

CALL TO ORDER

Chairperson Sylvia Osewalt called the meeting to order.

ROLL CALL

Chairperson: Sylvia Osewalt
Vice-Chairman: Jeff Truhlar
Board Members: Scott Cummings, John Moreland, Francis Reddington
Alternates: Lucas Snyder

Also in attendance was George Knight, Building Official.

Ex-parte Communications:

Ms. Osewalt stated she had Ex-parte communication with the Minister of the church and Agent for case BOA# 18-100085. She stated she would be filing a Form 8B, Voting Conflict [*on file*], and will turn the meeting over to Mr. Truhlar, who will conduct the meeting on the last item on the agenda.

Mr. Moreland stated he had a discussion with MG and Donna Orender regarding BOA# 18-100083.

Mr. Truhlar stated he also had conversations with MG and Ms. Orender regarding BOA# 18-100083 regarding resubmittal questions.

Mr. Cummings, Mr. Reddington, and Mr. Snyder had none.

Approval of Minutes: None

CORRESPONDENCE: An email was received regarding BOA# 18-100085.

OLD BUSINESS: None

NEW BUSINESS:

(A) **Case Number: BOA 18-100054**

Name of Applicant: Brian Seaton

Agent: Ben Broadfoot, Broadfoot Designs

Property Address: 7 Oakwood Road

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 48% lot coverage, in lieu of 35% maximum; 34-373(d) for a parking area setback of 1 foot in lieu of 5 foot required; and 34-373(f), for a partial gravel driveway, in lieu of paved; to allow a detached garage addition to an existing single-family dwelling, for property legally described as *Lot 3, Block 14, Ocean Forest, Unit 3.*

Brian Seaton, 7 Oakwood Road, Jacksonville Beach, stated he has an issue with parking, and he would like to put in a garage in his property. Ms. Osewalt explained that the Board needed to address the non-compliant current lot coverage of 45.7%. A discussion ensued about existing parking, driveway, property lines, paving materials and the garage.

Public Hearing:

The following individual spoke in in opposition to the request:

- James Sorrell, 1410 Pinewood Rd., Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued about lot coverage and the garage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve BOA# 18-100054 as amended for 45.7% lot coverage, in lieu of the 48% requested.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Francis Reddington
Nays – Scott Cummings, Sylvia Osewalt

The motion was approved by a vote of 3-2, as modified.

(B) Case Number: BOA 18-100075

Name of Applicant: Willie and Erin Lane

Property Address: 1005 North 24th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)e., for 52% lot coverage, in lieu of 35% maximum; 34-373(e)(1)g., for an accessory structure (sidewalk) setback of 1 foot, in lieu of 5 feet required for a paver walkway, patio, and pool pavers, at an existing single family dwelling, for property legally described as *Lot 4, Block 89, Section "A" Jacksonville Beach.*

Willie Lane, alongside his wife, stated the hardship of a non-conforming lot. Ms. Osewalt referenced to a previous 2014 BOA case relating to this property that allowed the expansion of the lot coverage to 42%. Mr. Lane and the Board discussed the alternatives that could allow a reduction in lot coverage.

Public Hearing:

The following individual spoke in favor of the request:

- Bruce Floyd, 1003 North 24th St., Jacksonville Beach

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Cummings brought to the Board's attention the reoccurring issue of having narrow lots with certain regions where the grass dies and is replaced with pavers due to its lack of access to the sun. Mr. Cummings understands the reasoning behind constructing the pavers and the problems that later follow if a pool, for example, is to be constructed.

Motion: It was moved by Mr. Reddington, seconded by Mr. Cummings, to approve BOA# 18-100075, as discussed and viewed, with the exception of granting 49.9% lot coverage in lieu of 35% maximum.

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

The motion was approved, unanimously.

(C) Case Number: BOA 18-100079

Name of Applicant: Andrew and Paige Gsell

Agent: Justin Belichis, Pratt Guys

Property Address: 1117 North 17th Street

City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.3., for a rear yard setback of 17.6 feet, in lieu of 30 feet required; and 34-337(e)(1)e., for 42% lot coverage, in lieu of 35% maximum; for the addition of a paver patio and a pergola, to an existing single-family dwelling for property legally described as *Lot 3, Block 48, Section "A" Jacksonville Beach*.

Andrew and Paige Gsell, 1117 North 17th Street, are requesting a variance to increase their lot coverage, which is already at 38% and considered nonconforming. The Board proceeded by inspecting the provided prints [*on file*] to better understand the requestor. Ms. Osewalt asked if the requestor informed his neighbors, and he did not.

Public Hearing:

No one came forward to speak about the case.

Ms. Osewalt closed the public hearing.

Discussion:

A discussion ensued regarding whether the variance request is reasonable. The Board agreed that it is, based on similar previous requests.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to approve BOA# 18-100079, as discussed and presented.

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

The motion was approved by a 4-1 vote.

(D) Case Number: BOA 18-100080

Name of Applicant: Johann Bergh

Agent: Stella Knierieman, Pools By Stella, Inc.

Property Address: 524 Barbara Lane

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)e., for 40% lot coverage, in lieu of 35% maximum; to allow a pool and patio addition to a new single-family dwelling, for property legally described as *Lot 4, Block 1, Beach Homesites Unit One*.

Ms. Knierieman, 860 Bonita Rd., Atlantic Beach, and Mr. Bergh, 524 Barbara Lane, Jacksonville Beach, explained they want to build a pool with additional chairs and decking that would result in a non-conforming lot, which they identified as their hardship. The Board agreed their property is small.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

There was no further discussion on this item.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100080, as submitted and discussed.

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

The motion was approved unanimously.

(E) Case Number: BOA 18-100082

Name of Applicant: Scott Glawe

Owner: Susan Glawe, Revocable trust

Property Address: 217 North 18th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 9 feet, in lieu of 20 feet required; and for 34-340(e)(3)c.2., for an easterly side yard setback of 8 feet, in lieu of 10 feet required; for a substantial improvement to an existing dwelling unit, for property legally described as *Lot 7, together with the easterly 4.00 feet of Lot 6, Block 193, Elton Realty Company's Replat.*

Mr. Glawe, 217 North 18th Avenue, Jacksonville Beach, stated he requested the variance for an easterly side yard setback to preserve the history of his property. He was confused as to why a setback of 9 feet was added to his request, and Mr. Knight clarified it was added to make his current lot conforming. When asked about the shed by Mr. Knight, Mr. Glawe answered that the shed, along with other property structures, will go away eventually.

Public Hearing:

No one came forward to speak about the case.
Ms. Osewalt closed the public hearing.

Discussion:

The Board discussed the need for the lot to come into compliance with code.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100082, as presented and discussed.

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

The motion was approved unanimously.

(F) **Case Number: BOA 18-100083**

Name of Applicant: Orender Unlimited, LLC

Agent: Wade Olszewski, CPH, Inc.

Property Address: 391 South 16th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-373(c), to allow 10 feet of maneuvering space, in lieu of 23 feet required, adjacent to 11 parking spaces for a proposed new 3,300 square foot office building; for property legally described as Lot 7, Block 154, *Pablo Beach South*.

Mr. Olszewski, 124 South 28th Avenue, Jacksonville Beach, is requesting a variance to maneuver his space after altering his property, in response to the Board's answers from his previous variance requests. A discussion ensued amongst the Board and Mr. Olszewski regarding lot concerns, which include whether the variance would result in more traffic on 16th Avenue. Mr. Olszewski added this concern was also shared by David McDonald from Public Works, to whom Mr. Olszewski reassured, including the Board, that it will not affect any traffic as there is a ditch acting as a physical barrier.

Public Hearing:

The following individuals spoke in in opposition to the request:

- Jack Bockout, 403 16th Avenue South, Jacksonville Beach

Rain and drainage issues were discussed, and the Board agreed the commercial property is in compliance and will not affect Mr. Bockout if the variance is allowed.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland stated he regrets not approving the requestor's previous variance. The Board expressed appreciation for the requestor's efforts to abide by City Code.

Motion: It was moved by Mr. Thrular, seconded by Mr. Moreland, to approve BOA# 18-100083, as presented and discussed.

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

The motion was approved by a 4-1 vote.

(G) **Case Number: BOA 18-100084**

Name of Applicant: Stephen and Charlotte Jensen

Agent: Christi Elflein, Starr Sanford Design

Property Address: 3223 South Ocean Drive

City of Jacksonville Beach Land Development Code Section(s) 34-336(e)(1)c.2., for a northerly side yard setback of 7.5 feet, in lieu of 10 feet required; and a southerly side yard setback of 4 feet, in lieu of 10 feet required; and 34-336(e)(1)e., for lot coverage of 49%, in lieu of 35% maximum; 34-373(f), for a turf block driveway, in lieu of paved; to allow construction of a new single-family dwelling, for property legally described as *Lot 11, Block 1, Atlantic Shores, Ocean Front Section "B"*.

Christi Elflein, 3512 Bay Island Circle, Jacksonville Beach, referred to the application's pictures [on file] to indicate that the oceanfront property is in violation of current Code due to its construction prior to the zone laws' updates, and the variance request would allow the construction of a new single-family dwelling that will improve the setbacks and lot coverage in violation.

The proposed dwelling has a new footprint that is slightly smaller than the existing one, and it will reduce the lot coverage from 65% down to 49%, which is in the requested variance. Ms. Elflien is also proposing to shift the house to the east to allow more parking in the front and to align the rear of the house with the general building line along the ocean front.

Public Hearing:

The following individuals were in favor of the request but did not wish to address the Board:

- Julia Starr Sandford, 370 South 4th Avenue, Jacksonville Beach

A hand-written letter in opposition of the proposed variance was read by the Board.

Ms. Osewalt closed the public hearing.

Discussion:

Mr. Moreland expressed appreciation for how much the agent reduced the lot coverage.

Motion: It was moved by Mr. Moreland, seconded by Mr. Thrular, to approve BOA# 18-100084, as presented and discussed.

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

The motion was approved unanimously.

(H) Case Number: BOA 18-100085

Name of Applicant: Gary Grider

Owner: First Christian Church of the Beaches, Inc.

Agent: Robert Meador

Property Address: 80 North 20th Avenue

City of Jacksonville Beach Land Development Code Section(s) 34-340(e)(3)c.1., for a front yard setback of 18 feet, in lieu of 20 feet required; 34-340(e)(3)c.2., for a corner side yard setback of 10.4 feet, in lieu of 15.2 feet required; and 34-340(e)(3)c.3., for a rear yard setback of 10 feet, in lieu of 30 feet required; 34-340(e)(3)g., for an existing accessory structure (sidewalk) setback of 0 feet, in lieu of 5 feet required; 34-373(d) for an existing parking area setback of 1 foot, in lieu of 5 feet required; to allow construction of a new church building, for property legally described as *Lots 6, 7, Pritchards-Clarsen Replat.*

Mr. Meador, 1147 Kings Road, Neptune Beach, explains the shape of the current lot will not allow him to construct a new church building. He referred to a binder in his possession of site plans, supporting documents, and pictures to explain that the church is in bad shape, and the best option available is to construct a new building.

Two site plans were presented to the Board, with the second site plan being the preferred one by the church, but the problem that follows is the inexistence of square corners that would

hinder its construction. Mr. Meador followed with an explanation of variance details. It would move the church away from all its neighbors, except one. The eventual structure would be 2,405 square feet, which is 3% larger than the current building structure and would lead to the reduction of the lot coverage by 7%.

In response to Mr. Moreland's question, Mr. Meador clarified that the church building is currently being used as a teen center and for storage purposes.

Public Hearing:

The following individuals spoke in in opposition to the request:

- Lyle Reimann, 91 19th Avenue North, Jacksonville Beach
- Russ Jordak, 177 San Juan Drive, Jacksonville Beach
- Farley Grainger, 1238 Windsor Harbor Drive, Jacksonville Beach
- Athena Mann, 11729 Alexander Court, Jacksonville Beach
- Terry Rankin, 85 19th Avenue North, Jacksonville Beach

The following individuals were opposed to the request but did not wish to address the Board:

- Sharon K. Reimann, 91 19th Avenue North, Jacksonville Beach
- Farley Grainger, 1238 Windsor Harbor Drive, Jacksonville Beach
- John Atkins, 286 South 1st Street, Jacksonville Beach

Mr. Moreland stated he received a variety of emails that have been submitted in opposition of the agenda item and listed the opposers' names:

- Peter and Linda Dalton, 116 19th Avenue North, Unit 301, Jacksonville Beach
- Shelia and Tim Parenton, 116 19th Avenue North, Unit 401, Jacksonville Beach, expressed their opposition three times
- Mary Linn Micah, 116 19th Avenue North, Jacksonville Beach
- Dorothy Wurster, 116 19th Avenue North, Unit 602, Jacksonville Beach
- John Johnson, 116 19th Avenue North, Unit 702, Jacksonville Beach
- Kathleen Adams and Edmund Beggar, 116 19th Avenue North, Unit 701, Jacksonville Beach

The following individual expressed their support of the request in two letters:

- Jean Francis, 116 19th Avenue North, Unit 201, Jacksonville Beach

Mr. Meador stated he understood the concerns and reassured that the building will be fit for the neighborhood and will not have a "block" shape, as it will resemble a house. Mr. Moreland commented Mr. Meador did not do a good job of communicating with the neighborhood in regards to the property's alteration and referred to this proposal as a premature one. The Board expressed further concerns about parking.

The public hearing was closed.

Discussion:

Mr. Knight was asked to clarify the meaning of the written conditional use for the church; Mr. Knight explained the church was granted a special exception to conduct its operations.

Motion: It was moved by Mr. Moreland, seconded by Mr. Reddington, to deny BOA# 18-100085.

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

The motion was denied unanimously.

PLANNING DEPARTMENT REPORT The next scheduled meeting is **Tuesday, June 19, 2018.**

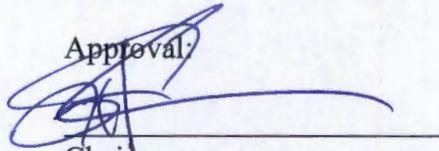
There are three (3) scheduled cases.

Adjournment

There being no further business coming before the Board, Ms. Osewalt adjourned the meeting at 8:05 P.M.

Submitted by: Sama Kaseer
Staff Assistant

Approval:



Chairperson

17/2/18

Date