

**Minutes of Board of Adjustment Meeting
held Tuesday, January 18, 2017, 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 Chairperson John Moreland.

Roll Call

Tom Buck
Jeff Truhlar
John Moreland (Chairperson)
Sylvia Osewalt (Vice-Chairperson)(*absent*)
Scott Cummings (*absent*)

Alternates:

Francis Reddington
Chase Sams

Ex-parte Communications

Mr. Moreland stated that he an ex-parte communication concerning Case 16-100221 with the agent for the project. Mr. Buck also informed the Board that he had ex-parte communications with the same agent concerning the same project concerning information on an application. Mr. Truhlar and Mr. Reddington stated they had also had discussions with Mr. Goodin. Mr. Sams reported that he had a call but did not respond.

Approval of Minutes

It was moved by Mr. Buck, seconded by Mr. Reddington, and approved unanimously, to approve the following minutes, as presented:

- Board of Adjustment meeting held on November 15, 2016

Correspondence

None

NEW BUSINESS:

(A) Case Number: BOA 16-100212

Name of Applicant: Robert S. Bass. II

Property Address: 1360 Plantation Oaks Drive North

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for 38.5% lot coverage in lieu of 35% maximum to allow a pool and pool deck addition to an existing dwelling unit.

Applicant: The applicant, Mr. Robert Bass, 1360 Plantation Oaks Drive North, Jacksonville Beach, deferred speaking to his pool builder, noting that they would just like to finish the pavers. In response to Mr. Sams, Mr. Bass stated that the pool was not yet installed. Mr. Moreland asked if this was the least request he could by with. Mr. R.D. Gray, 1546 Linkside Drive, Atlantic Beach, stated he was the pool builder and this was the least that could be done and provide a safe walkway. Mr. Bass added that he had received no negative feedback from the neighbors.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed application.

Discussion:

Mr. Truhlar noted that the request seemed reasonable. Mr. Buck added that he lived in the community and one-third of the people had pools with similar lot sizes.

Roll Call Vote: Ayes – Buck, Moreland, Truhlar, Reddington, and Sams.
The motion was approved unanimously.

(B) Case Number: BOA 16-100220

Name of Applicant: Russell T. Cox

Property Address: 1202 Palm Circle

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for an easterly side yard of eight feet in lieu of 10 feet required to allow a carport addition to an existing single-family dwelling.

Applicant: The applicant, Mr. Russell Cox, 605 12th Avenue North, Jacksonville Beach, stated that this is a 65-foot wide lot where 90 feet is the minimum. They are asking for two more feet to give sufficient room to park the car. He added that there will be two columns over a pad that exists now.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed application.

Discussion:

Mr. Reddington confirmed that the plan was to cover an existing area and therefore should not increase lot coverage.

Roll Call Vote: Ayes – Truhlar, Reddington, Sams, Buck, and Moreland.
The motion was approved unanimously.

(C) Case Number: BOA 16-100221

Name of Applicant: Heather Webber

Property Address: 1306 and 1308 South 1st Street

Motion to Approve: It was moved by Mr. Buck, seconded by Mr. Truhlar, to approve a request for a front yard setback of 10 feet in lieu of 20 feet required; for side yard setbacks of 5 feet in lieu of 10 feet required; for a rear yard setback of five feet in lieu of 30 feet required; for accessory structure setback of one foot in lieu of five feet required; for gravel driveway in lieu of paved; and for two parking spaces in lieu of four required to allow for construction of a new two-family dwelling.

Applicant: The applicant, Christopher Goodin, 220 Hopkins Street, Neptune Beach, noted that the lot was substandard in size. They were looking to remove a structure damaged in the hurricane. Mr. Reddington asked if the five-foot setback in the rear yard will infringe on the rear neighbors. Mr. Goodin stated that he had not addressed that with those neighbors. He then described the size of the proposed units.

Mr. Moreland asked if this was the minimum size of units that could be requested. Mr. Goodin responded that he thought this was the best option for construction on these parcels. He then presented a second option for construction, noting that the main difference was a parking space as well as the two-car garage.

Mr. Buck noted that the owner got a variance back in 2008, and asked why they couldn't use the original variances. Mr. Goodin stated that they couldn't build a reasonable structure with those requests.

Public Hearing:

Ms. Julie Brewer, 131 14th Avenue South, noted that each adjacent property was single-family. She agreed that there was a hardship but the request was not reasonable. She added that in many instances people parked on the sidewalks making it difficult to walk in the neighborhood. Ms. Brewer stated that she did not have an issue with the gravel driveway. In response to Mr. Moreland, Mr. Mann stated that two-family dwellings only were allowed on these parcels.

Mr. James Healey, 3591 South Kernan Boulevard, Jacksonville, stated that he owned the property adjacent that was a duplex converted from single-family. He expressed his support for the proposed variance. He stated that the structure should bring homeowners to the lot rather than renters, which should be a benefit to the neighborhood.

Mr. Jim Roiz, 1221 1st Street, Unit 10B, Jacksonville Beach, stated that the requested reductions are excessive. He noted that this area gets a lot of flooding.

Mr. James Brennan, 1301 1st Street South, Unit 901, Jacksonville Beach, expressed his opposition to the variance. He stated that the original variance in 2008 increases the lot coverage to 58%. He stated that this change was not good for the neighborhood, and added that the Board voted the request to lower parking in 2008. Discussion followed on the plan approved in 2008 and how it addressed the front yard setback, as well as the proposed garage size and the variance request for parking spaces.

Mr. Buck noted they had a letter from Ms. Lillian Park, 112 13th Avenue South, Jacksonville Beach, in opposition to the setback request, expressing concern about the five-foot setbacks and the invasion on her privacy.

Mr. Goodin explained how he came up with the plan. He stated that this would function as a two-car garage. Mr. Moreland asked him to address the potential from flooding. Mr. Goodin stated this should have no increase in flooding impact, in that they are not adding coverage and are trying to limit the impervious surface.

Discussion:

Mr. Truhlar stated that he commended the intent to revitalize the area, but had concerns with the request. Mr. Buck noted that they could try to develop a single-family dwelling, with conditional use approval, in order to develop something more compatible. He added that the potential to have parked cars blocking the sidewalk is not acceptable.

Mr. Moreland agreed stated that he always has to walk around cars when walking in the City. He stated that they should look at a conditional use perhaps.

Mr. Truhlar asked Mr. Mann about garage sizes. Mr. Mann noted that parking spaces were 9' x 17' and explained why the ones shown on the applicant's plans would constitute one-car garages.

Mr. Reddington stated that the variance issued in 2008 should be sufficient. He noted that this house in an eyesore but granting the variance would create additional problems. Mr. Sams agreed that this is excessive.

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Roll Call Vote: Nays – Buck, Moreland, Truhlar, Reddington, and Sams.
The motion was denied unanimously.

Adjournment

There being no further business coming before the Board, Mr. Moreland adjourned the meeting at 7:45 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:



Chairman

Date:

4/4/17
