

Minutes of Board of Adjustment Meeting
held Tuesday, December 1, 2015, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida



Call to Order

The meeting was called to order by Chairman Osewalt.

Roll Call

Tom Buck
Joseph Loretta
John Moreland
Sylvia Osewalt Chairman
Scott Cummings Vice-Chairman

Alternates:
Jeff Truhlar
Francis Reddington

Ex-parte Communications

There were no ex-parte communications.

Approval of Minutes

There were no minutes to approve.

Correspondence

Correspondence was read as applicable to the case.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 15-100190

Name of Applicant: Keith Donnelly

Property Address: 2017 N 3rd Street

Motion to Approve: It was moved by Mr. Cummings, seconded by Mr. Moreland, to approve a request for a rear yard of 15 feet in lieu of 30 feet required; for 68% lot

coverage in lieu of 65% maximum; and for a parking area setback of 1 foot in lieu of 5 feet minimum to allow for a four (4) unit townhouse dwelling.

Applicant: The agent for the applicant, Greg Kupperman, 200 First Street, Suite B, Neptune Beach, stated he was going through the conditional use for RM-1 standards. Mr. Hays stated that he had not received his conditional use yet. He stated that the property is located in a C-1 zoning district.

Mr. Kupperman stated that a conditional use would be sought for multi-family units. He added that in order for proper ingress and egress, a 50-foot driveway would need to be provided. He added that the hardship was created by FDOT's requirements because of the additional pavement necessary for the shared driveway. This was the minimum for four units based on FDOT's standards.

Mr. Moreland stated that he is concerned with safety issues, being that the property is across from the middle school. He added that cars would have to back onto A1A during school rush hours. He added that he would like this to be a commercial project where people would not have to back over curbs to get to the street, which would create a safety issue for the students. Mr. Kupperman added that an additional 15 feet would allow for turn around. Mr. Moreland stated that was one theory, but questioned whether it would work.

Mr. Loretta stated that there were buffer requirements between commercial and residential. Mr. Loretta stated that he was opposed to a one-foot front yard. He thought they should ask FDOT for a right-in right-out rather than what they were asking for.

Mr. Loretta questioned whether it would be approved for conditional use by the Planning Commission. He did not think a residential use was appropriate for the property.

Mr. Cummings read a letter from a concerned citizen, two homes away from the subject property, opposing the request. Mr. Moreland stated that they should appear before the Board if they have concerns.

Public Hearing:

Chuck McCue, 1908 Third Street, opposed the proposal. He stated that they should have received conditional use approval prior to this request. He added that he had concerns with safety issues with the school being across the street. He also expressed concern with drainage with a more permeable surface.

Mr. Kupperman stated that at another location this layout would work fine. He added that a commercial use would have more paved surface and more stormwater than what is proposed.

Discussion:

Ms. Osewalt expressed concerns about approving something where the zoning has not been changed. Mr. Kupperman stated that Mr. Mann was aware of the process.

Mr. Moreland stated that the safety concerns were not addressed. Mr. Kupperman stated that they were relying on FDOT standards.

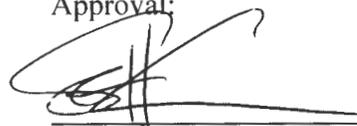
Mr. Loretta agreed that a commercial use would have a greater impact than what was proposed. Mr. Cummings noted that a commercial use would have a better ingress and egress plan.

Roll Call Vote: Nays - Moreland, Cummings, Osewalt, Loretta, and Buck. Motion denied unanimously.

Adjournment

There being no further business coming before the Board, Mr. Loretta adjourned the meeting at 7:27 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval: 

Chairman
Date: 2/2/16