

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

Senior Permit Specialist Chandra Medford and Administrative Assistant Jodi Byrd were also present.

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: **BOA#21-100025**
Applicant/Owner: A1A Holding Company, LLC
Property Address: 118 13th Avenue South
Parcel ID: 176254-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.2, for side yard setbacks of 7 feet in lieu of 10 feet and 34-340(e)(3)c.3, for a rear yard setback of 25 feet in lieu of 30 feet minimum to allow for construction of a new three-unit multiple-family dwelling.

Applicant: Russell Cox, 605 12th Avenue North, Jacksonville Beach, stated the hardship of the property was due to the zoning of RM-2, and the lot width of the property is not large enough to construct a new three-unit multiple-family dwelling.

Public Hearing:

The following people submitted a letter in support of the variance:

- Timothy Nall, 127 13th Avenue South, Unit A, Jacksonville Beach
- Greg Paquin, 127 13th Avenue South, Unit B, Jacksonville Beach
- Robert Branley, 127 13th Avenue South, Unit C, Jacksonville Beach

The following person submitted a letter in opposition of the variance:

- Lillian Park, 112 13th Avenue South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100025, as written and described as it meets the variance of our code.

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

The motion was unanimously approved.

B. Case Number: **BOA#21-100026**
Applicant/Agent: John Atkins, Atkins Builders, Inc.
Owner: James Gillis III
Property Address: 536 14th Avenue North
Parcel ID: 174917-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for side yard setbacks of 7.5 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for 37% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling on Lot 4.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach stated the hardship of the property was the undersized lot for the zoning district.

Public Hearing:

The following person submitted a letter in opposition of the variance:

- Franklin Wright, 525 13th Avenue South, Jacksonville Beach
- Robert O'Hara, 602 13th Avenue South, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#20-100026 as discussed as it meets the standards of the Land Development Code.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Owen Curley, Dan Elmaleh, and John Moreland.

The motion was unanimously approved.

C. Case Number: BOA#21-100027
Applicant/Agent: Michael Stauffer, Architect
Owner: Simon Peter Michael, Jr.
Property Address: 22 27th Avenue South
Parcel ID: 181618-0020

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 of the property was the lot size being undersized.

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

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the size and layout of the lot.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA# 21-100027 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: BOA#21-100028
Applicant/Agent: Michael Stauffer, Architect
Owner: Simon Peter Michael, Jr.
Property Address: 78 27th Avenue South
Parcel ID: 181621-0030

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 of the property was the lot size being 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 Ms. Gonzalez, seconded by Mr. Curley, to approve BOA#20-100028 as discussed because it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

E. Case Number: BOA#21-100030
Applicant/Owner: Daniel Pal
Property Address: 1701 Riley Street
Parcel ID: 179944-0995

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)g, for the following accessory structure setbacks: a corner side yard of 3 feet in lieu of 11.5 feet required, for 3 feet in lieu of 5 feet minimum from the rear property line, for 4 feet from the principle structure in lieu of 5 feet minimum (swimming pool, paver deck, bar seating area, and outdoor shower), 0 feet from the principle structure and 4 feet from the southerly side property line in lieu of 5 feet minimum (pool storage building) and 34-337(e)(1), for 48% lot coverage in lieu of 35% maximum to allow for accessory structure additions to an existing single-family dwelling.

Applicant: Daniel Pal, 1701 Riley Street, Jacksonville Beach, stated the hardship of the lot was the builder did not allow for any improvements, and the lot was of substandard 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. Curley, to approve BOA#20-100030 as it meets the standards of the Land Development Code.

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

The motion passed with a 4 -1 vote.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, May 4, 2021**. There are five scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:43 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

5/4/2021
Date