

**Minutes of Board of Adjustment Meeting
held Tuesday, May 4, 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 (absent)
Board Members: Scott Cummings Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh

Building Official George Knight, Senior Planner Christian Popoli and Administrative Assistant Jodi Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Cummings, seconded by Mr. Truhlar, and passed unanimously to approve the minutes for April 6, 2021.

It was moved by Mr. Truhlar, seconded by Mr. Elmaleh, and passed unanimously to approve the minutes for April 20, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: **BOA#21-100032**
Applicant: William A. Gilbert
Owner: Ocean Breezy, LLC
Property Address: 1 21st Avenue South
Parcel ID: 179383-0900

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)c.1, for a front yard setback of 8.36 feet in lieu of 20 feet minimum and 34-340(e)(4)c.2, for a corner side yard setback of 4.7 feet in lieu of 5.6 feet minimum to allow for the construction of 2nd and 3rd floor open-air balcony additions to an existing townhouse dwelling.

Applicant: William Gilbert, 2100 Ocean Drive South, 4A, Jacksonville Beach, stated the hardship was he needed additional room for his children and safe access to the roof for repairs. Mr. Gilbert provided a handout [on file] to show the requested design.

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. Truhlar, seconded by Mr. Cummings, to approve BOA# 21-100032, as discussed and reviewed as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

B. Case Number: BOA#21-100035

Applicant/Owner: Keith Bogart
Property Address: 440 9th Avenue South
Parcel ID: 176414-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum (41% previously approved to allow for the addition of a swimming pool with paver patio decking to an existing single-family dwelling.

Applicant: Keith Bogart, 440 9th Avenue South, Jacksonville Beach, stated the hardship was the property was an undersized lot.

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. Cummings, seconded by Mr. Curley, to approve BOA#21-100035 as discussed as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: **BOA#21-100036**
Applicant/Owner: Lindsey Bloodworth
Property Address: 826 16th Avenue South
Parcel ID: 179782-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e) (1) c.2, for combined side yard setbacks of 13.7 feet in lieu of 15 feet required to allow for substantial improvements to and the construction of an addition to an existing non-conforming single-family dwelling.

Applicant: Lindsey Bloodworth, 826 16th Avenue South, Jacksonville Beach, stated the hardship was due to pre-existing conditions and a sub-standard lot size.

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. Cummings, seconded by Mr. Truhlar, to approve BOA# 21-100036 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: **BOA#21-100037**
Applicant/Agent: Shaun and Angela (Clements) Budd
Property Address: 3116 St. Johns Boulevard
Parcel ID: 180943-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.3, for a rear yard setback of 17 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 48.1% lot coverage in lieu of 35% maximum (43% previously approved) to allow for the construction of a bedroom and screen enclosure addition to an existing single-family dwelling.

Applicant: Angela Budd, 3116 St. Johns Boulevard, Jacksonville Beach, stated the hardship was a sub-standard lot size.

Public Hearing: Mr. Truhlar referenced three letters [on file] in support of the application. Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Truhlar, seconded by Mr. Cummings, to approve BOA#20-100028 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

E. Case Number: **BOA#21-100039**
Applicant/Owner: Nathan Fletcher
Property Address: 2714 Colonies Drive
Parcel ID: 181076-1634

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)c.3, for a rear yard setback of 22.7 feet in lieu of 30 feet minimum and 34-337(e)(1)e, for 41% lot coverage in lieu of 35% maximum to allow for a covered rear patio and swimming pool addition to an existing single-family dwelling.

Applicant: Nathan Fletcher, 2714 Colonies Drive, Jacksonville Beach, stated the hardship was due to the installation of a paver patio by previous owners and asked for a variance to install a swimming pool and patio decking.

Public Hearing: No one came before the Board to speak about this case. Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the lot size and the validity of the stated hardship.

Motion: It was moved by Mr. Cummings, seconded by Mr. Curley, to approve BOA#20-100039 as it meets the standards of the Land Development Code.

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

The motion passed with a 3 - 2 vote.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, May 18, 2021. There are six scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:28 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

[Acting] Alexi Crampaleg
Chairperson

May 18, 2021
Date