

Minutes of Board of Adjustment Meeting
held Tuesday, September 15, 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 Board Member Loretta.

Roll Call

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

Alternates:

Jeff Truhlar
Francis Reddington

Ex-parte Communications

There were no ex-parte communications.

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) Case Number: BOA 15-100148

Name of Applicant: 420 Building Condominium Association, Inc.

Property Address: 418 3rd Street South

Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve a request for a 0 foot parking lot setback along northerly, westerly and southerly property boundaries in lieu of 5 feet required to allow rebuilding of an existing parking lot.

Applicant: The applicant, Michael Shields, 420 3rd Street South, stated he was one of the four owners. He stated that they are looking to repave the existing parking lot and use the same parking lot schematic as exists now.

Mr. Moreland asked if they were going to put in a handicapped ramp. Mr. Shields responded that they were.

Mr. Loretta asked if there was the possibility of landscaping. Mr. Shields stated that there some opportunities and they would fix landscaping in an existing island.

Public Hearing:

There was no one present to speak in favor or in opposition to the proposal.

Discussion:

Mr. Moreland stated that they were asking for nothing new.

Roll Call Vote on Motion: Ayes – Moreland, Loretta, Truhlar, and Reddington. Motion approved unanimously.

(B) Case Number: BOA 15-100149

Name of Applicant: Double D Construction, LLC

Property Address: 609 South 10th Place

Motion to Approve: It was moved by Mr. Trular, seconded by Mr. Moreland, to approve a request for a corner side yard of 7.67 feet in lieu of 10 feet required; for a rear yard of 15 feet in lieu of 30 feet required; and for 51% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Applicant: The applicant, John Denneen, 1254 Neck Road, Ponte Vedra Beach, stated that the lot was nonconforming – this was a 5000 square foot lot where 7500 was the standard.

Mr. Loretta asked about the lot coverage. Mr. Denneen responded that it was due to the impermeable driveway that he added to the application.

Mr. Moreland added that he was concerned with the 51% lot coverage requested. Mr. Denneen stated that he would be willing to lower it to 45% by reducing the size of the house or doing runners on the driveway. Mr. Loretta asked if this would affect the rear

yard setback.

Public Hearing:

Mr. Loretta stated they he had two speaker cards.

Josh Sachs, 575 10th Avenue South, stated that he spoke in July about a property at 6th and 10th. This is right off of his backyard. The problem is that no action has been taken to address traffic issues. He also expressed issues with flooding. He was concerned with renters parking on the street. He added that he didn't want to see two houses go where there was one. He stated that speed bumps or stop signs would be an improvement.

Chris Turner, 515 10th Avenue South, agreed with Mr. Sachs. He stated that there were children and pets and traffic needed to be addressed.

Discussion:

Mr. Moreland stated that the applicant had a right to develop his property. He added that a traffic study should be done but that was outside the purview of the Board. He then stated that the 51% lot coverage was excessive.

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a corner side yard of 7.67 feet in lieu of 10 feet required; for a rear yard of 15 feet in lieu of 30 feet required; and for 45% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Roll Call Vote: Ayes - Moreland, Loretta, and Truhlar. Nays – Reddington. Amended motion approved 3-1.

(C) Case Number: BOA 15-100150

Name of Applicant: Double D Construction, LLC

Property Address: 609 South 10th Place

Motion to Approve: It was moved by Mr. Truhlar seconded by Mr. Moreland, to approve a request for a rear yard of 15 feet in lieu of 30 feet required; and for 51% lot coverage in lieu of 35% maximum to allow for an addition to a single family dwelling.

Applicant: The applicant, John Denneen, 1254 Neck Road, Ponte Vedra Beach, stated that this faced the same issues as the last lot.

Mr. Moreland questioned about the plans. Mr. Denneen stated that the building on the lot would be removed; everything would be new construction.

Public Hearing:

Mr. Josh Sachs, 575 10th Avenue South, stated that he had the same objections as before and questions whether they had the right to develop. Mr. Loretta stated that with other single family lots in the neighborhood would be to develop the lot.

Chris Turner, 515 10th Avenue South, stated he had the same concerns as before.

Discussion:

Mr. Loretta offered to help the neighbors in figuring out ways to address the issues. Mr. Moreland added that they should talk to their Council people to see if they could get a traffic study done.

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Loretta, to approve a request for a rear yard of 15 feet in lieu of 30 feet required; and for 45% lot coverage in lieu of 35% maximum to allow for an addition to a single family dwelling.

Roll Call Vote: Ayes - Moreland, Loretta, and Truhlar. Nays – Reddington. Amended motion approved 3-1.

(D) Case Number: BOA 15-100151 and BOA 15-100158

Name of Applicant: Salt Air Homes, Inc.

Property Address: 911 8th Avenue North

Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve a request for 60 foot lot width at the building line in lieu of 75 feet required to allow for construction of two single family dwellings.

Applicant: The applicant, Oliver Kraut, 226 Tallwood Road, showed a plat map of both of his properties. He indicated that there are several 60 foot lots nearby for single family dwellings. He specifically discussed lots located at 525 and 518 8th Ave that have four new, single family dwellings on 50 x 125 foot lots. After showing a copy of the survey and proposed residence for one of his lots, Mr. Kraut added that he had sufficient lot size, just not the frontage. He added that he is only looking at 27% lot coverage, which is below the 35% required.

Public Hearing:

There was no one present to speak in favor or in opposition to the proposal.

Discussion: Mr. Loretta explained that RS-2 lots require 75 feet of frontage. Mr. Kraut has sufficient sized lots but doesn't have the necessary frontage.

Roll Call Vote: Ayes –Moreland, Loretta, Truhlar, and Reddington. Motion approved unanimously.

(E) Case Number: BOA 15-100152

Name of Applicant: Wayne Martin McCoy

Property Address: 2 20th Avenue South

Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve a request for a front yard of 8.3 feet in lieu of 20 feet required and for a corner side yard of 5 feet in lieu of 10 feet required to allow for improvements to a townhouse dwelling.

Applicant: The applicant, Wayne McCoy, 2 20th Avenue South, stated that he was looking to extend the decks to match the neighbors. He stated that he hoped others would do the same to match.

Mr. Loretta asked if the first two had the same second floor deck extension. Mr. McCoy stated that they did. Mr. Loretta stated that they could add a condition that it be open air.

Public Hearing:

No one was present to speak for or against the application.

Discussion:

Mr. Moreland stated that the wall that separated the deck was solid. If an extension was not solid it would not obstruct the view of the ocean. Mr. Loretta stated that the others did not extend the wall out.

Mr. Reddington stated that he was concerned with the owner of the unit in the middle.

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a front yard of 8.3 feet in lieu of 20 feet required and for a corner side yard of 5 feet in lieu of 10 feet required; that the westerly dividing wall would not be extended; and the decks would be open air decks, to allow for improvements to a townhouse dwelling.

Roll Call Vote: Ayes – Moreland, Loretta and Truhlar. Nays – Reddington. Motion approved 3-1.

(F) Case Number: BOA 15-100153

Name of Applicant: Kevin and Jenna Thompson

Property Address: 1907 Grove Street

Motion to Approve: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve a request for a front yard of 17 feet in lieu of 25 feet required and for 40% lot coverage in lieu of 37% maximum to allow for improvements to a single family dwelling.

Applicant: The applicant, Kevin Thompson, 1907 Grove Street, stated that they wanted to turn a carport into a garage. He stated that the carport is only 12 feet so they need more space for a garage.

Mr. Loretta asked if the staff calculated 40% lot coverage, stating that he thought it was a lot more. Mr. Hays responded that the 40% request was correct.

Public Hearing:

No one was present to speak for or against the application.

Discussion:

Mr. Moreland thought there should be an alternative motion

Amended Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, to approve a request for a front yard of 17 feet in lieu of 25 feet required and for 40% lot coverage in lieu of 37% maximum limited to a single story garage improvement to a single family dwelling.

Roll Call Vote: Ayes – Moreland, Loretta, Truhlar and Reddington. Motion approved unanimously.

Adjournment

There being no further business coming before the Board, Mr. Loretta adjourned the meeting at 7:49 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approved:


Chairman

Date: 11/17/2015