

**Minutes of Board of Adjustment Meeting  
held Tuesday, January 2, 2018, at 7:00 P.M.,  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER**

Chairman John Moreland called the meeting to order.

**ROLL CALL**

*Chairman:* John Moreland  
*Vice-Chairwoman:* Sylvia Osewalt  
*Board Members:* Thomas Buck          Scott Cummings (*absent*)    Jeff Truhlar  
*Alternates:* Francis Reddington    Lucas Snyder

Chairman Moreland changed the order of the meeting agenda to accommodate the applicant first, followed by the Election of the 2018 Board of Adjustment Officers.

**Ex-parte Communications**

No ex-parte communications were received by the Board members.

**Approval of Minutes**

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

- November 21, 2017
- December 19, 2017

**CORRESPONDENCE:** *None*

**OLD BUSINESS:** *None*

**NEW BUSINESS:**

**(A)    Case Number: BOA 17-100210**  
**Name of Applicant:** Michel (Mike) Peck-Headley

**Property Address:** 655 South 14<sup>th</sup> Avenue

**City of Jacksonville Beach Land Development Code Section(s) 34-337(e)(1)c.2., for an easterly side yard of 7.1, in lieu of 10 feet, and for side yards totaling 12.1 feet, in lieu of 15 feet required; 34-337(e)(1)e., for 50.6 % lot coverage; in lieu of 35% maximum; 34-337(e)(1)g., for 0 foot accessory structure setback, in lieu of 5 feet required; to allow a garage addition and to ratify existing non-conforming pool deck, for property legally described as Lot 9, Block 137, Oceanside Park.**

**Applicant:** Michel (Mike) Peck-Headley, 655 South 14<sup>th</sup> Avenue, Jacksonville Beach, FL 32250, stated his hardship is his garage is nonconforming at only 9 feet wide.

Mr. Moreland explained typically 50% lot coverage or more is not something the Board will approve. He noted there was quite a bit of the property covered in pavers already and was surprised a variance was not applied for before this. Discussion ensued about what was on the property, when it was purchased, where the original concrete was, as opposed to the paver installation that was added. Mr. Peck-Headley had a contractor remove the concrete in the front and put in pavers for a circular driveway. He believed the contractor had pulled a permit for the job. He was not aware he needed a permit to add pavers to his backyard around the pool. He would, however, be willing to take out whatever was necessary, to comply with the lot coverage determined tonight. Discussion continued on the paver driveway. Mr. Buck pointed out most of the driveway was in the right-of-way, and a City permit would be required. Ms. Osewalt asked Building Official Mr. Knight if he had the building permit history in the file to reference; Mr. Knight stated he did not.

Mr. Moreland said having Mr. Peck-Headley remove the pavers around the pool, would reduce the lot coverage to under 50% lot coverage, the high 30's, possibly 39%.

Mr. Knight was asked if the request for the 0-foot accessory structure setback, in lieu of the 5 feet required was to include the pump house. He said it was only for consideration of the pavers.

**Public Hearing:**

There was no one from the public present to speak about the application.

**Motion:** It was moved by Ms. Osewalt, seconded by Mr. Truhlar, to approve 34-337(e)(1)c.2., for an easterly side yard of 7.1, in lieu of 10 feet, and for side yards totaling 12.1 feet, in lieu of 15 feet required; 34-337(e)(1)e., for 48 % lot coverage; in lieu of 35% maximum; to allow for garage addition, to ratify existing non-conforming pool deck, for property legally described as Lot 9, block 137, *Oceanside Park*.

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

Nays – Thomas Buck

By a 4 to 1 vote, the motion as modified was approved.

**Election of 2018 Officers:**

Mr. Moreland began the discussion for the elections. He stated traditionally, the Vice-Chairperson moves up as the Chairperson. Mr. Reddington asked if the positions could remain the same. Mr. Buck said in the past several years, there has always been a change in positions. Building Official Mr. Knight reminded them a

vote to keep the officers in the same position would require a unanimous vote from the Board, and Mr. Cummings was absent from tonight's meeting. Mr. Truhlar said he would accept the consideration as Vice-Chairperson.

**Motion:** It was moved by Mr. Reddington, seconded by Mr. Buck, [to nominate] Sylvia Osewalt as the 2018 Chairperson, and Jeff Truhlar as the 2018 Vice-Chairperson.

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

**Adjournment**

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:38 P.M.

Submitted by: Catherine Martinich  
Permit Specialist

Approval:

Sylvia Osewalt  
Chairperson

Date: 11/17/2018