

**Minutes of Board of Adjustment Meeting
held Tuesday, August 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 announced the passing of former BOA Board Member Sylvia Osewalt.

ROLL CALL

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

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

EX PARTE COMMUNICATION: No ex-parte was reported.

APPROVAL OF MINUTES:

It was moved by Mr. Truhlar, seconded by Ms. Gonzalez, and passed unanimously to approve the minutes for August 3, 2021.

CORRESPONDENCE: None

NEW BUSINESS:

A. Case Number: **BOA#21-100113**
Applicant/Owner: E2 Design & Construction
Agent: Elizabeth Evans
Property Address: 1710 Upper 4th Avenue North
Parcel ID: 178003-0100

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for a rear yard setback of 21.6 feet in lieu of 30 feet minimum and 34-336(e)(1)c, for lot coverage of 36% in lieu of 35% maximum to allow for construction of a new single-family dwelling.

Applicant: Elizabeth Evans, 3671 America Avenue, Jacksonville Beach, stated the hardship was due to the lot being 8,250 square feet versus the 10,000 square foot minimum required for an RS-1 zoned property.

Public Hearing: The following came before the Board in support of the application:

- Carlene Bruno, 1708 Upper 4th Avenue North, Jacksonville Beach

Ms. Gonzales read into the record an email [on file] in opposition of the application from the following:

- Erik Thomas, 1715 Lower 4th Avenue North, Jacksonville Beach

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding RS-1 requirements. The Board agreed the lot was substandard in size.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Reddington, to approve BOA#21-100113, as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

B. Case Number: **BOA#21-100114**
Applicant: Christa Wellington
Owner: Mark S. Whittle, Christa & Nicholas Wellington
Property Address: 1210 7th Avenue North
Parcel ID: 177784-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c, for lot coverage of 46% in lieu of 35% to allow for construction of a new single-family dwelling and detached accessory (shed).

Applicant: Christa Wellington, 1210 7th Avenue North, Jacksonville Beach, stated the hardship was due to a substandard lot.

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

Mr. Moreland closed the public hearing.

Discussion: Discussion ensued regarding how different types of pavers affect lot coverage totals.

Motion: It was moved by Ms. Gonzalez, seconded by Mr. Truhlar, to approve BOA#21-100114 as it meets the standards of the Land Development Code.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Wednesday, September 8, 2021. There are five scheduled cases.

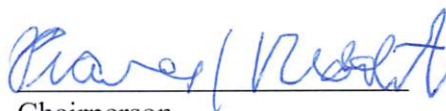
ADJOURNMENT

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:28 P.M.

Submitted by: Sheila Boman
Staff Assistant

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date