, 1734 5th Avenue North, Jacksonville Beach
- Stephen Park, 1808 5th Avenue North, Jacksonville Beach
- James Lavit, 590 12th Street North, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Curley to approve BOA#21-100047.

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

The motion was unanimously approved.

E. Case Number: **BOA#21-100048**
Applicant/Owner: Travis Dixon
Property Address: 716 11th Avenue South
Parcel ID: 176751-0011

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(2)f, for 48.2% lot coverage in lieu of 35% maximum and 34-338(e)(2)h, for an accessory structure setback of 1.5 feet from an interior side property line in lieu of 5 feet minimum to add a paver walkway, enlarge the overall width of the existing paver-wheel strip driveway and to allow for open-air paver patio additions to an existing two-family dwelling.

Applicant: Travis Dixon, 716 11th Avenue South, Jacksonville Beach, stated the lot was undersized and sub-standard in area and width.

Public Hearing: Ms. Gonzalez closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Reddington, seconded by Mr. Truhlar, to approve BOA#21-100048 based on the Standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

F. Case Number: **BOA#21-100051**
Applicant: Dakota Briggs
Owner: American Classic Homes, LLC
Property Address: 135 34th Avenue South
Parcel ID: 181550-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for a side-yard setback of 5 feet in lieu of 10 feet required; 34-336(e)(1)c.3, for a rear yard setback of 5 feet in lieu of 30 feet minimum to allow for a two-story accessory structure attached by a roofed breezeway and 34-336(e)(1)e, for 42.3% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling with an attached accessory building.

The applicant withdrew this case.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, June 1, 2021. There are four scheduled cases.

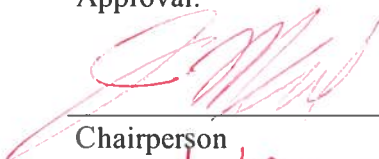
ADJOURNMENT

There being no further business coming before the Board, Ms. Gonzalez adjourned the meeting at 8:17 P.M.

Submitted by: Jodilynn Byrd
Recording Secretary

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

6/1/2021
Date