

**Minutes of Board of Adjustment Meeting
held Tuesday, November 19, 2019, at 7:00 P.M.,
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Vice-Chairperson Francis Reddington called the meeting to order.

ROLL CALL

Chairperson: Jeff Truhlar (absent)
Vice-Chairperson: Francis Reddington
Board Members: Scott Cummings Sylvia Osewalt John Moreland
Alternates: Dan Janson (absent)

Building Official George Knight and City Attorney Chris Ambrosio were also present.

EX PARTE COMMUNICATION: *None*

APPROVAL OF MINUTES:

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

- October 15, 2019

CORRESPONDENCE: *None*

NEW BUSINESS:

A. **Case Number:** **BOA#19-100177**
Applicant/Owner: Andrew Scott Allen
Property Address: 1059 19th Street North

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)e, for 47% lot coverage in lieu of 35% maximum to allow for a pool and paver patio addition to an existing single-family dwelling.

Agent: Andrew Scott Allen, 1059 19th Street North, Jacksonville Beach, said the lot is only 5,100 square feet, where the minimum standard is 7,500 square feet and this presented the hardship. Mr. Moreland said this project would represent 31.2% coverage on a standard-sized lot.

Public Hearing:

Mr. Reddington read into record two emails [on file] in support of the request:

- Wesley Trantor 1021 19th Street North, Jacksonville Beach

- Pam Ward, 1108 19th Street North, Jacksonville Beach

Mr. Reddington closed the public hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Moreland, seconded by Ms. Oswalt, to approve BOA# 19-100177, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Sylvia Osewalt and Francis Reddington
The motion was approved unanimously.

B. Case Number: BOA#19-100179
Applicant/Owner: Brian and Cheryl Roche
Property Address: 3055 Antigua Drive

City of Jacksonville Beach Land Development Code Section(s): PUD Ordinance No. 2002-7843, for 49.2% lot coverage in lieu of 45% maximum to allow for a covered patio addition to an existing single-family dwelling.

Applicant: Cheryl and Brian Roche, 3055 Antigua Drive, Jacksonville Beach, both approached the Board regarding this request. Mr. Roche said they want to increase the value of their home by extending the patio. He said this request represented less than 10% of additional lot coverage.

Public Hearing:

No one came before the Board to speak about this case.
Mr. Reddington closed the public hearing.

Discussion:

Mr. Knight noted that prior to issuing a permit, the city must receive approval from the HOA.

Motion: It was moved by Ms. Osewalt, seconded by Mr. Moreland, to approve BOA# 19-100179, as written and discussed.

Roll Call Vote: Ayes – John Moreland, Sylvia Osewalt, Scott Cummings, and Francis Reddington
The motion was approved unanimously.

Case Number: **BOA#19-100180**
Applicant/Owner: Jeffrey Shank
Agent: Earl Jonsson
Property Address: 509 15th Avenue North

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.2, for an easterly side yard of 7 feet in lieu of 10 feet minimum to rectify an existing non-conformity to allow for substantial improvements to an existing single-family dwelling.

Agent: Frederick Dake, 1334 Pinewood Road, Jacksonville Beach, said two existing encroachments had been discovered during permitting and he noted that no new construction was proposed in either of those areas. Mr. Knight confirmed that because of the substantial renovations being proposed, the owner is required to bring the building into complete compliance with *all* setbacks and lot coverage requirements. He added that the driveway is at .0% setback but had not been included in the variance request.

Denise May, Attorney, Marks Gray, said it is within the board's discretion to grant more than what is mentioned on the application, if it meets the variance criteria. She said in order to comply with code, a portion of the building would need to be demolished. Board members stated they had been informed in the past that they could not exceed the specifications of the variance requests and Ms. May stated there was no law regarding that, only the requirement that a request meet the variance criteria in order to be approved. The Board could request a continuance to allow the Planning and Development Department to reevaluate the application to ensure that both needed variance requests were included.

Mr. Dake requested a continuance.

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

Discussion:
There was no additional discussion by the Board.

Motion: It was moved by Mr. Cummings, seconded by Mr. Moreland, to grant a continuance for BOA# 19-100180.

Roll Call Vote: Ayes – Sylvia Osewalt, Scott Cummings, John Moreland and Francis Reddington
The motion was approved unanimously.

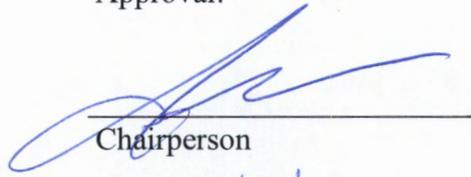
PLANNING DEPARTMENT REPORT

The next scheduled meeting is **Tuesday, December 3, 2019**. There are four scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Truhlar adjourned the meeting at 7:22 P.M.

Approval:



Chairperson

12/3/19
Date