

**Minutes of Board of Adjustment Meeting
held Tuesday, April 6, 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

ROLL CALL

<i>Chairperson:</i>	John Moreland		
<i>Vice-Chairperson:</i>	Alexi Gonzalez		
<i>Board Members:</i>	Scott Cummings	Francis Reddington	Jeff Truhlar
<i>Alternates:</i>	Owen Curley	Dan Elmaleh	

Building Official George Knight and Office 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 following minutes:

- March 16, 2021

CORRESPONDENCE: *None*

NEW BUSINESS:

A. Case Number: **BOA#21-100017**
Applicant/Owner: Martin Ramos
Property Address: 1107 19th Street North
Parcel ID: 179112-0040

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 43% lot coverage in lieu of 35% maximum to allow for a paver patio around a pool addition to an existing single-family dwelling.

Applicant: Martin Ramos, 1107 19th Street North, Jacksonville Beach, stated his hardship was based on his lot being small at only 5,000 square feet versus the required minimum of 7,500 square feet. He further explained he planned on using pavers as well as sand and gravel for the ground coverage.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Mr. Cummings stated the request was reasonable based on the square footage of the lot. Mr. Moreland noted if this were a standard-sized lot, coverage would only be 29.4%.

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100017, as proposed and discussed.

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

The motion was unanimously approved.

B. Case Number: **BOA#21-100020**
Applicant: Delina Auld
Owner: Carlotta Miller
Property Address: 130 15th Avenue North
Parcel ID: 173992-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)e, for 49.8% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Delina Auld, 106 17th Avenue North, Jacksonville Beach, stated her hardship was the lot's size, which is only 4800 square feet. Currently, the lot has two homes on it, but she planned to build a three-story, single-family home.

Public Hearing:

The following spoke in opposition of the variance:

- Sally McAfee, 222 14th Avenue North, Jacksonville Beach

The Applicant responded to Ms. McAfee's concerns regarding water runoff. She advised the backyard would be grass, the side yard gravel, and the driveway would consist of concrete blocks with gravel and grass between each one. When asked what material would be used for the walkway, the Applicant stated that had not been decided, but she was not opposed to adding pavers into the gravel area.

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding the walkway setback. Mr. Knight clarified the 2-foot setback for the walkway was allowed per code. He further stated drainage was addressed with the completion of an Engineered Site Variance plan. Mr. Moreland advised if this were a standard-sized lot, coverage would be 39.8%.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Cummings, to approve BOA#20-100020 as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: BOA#21-100023
Applicant/Owner: Damon Mitrakos
Agent: Palace Pools, Inc.
Property Address: 3345 America Avenue
Parcel ID: 181076-1540

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 39.9% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Damon Mitrakos, 3345 America Avenue, Jacksonville Beach, advised his hardship was due to the home being purchased with an existing lot coverage of 35.4%. He further stated the lot was located on a cul de sac and was an irregular shape.

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding the lack of hardship due to the lot being over the 7,500 square foot minimum.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to deny BOA# 21-100023.

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

The motion to deny the variance was unanimously approved.

D. Case Number: BOA#21-100024
Applicant/Owner: Catherine Sturms
Property Address: 983 2nd Street South
Parcel ID: 176119-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 8 feet to allow for the construction of a third-floor addition and to rectify existing nonconformities to an existing building and 4 feet to allow for the construction of a third-floor porch addition, both in lieu of 20 feet required; 34-340(e)(3)c.2, for a corner side yard setback of 3 feet in

lieu of 10 feet minimum to allow for the construction of a third-floor addition to an existing building; and 34-340(e)(3)c.3, for a rear yard setback of 24 feet in lieu of 30 feet required, all to allow for the conversion of and improvements to an existing two-story, 3-unit multiple-family building into a 3-story single-family dwelling and to allow for the construction of two new 3-story dwelling units attached to the existing developed multiple-family residential structure.

Agent: Karl Sanders, 1102 A1A North, Suite 203, Ponte Vedra Beach, Applicant's Attorney, provided the Board a copy of the Applicant's 2019 approved variance [on file] that corrected nonconformities of the existing structure and allowed for two additional units to the property. Additionally, Mr. Sanders provided photos [on file] of the improvements to the property. He further stated the Applicant had reached out to her neighbors regarding the new variance and provided letters of support [on file]. General discussion ensued regarding approval of the previously granted variance.

Applicant: Catherine Sturms, 983 2nd Street South, Jacksonville Beach, advised the hardship was the property was only 50 feet wide verses the 75 feet required for a multi-family property. She stated she planned to turn the current multi-unit into a single unit where she would reside and then add two additional units on the back to use as rental property. Ms. Sturms reiterated she spoke to several neighbors who are in support of the variance. Discussion ensued regarding parking and where to put a set of outside stairs.

Public Hearing:

The following spoke in opposition of the variance:

- David Robold, 123 10th Avenue South, Jacksonville Beach
- Robert Robold, 123 10th Avenue South, Jacksonville Beach
- John F. Swindell, 115 10th Avenue South, Jacksonville Beach

Ms. Gonzalez read into the record correspondence in opposition of the variance by the following:

- Curt Clemons, 1002 2nd Street South, Jacksonville Beach

Ms. Gonzalez read into the record correspondence in support of the variance by the following:

- Robert Gray, Applicant's Architect, 5211 Pine Rocklands Avenue, Lithia, FL

Mr. Sanders addressed the concerns brought up by the speakers.

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding the need for the current variance and that the lot doesn't meet all the standards to grant the variance.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#20-100024 as it meets the standards of the Land Development Code.

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

The motion to approve the variance was denied 4-1.

E. Case Number: **BOA#21-100029**
Applicant/Owner: Brooke Sams
Property Address: 3916 Poincianna Boulevard
Parcel ID: 181370-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)e, for 49.5% lot coverage in lieu of 35% maximum and 34-336(e)(1)g, for an accessory structure setback of 3 feet in lieu of 5 feet minimum to allow for a pool and paver patio addition to an existing single-family dwelling.

Applicant: Brooke Sams, 3916 Poincianna Boulevard, Jacksonville Beach, advised her hardship was her lot was substandard at only 6,650 square feet instead of the 10,000 square foot minimum for an RS1 zoned lot. She further noted if the lot were standard in size, lot coverage would only be 32.9%. Ms. Sams spoke to all her neighbors regarding the variance request, and they are in full support. She also provided written support [on file] from her neighbors who were directly situated to the north and south of her lot.

Public Hearing:

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued and the Board agreed the lot was substandard in size.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#20-100029 as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 20, 2021**. There are five scheduled cases.

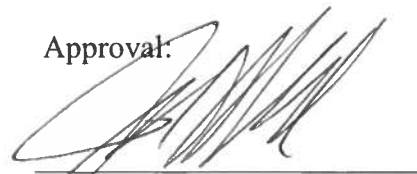
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 8:41 P.M.

Submitted by: Sheila Boman
Office Assistant

These minutes were reviewed by Planning & Development.

Approval:

A handwritten signature in black ink, appearing to be 'JMM', written over a horizontal line.

Chairperson

5/4/2021

Date