

**Minutes of Board of Adjustment Meeting
held Tuesday, March 16, 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 (absent)
Board Members: Scott Cummings Francis Reddington Jeff Truhlar
Alternates: Owen Curley Dan Elmaleh

Building Official George Knight and Administrative Assistant Jodilynn Byrd were also present.

EX PARTE COMMUNICATION: No ex parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Cummings, seconded by Mr. Reddington, and passed unanimously to approve the following minutes:

- March 2, 2021

CORRESPONDENCE: *None*

OLD BUSINESS:

A. Case Number: **BOA#21-100001**
Applicant/Owner: Hilton and Scott Meadows
Owner: Miller Couse Family Trust
Property Address: 350 13th Avenue South
Parcel ID: 176272-0000

City of Jacksonville Beach Land Development Code Sections: 34-377, for 12 parking spaces in lieu of 17 spaces required to allow for a 700 square foot addition to an existing medical office.

Applicant: Hilton Meadows, 900 Cesery Boulevard, Suite 103, Jacksonville stated the hardship was to comply with the code regarding the number of parking spaces for the square footage of the building.

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

Discussion: A conversation ensued regarding the current number of parking spots and their usage compared to the requested number of parking spots.

Mr. Moreland closed the public hearing.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to make an amended motion to consider a variance from Land Development Code Sections: 34-377, for 12 parking spaces in lieu of 17 spaces to allow for a 700 square foot addition to an existing medical office. Only for the existing medical office. If the business changes, the variance is no longer there.

Roll Call Vote: Ayes – Scott Cumming, Jeff Truhlar, Owen Curley, John Moreland
Nays – Francis Reddington
The motion was approved 4-1.

B. Case Number: **BOA#21-100006**
Applicant: L. Charles Mann
Owner: Charles Hiers
Property Address: 4166 Ponce De Leon Boulevard
Parcel ID: 180494-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)c.2, for side yard setbacks of 5 feet each in lieu of 10 feet minimum (7.5 feet previously approved) to allow for a new single-family dwelling.

Applicant: Charles Mann, 165 Arlington Road, Jacksonville, stated the hardship was the lot was non-conforming in size for lots located in the RS-1 zoning district, and the lot was skinny and narrow.

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

Discussion: A conversation ensued regarding the future new single-family dwelling's size to be built on the lot and the lack of hardship.

Mr. Moreland closed the public hearing.

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 21-100006 as written and described.

Roll Call Vote: Nays – Francis Reddington, Jeff Truhlar, Scott Cumming, Owen Curley, and John Moreland
The motion failed unanimously.

NEW BUSINESS:

A. Case Number: **BOA#21-100015**
Applicant/Owner: Catelyn Chamblin
Property Address: 1052 Penman Road
Parcel ID: 179136-0000

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)e, for 51% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area setback of one foot in lieu of 5 feet minimum to allow for a driveway expansion at an existing single-family dwelling.

Applicant/Owner: Aaron Bush, 1052 Penman Road, Jacksonville Beach, stated the lot size was small, and it was difficult to comply with the 35% maximum lot coverage. Mr. Bush stated the current driveway design creates a safety hazard.

A conversation ensued regarding additional options for lot coverage, such as pervious pavers.

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. Reddington, to approve BOA# 21-100015 for a maximum lot coverage of 49.9% in lieu of 35% maximum to allow for a driveway expansion at an existing dwelling.

Roll Call Vote: Ayes – Francis Reddington, Jeff Truhlar, Scott Cummings, Owen Curley, and John Moreland
The motion was approved unanimously.

B. Case Number: **BOA#21-100016**
Applicant/Owner: Jose Tamayo
Agent: Jim Batts, The Batts Company
Property Address: 3548 Bay Island Circle
Parcel ID: 180949-1840

City of Jacksonville Beach Land Development Code Sections: PUD Ordinance No. 2002-7843 for 51.7% lot coverage in lieu of 45% maximum to allow for a pool and paver deck with screen enclosure addition to an existing single-family dwelling.

Agent: Jim Batts, 1602 North 3rd Street, Jacksonville Beach, stated the hardship was the drainage ditch behind the property and the possibility of mosquitos and other insects/animals getting into the pool if not enclosed. Mr. Batts stated the property owner already had approval from the Ocean Cay Homeowners' Association.

A conversation ensued regarding additional options to reduce the current lot coverage, such as reducing the coping.

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. Reddington, seconded by Mr. Truhlar, to approve BOA#21-100016 regarding PUD Ordinance No. 2002-7843 for 49.9% lot

coverage in lieu of 45% maximum to allow for a pool and paver deck with screen enclosure addition to an existing single-family dwelling.

Roll Call Vote: Ayes – Jeff Truhlar, Scott Cummings, Francis Reddington, Owen Curley, and John Moreland
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, April 6, 2021**. There are five scheduled cases.

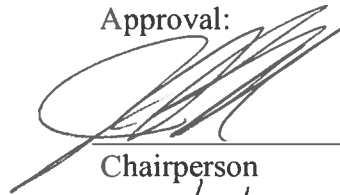
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:42 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

4/6/2021

Date