

**Minutes of Board of Adjustment Meeting
held Tuesday, August 3, 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 7:03 P.M.

ANNOUNCEMENT: None

ROLL CALL

Chairperson: John Moreland
Vice-Chairperson: Alexi Gonzalez
Board Members Francis Reddington Jeff Truhlar Owen Curley (absent)
Alternate: Dan Elmaleh

Senior Planner Christian Popoli and Staff Assistant Sheila Boman were also present.

EX PARTE COMMUNICATION: Mr. Moreland advised he spoke to the Applicants for BOA Case 21-100107 Case 21-100092. No other ex-parte was reported.

APPROVAL OF MINUTES:

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

- July 20, 2021.

CORRESPONDENCE: None

OLD BUSINESS:

A. **Case Number:** **BOA#21-100094 & 21-100097**
Applicant/Owner: BCEL 10, LLC, Adam Rigel
Property Address: 0 4th Avenue North
Parcel ID: 174116-0005

City of Jacksonville Beach Land Development Code Section(s): 34-339(e)(1)c.1, for front yard setbacks of 5 feet (cantilevered 2nd floor) and 14 feet (principal structure) in lieu of 20 feet minimum; and 34-339(e)(1)e, for lot coverage of 41.7% in lieu of 35% maximum to allow for construction of a new two-family dwelling.

Applicant: Katie Derringer, 7563 Philips Highway, Building 100, Jacksonville, who spoke on behalf of the Applicant, advised the hardship of the property was the undersized width of the lot. She further stated the home was built at an angle which caused the need for the setbacks.

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 Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100094 & 21-100097, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

NEW BUSINESS:

A. **Case Number:** **BOA#21-100103**
Applicant/Owner: Michael Stevens
Property Address: 224 Coral Way
Parcel ID: 178440-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)d, for no garage in lieu of a one-car garage minimum, to allow for a substantial renovation and expansion of the existing driveway into a circular driveway at an existing single-family dwelling.

Applicant: Michael Stevens, 224 Coral Way, Jacksonville Beach, stated he purchased the property to renovate the existing home and add a circular driveway for additional parking. He further stated the home was originally built to a width not wide enough to support adding a garage. Mr. Stevens also noted he would decrease the current lot coverage from 35% to approximately 25% lot coverage with the renovation.

Public Hearing: The following were in support of the application but did not wish to address the Board:

- Susan Powell, 39 Tallwood Road, Jacksonville Beach
- T.J. Powell, 39 Tallwood Road, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: A discussion ensued regarding the position of the house and future variance requests to add a garage.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Gonzalez, to approve BOA#21-100103, as shown and discussed based on the special circumstances, issues do not result from the actions of the Applicant, and meets all the criteria acceptable for the variance.

Discussion: Discussion ensued whether the motion was clear enough to indicate the need for future

variance requests to come back before the Board. The Board agreed the motion should be restated to include the variance request applied only to the current site plan as discussed.

Ms. Gonzalez rescinded her second. Therefore the motion died for lack of a second.

Motion: It was moved by Mr. Truhlar, seconded by Ms. Gonzalez, to approve BOA#21-100103, based on the site plan and discussion.

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

The motion was approved 4-1.

B. Case Number: **BOA#21-100104**
Applicant/Owner: Kimberly Rohner
Property Address: 720 Palm Tree Road
Parcel ID: 177824-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 20 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side-yard setbacks of 8 feet in lieu of 10 feet minimum; and 34-336(e)(1)e, for lot coverage of 37% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Kimberly Rohner and Robert Rohner, 104 Autumn Place, Ponte Vedra Beach, advised the hardship was an undersized lot at only 7500 square feet.

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 request was reasonable as the lot was relatively undersized.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100104, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

C. Case Number: **BOA#21-100106**
Applicant Atkins Builders, Inc., John Atkins
Owner: Bradley Cook
Property Address: 1315 3rd Street South
Parcel ID: 176265-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(4)c.2, for a side yard setback of 7.5 feet in lieu of 10 feet minimum; and 34-340(e)(4)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of four new townhome residential dwellings.

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, stated the two lots are only 50 by 125 and 50 feet deep, which was less than required in the RM-2 zoning.

Public Hearing: The following spoke in support of the variance:

- Mike Watson, 1330 2nd Street South, Unit B, Jacksonville Beach

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

- Cynthia Jordan, 169 Coral Way, Jacksonville Beach
- Jerry Jordan, 169 Corral Way, Jacksonville Beach
- Keith Crumrine 1912 Penman Road, Jacksonville Beach
- Lynn Crumrine 1912 Penman Road, Jacksonville Beach
- Wayne Carlisle, 101 Trudee Dee Lane, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: None.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Elmaleh, to approve BOA# 21-100106, based on the standards for a variance as outlined in Section 34-286 of the Land Development Code.

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

The motion was unanimously approved.

D. Case Number: **BOA#21-100107**
Applicant/Owner: Audrey & Geoff Sandels III
Property Address: 501 15th Avenue South
Parcel ID: 176876-0010

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a side yard setback of 4.7 feet in lieu of 5 feet minimum and total side yards of 12 feet in lieu of 15 feet required; and 34-337(e)(1)e, for lot coverage of 42% in lieu of 35% maximum to allow for construction of a 616 square foot rear addition to an existing single-family dwelling.

Applicant: Audrey Sandels and Geoff Sandels III, 501 15th Avenue South, stated the hardship of the lot was the preexisting structure and substandard lot size. Mr. Sandels advised they would remove the shed and patio to help lower lot coverage. He also noted if the property were a standard-sized lot, coverage would only be at 35%.

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued. The Board agreed the request was reasonable.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100107, based on the standards for a variance as outlined in the Land Development Code.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Tuesday, August 17, 2021. There are two scheduled cases.

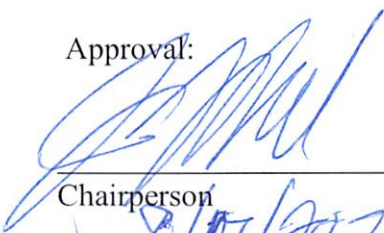
ADJOURNMENT

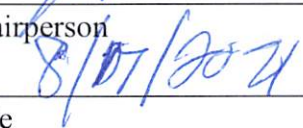
There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:58 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date