

**Minutes of Board of Adjustment Meeting
held Tuesday, March 2, 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 7:02 P.M.

ANNOUNCEMENT:

Mr. Moreland stated BOA Case Number 21-100006 would be deferred until the March 16, 2021 meeting.

ROLL CALL

Chairperson: John Moreland

Vice-Chairperson: Alexi Gonzalez

Board Members: Scott Cummings Francis Reddington Jeff Truhlar (*absent*)

Alternates: Owen Curley Dan Elmaleh

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

EX PARTE COMMUNICATION: Mr. Cummings stated he spoke with applicants from BOA Case# 21-100009 and BOA Case #21-100011 regarding the meeting process.

APPROVAL OF MINUTES:

It was moved by Ms. Gonzalez, seconded by Mr. Curley, and passed unanimously to approve the following minutes:

- February 17, 2021

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. 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 Section: 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.

This case was deferred until the March 16, 2021 meeting.

B. Case Number: **BOA#21-100009**
Applicant: Second Avenue 2020, LLC.
Agent: Tom Gibbon
Owner: Zachary A. Stratmann

Property Address: 333 2nd Avenue North
Parcel ID: 173824-0000

City of Jacksonville Beach Land Development Code Sections: 34-373(c), for turning and maneuvering space of 12 feet in lieu of 23 feet for 4 on-site parking spaces to back onto an alley; 34-373(d), for a parking area setback of zero (0) feet in lieu of 5 feet minimum for an ADA ramp; and 34-377, for 4 parking spaces in lieu of 22 spaces required to allow for a change of use for a new salon.

Applicant: Rachel Sivert, 2951 Merrill Blvd, Jacksonville Beach, stated the hardship was the C-1 zoning district required two parking spaces per salon stylist, and the property currently has four on-site parking spaces.

The following submitted correspondence in opposition to the application:

- David Lamolinara [no address provided]

The following submitted correspondence in support of the application:

- Diana Manzano, 402 4th Street North, Jacksonville Beach
- Krissy Thompson, 428 2nd Avenue North, Jacksonville Beach
- Harold Fetterolf, Jr., 327 2nd Avenue North, Jacksonville Beach
- Jena Bauwens, 404 4th Street North, Jacksonville Beach

Additional correspondence was read into the record:

- Council Member Chet Stokes, 11 Third Street North, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: Conversation ensued regarding plans for additional parking options as well as information regarding the business plan for the proposed salon.

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, to approve BOA# 21-100009 as written and described with, that if the business changes, the variance is no longer valid.

Roll Call Vote: Ayes – Alexi Gonzalez, Scott Cummings, Owen Curley
Nays - Francis Reddington and John Moreland
The motion was approved 3-2.

C. **Case Number:** **BOA#21-100010**
Applicant/Owner: Donald Brown
Property Address: 1203 14th Avenue North
Parcel ID: 175313-0000

City of Jacksonville Beach Land Development Code Sections: 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for the addition of a sunroom to an existing single-family dwelling.

Applicant: MaryAnn Brown, 1203 14th Avenue North, stated they wanted to add a sunroom to the back of the existing house, but the property was a substandard lot.

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

- Mike Austin, 1125 14th Avenue North, Jacksonville Beach
- Stephanie Piraino, 1212 14th Avenue North, Jacksonville Beach
- Leigh and Philip Gregory, 1215 14th Avenue North, Jacksonville Beach
- Alvin Jones, 1202 14th Avenue North, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Cummings, to approve BOA# 21-100010 because it meets the standards of our Land Development Code.

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

D. Case Number: **BOA#21-100011**
Applicant/Owner: Douglas Shaffer
Agent: Chris May
Property Address: 2854 Merrill Boulevard
Parcel ID: 180867-0000

City of Jacksonville Beach Land Development Code Sections: 34-337(e)(1)e, for lot coverage of 49% in lieu of 35% maximum (40% previously approved); and 34-337(e)(1)g, for an accessory structure (shed) setback of zero (0) feet in lieu of 5 feet minimum to allow for an expansion of a paver patio around a recently constructed swimming pool and shed addition to an existing single-family dwelling.

Agent: Chris May, 12864 Southern Hill Circle North, Jacksonville, stated the lot was a substandard size. A conversation ensued regarding the current coverage and layout of the property. Additional lot coverage options were discussed for the proposed walkway.

The following submitted correspondence in support of the variance request:

- Daniel & Chelsea Pastrana, 2822 Merrill Boulevard, Jacksonville Beach
- Jason & Branden Stanley, 2886 Merrill Boulevard, Jacksonville Beach

Public Hearing:

Mr. Moreland closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Curley, to approve BOA# 21-100011 with an amended lot coverage of 46.5% due to the fact that it meets the requirements our Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, Owen Curley, and John Moreland
Nays – Francis Reddington
The motion was approved 4-1.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, March 16, 2021. There are two scheduled cases.

ADJOURNMENT

Prior to adjournment, discussion ensued related to new interpretations of various code sections of the Land Development Code made by the City.

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:48 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval: 

Chairperson

Date

3/16/2021