



least amount of coverage needed. The Applicant stated he could reduce the lot coverage by “a couple of percents and it would still work.”

Ms. Osewalt stated the lot coverage is 33% now, and the maximum allowed is 35%. She asked if the owner could request less lot coverage.

**Public Hearing:**

No one came before the Board to speak about his case.

Mr. Cummings read a letter into the record (on file) from the following people in support of the variance application:

- Rachel and Tommy Sivert, 2951 Merrill Boulevard, Jacksonville Beach
- William Cowden, 2919 Merrill Boulevard, Jacksonville Beach
- Marc Blakely, 2790 Merrill Boulevard, Jacksonville Beach
- Mike Hollis, 2823 Merrill Boulevard, Jacksonville Beach
- Daniel Pastrana, 2822 Merrill Boulevard, Jacksonville Beach
- Nancy Ramirez, 2918 Merrill Boulevard, Jacksonville Beach
- Ginger Boney, 2887 Merrill Boulevard, Jacksonville Beach

Mr. Reddington closed the public hearing.

**Discussion:**

Mr. Moreland determined this was “barely” a substandard lot and thought this much coverage was excessive. Ms. Osewalt agreed.

**Motion:** It was moved by Mr. Moreland, seconded by Ms. Osewalt, to approve BOA# 20-100008, for 47% lot coverage, in lieu of 35% maximum to allow for a pool and paver patio addition to a single-family dwelling as presented and discussed.

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

**B. Case Number:** BOA#20-100010  
Applicant/Owner: Gregory and Lisa Phipps  
Property Address: 127 10<sup>th</sup> Avenue South

**City of Jacksonville Beach Land Development Code Section(s):** 34-340(e)(3)c.1, for a front yard of 14.7 feet in lieu of 20 feet required; 34-340(e)(3)c.2, for a westerly side yard of 4.1 feet in lieu of 10 feet minimum; 34-340(e)(3)d.1, for a one (1) bedroom dwelling unit size of 629 square feet in lieu of 700 square feet minimum, all to rectify existing non-conformities and convert an approved single-family use to a multiple-family use.

**Applicant/Owner:** Lisa Phipps, 127 10<sup>th</sup> Avenue South, Jacksonville Beach, said the hardship was the width and size of the lot: it is 50 feet wide by 125 feet deep and 6,250 square feet. She explained the multi-family unit, and the undersized apartment already existed on the lot. She said they did not intend to build anything else on the property.

Gregory Phipps, 127 10<sup>th</sup> Avenue South, Jacksonville Beach, said all of their neighbors supported the request.

**Public Hearing:**

The following spoke in support of the variance application:

- Cathy Sturms, 983 2<sup>nd</sup> Street South, Jacksonville Beach

Mr. Cummings read a letter into the record (on file) from the following neighbors who are in support of this variance application:

- John and Vicki Swindell, 115 10<sup>th</sup> Avenue South, 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 Mr. Cummings, to approve BOA# 20-100010, as presented and discussed.

Mr. Reddington asked Mr. Knight to clarify any changes would have to come before the Board again. Mr. Knight stated yes. Mr. Moreland modified his motion.

**Modified Motion:** It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA# 20-100010, as presented and discussed with the condition that any future changes must be within the current footprint.

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

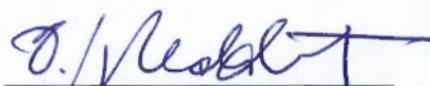
**PLANNING DEPARTMENT REPORT**

The next scheduled meeting is **Tuesday, March 3, 2020**. There are two scheduled cases.

**ADJOURNMENT**

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:25 P.M.

Approval:

  
Chairperson

06-15-2020  
Date