

**Minutes of Board of Adjustment Meeting
held Wednesday, February 17, 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:

Mr. Moreland stated there was still a quorum; however, with the absence of three Board members, applicants had the option to defer their case to be heard at a later date with a full Board.

ROLL CALL

Chairperson: John Moreland

Vice-Chairperson: Alexi Gonzalez

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

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

- February 2, 2021

CORRESPONDENCE: *None*

OLD BUSINESS: *None*

NEW BUSINESS:

A. Case Number: BOA#20-100211
Applicant/Owner: Stephen J. Park
Property Address: 3273 Horn Court
Parcel ID: 180924-0050

A variance from Land Development Code Sections: 34-337(e)(1)e, for 48.6% lot coverage in lieu of 35% maximum to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Applicant: Stephen Park, 3273 Horn Court, Jacksonville Beach, stated his hardship was a substandard sized lot.

Public Hearing:

The following submitted an email and a letter in opposition to the variance:

- Jake Hankins, 3273 Saint Johns Boulevard, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Mr. Moreland stated if the lot were standard-sized, the request would not be over the regular lot coverage.

Motion: It was moved by Mr. Elmaleh, seconded by Mr. Curley, to approve BOA# 20-100211.

Roll Call Vote: Ayes – Alexi Gonzalez, Owen Curley, Dan Elmaleh, and John Moreland
The motion was unanimously approved.

B. Case Number: **BOA#20-100001**
Applicant/Agent: Hilton and Scott Meadows
Owner: Miller Couse Family Trust
Property Address: 350 13th Avenue South
Parcel ID: 176272-0000

A variance from 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, requested to defer his case until the next available meeting.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, March 2, 2021. There are four scheduled cases.

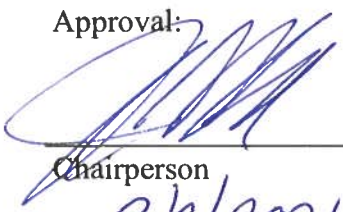
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:26 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date