

**Minutes of Board of Adjustment Meeting
held Tuesday, January 5, 2021, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order at 7:02 P.M.

ANNOUNCEMENT

Mr. Reddington announced Case Number BOA #20-100201 (proposed additional tennis court and relocation of a basketball court at Huguenot Park) had been rescheduled (no new date was provided).

ROLL CALL

Chairperson: Francis Reddington

Vice-Chairperson: Scott Cummings

Board Members: Alexi Gonzalez

Jeff Truhlar

John Moreland

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. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- December 15, 2020

CORRESPONDENCE: *None*

OLD BUSINESS:

A. **Case Number:** **BOA#20-100174**
Applicant/Owner: H & H Enterprises, Inc.
Agent: Randall Whitfield
Property Address: 818 Beach Boulevard
Parcel ID: 175457-0000

Request to schedule the following case to be heard on February 2, 2021, to determine if the Board's denial of the development permit application was based on a material mistake of fact pursuant to Land Development Code Section 34-158.

City of Jacksonville Beach Land Development Code Section(s): 34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum; 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum; 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum; 34-377 for 86 on-site parking spaces in lieu of 90 spaces required; and 34-425(b)(1), for a landscaped area adjacent

to the public right-of-way of 0 feet in lieu of 5 feet minimum to rectify existing non-conformities and allow for a substantial improvement and an addition to an existing commercial building.

Applicant/Agent: There was no one present for this case.

Public Hearing:

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

Discussion: None

Motion: It was moved by Mr. Cummings, seconded by Mr. Truhlar, to approve BOA# 20-100174 to be heard on February 2, 2021.

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

The motion was unanimously approved.

NEW BUSINESS:

A. **Case Number:** **BOA#20-100197**
Applicant/Owner: Justin & Jennifer Widmaier
Property Address: 3081 Horn Court
Parcel ID: 180921-1000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a corner side-yard setback of one foot in lieu of 10 feet minimum and total side-yard setbacks of 5.6 feet in lieu of 10 feet required; and 34-337(e)(1)e, for 50.1% lot coverage in lieu of 35% maximum (44% previously approved) to allow for a coping-only swimming pool addition and to rectify non-conformities of an existing single-family dwelling with an attached pergola covered porch.

Applicant: Justin Widmaier, 3081 Horn Court, Jacksonville Beach, stated the lot was non-conforming and previous work completed on the lot was not permitted.

Public Hearing:

The following submitted emails in support of the variance:

- Adam and Lauren Westin, 3113 Horn Court, Jacksonville Beach
- Philip and Caitlin Zeller, 3084 Pullian Court, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA# 20-100197, as it is consistent with the Land Development Code.

Roll Call Vote: Ayes – Scott Cummings, Alexi Gonzalez, and John Moreland,

Nays – Jeff Truhlar and Francis Reddington

The motion was approved by a 3-2 vote.

B. Case Number: **BOA#20-100198**
Applicant/Owner: DSM Renovations, LLC.
Property Address: 804 17th Avenue North
Parcel ID: 175190-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 11.75 feet in lieu of 30 feet minimum and 34-336(e)(1)e, for 39.31% lot coverage in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Rene Baron (agent for Owner), 1104 7th Street North, Jacksonville Beach, stated the lot was sub-standard and because the lot was a corner lot, the setbacks were smaller.

Public Hearing:

The following was in support of the variance but did not wish to address the Board:

- Jacqueline Phillips, 75 Oakwood Road, Jacksonville Beach

The following spoke in support of the variance:

- Kirby Wilson, 1736 North 9th Street, Jacksonville Beach

Mr. Cummings read a letter in support of the variance submitted by Rene Baron and signed by the following:

- Dorman Pantfoeder, 803 North 17th Avenue, Jacksonville Beach
- Sidney Carter, 820 North 17th Avenue, Jacksonville Beach
- Dean Williams, 1755 North 8th Street, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the size of the property.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100198 with the stipulation it be limited to a one-story house.

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

The motion was unanimously approved.

C. Case Number: **BOA#20-100199**
Applicant/Owner: John P. Gray, Jr.
Agent: Bob Hamil, Henderson Pool Service
Property Address: 3972 Poincianna Boulevard
Parcel ID: 181369-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 47.1% lot coverage in lieu of 35% maximum (42% previously approved) to allow for a swimming pool and paver patio addition to an existing single-family dwelling.

Agent: Ross Henderson, PO Box 330799, Atlantic Beach, stated the hardship was the lot was a sub-standard size for the zoning area.

Public Hearing:

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

Mr. Reddington closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Moreland, seconded by Ms. Gonzalez, to approve BOA# 20-100199 because it is consistent with the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: **BOA#20-100200**
Applicant/Owner: James D. Gillis, III
Agent: Thomas Bledsoe
Property Address: 536 14th Avenue North
Parcel ID: 174971-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 18.8 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 6.1 feet each in lieu of 10 feet minimum; 34-336(e)(1)c.3, for a rear yard setback of 14 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for 58.6% lot coverage in lieu of 35% maximum to rectify non-conformities of an existing single-family dwelling and allow Lot 4 to be separated from Lot 11.

Agent: Thomas Bledsoe, 536 14th Avenue North, Jacksonville Beach, stated the plan was to split the lot. With the lot split, the lot would be non-conforming by many standards. James D. Gillis III, 536 14th Avenue North, Jacksonville Beach, stated no additions to the lot were made since he purchased the lot in 2007.

Public Hearing:

The following spoke in support of the variance:

- John Atkins, 1888 Foss Lane, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding the additional option for reducing lot coverage, the future of building on the lot, and optional drainage mitigation.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100200 with 49.9% lot coverage.

Building Official George Knight clarified the motion was for all of the stipulations but changed the lot coverage to 49.9%. Mr. Moreland confirmed.

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

The motion to approve the variance was approved 3-2.

E. Case Number: **BOA#20-100201**
Applicant/Owner: City of Jacksonville Beach
Agent: Jason Phitides
Property Address: 218 16th Avenue South
Parcel ID: 179342-0000

City of Jacksonville Beach Land Development Code Sections: 34-342(e)(3)b, for a corner side-yard setback of 5.5 feet in lieu of 10 feet required to allow for an additional tennis court and relocation of the basketball court at an existing city-owned recreational facility

Mr. Reddington announced at the beginning of the meeting this Case had been rescheduled.

F. Case Number: **BOA#20-100202**
Applicant: Coastal Construction & Consulting
Agent: Jeffrey Tabb
Owner: James M. Howard
Property Address: 4035 Duval Drive
Parcel ID: 181679-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum to allow for additional paved driveway surface for a new (under construction) single-family dwelling.

Applicant: James Howard 2698 Madrid Street, Jacksonville Beach, stated the landscape architect included all surface coverings resulting in an overage of lot coverage. Mr. Howard requested the paved driveway be increased and the gravel driveway is decreased.

Public Hearing:

The following spoke in opposition to the variance:

- Tom Alter, 3915 Ponte Vedra Boulevard, Jacksonville Beach
- Paul Briggs, 4030 Duval Drive, Jacksonville Beach
- Marvin Dupree, 4022 Duval Drive, Jacksonville Beach
- Dave Dahl, 4112 Duval Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Alison Stratford, 4103 Duval Drive, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion: Conversation ensued regarding a lack of hardship and drainage issues.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to disapprove BOA#20-100202 because it is not consistent with the City's Code.

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

The motion to disapprove the application was approved unanimously.

ELECTION

Motion: It was moved by Mr. Cummings, seconded by Ms. Gonzalez, and passed unanimously to select John Moreland as the new Chairperson.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to select Alexi Gonzalez as the new Vice-Chairperson.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, February 2, 2021**. There are three scheduled cases.

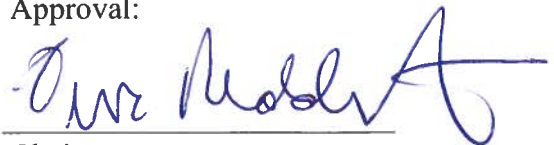
ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 8:25 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

02-02-2021

Date