

**Minutes of Board of Adjustment Meeting
held Tuesday, March 3, 2020, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

Chairperson Francis Reddington called the meeting to order.

ROLL CALL

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

Building Official George Knight was also present.

EX PARTE COMMUNICATION: None

APPROVAL OF MINUTES:

It was moved by Mr. Cummings, seconded by Mr. Janson, and passed unanimously to approve the following minutes:

- February 4, 2020

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#20-100005**
Applicant Rachel Powers and Landon Morehead
Owner Landon Morehead et al.
Property Address: 1833 Arden Way

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)e, for 44.6% lot coverage in lieu of 35% maximum to rectify an existing non-conformity resulting from a pool and paver patio addition to an existing single-family dwelling.

Owner: Landon Morehead, 1833 Arden Way, Jacksonville Beach, stated their hardship is financial. Mr. Morehead hired a local pool contractor who submitted plans for a pool and pavers as required. The City approved the design of the pool and pavers, and the work was completed. During the final inspection, it was noted the project was actually over the maximum allowable lot coverage, and pavers would have to be removed to bring the project into compliance. Mr. Morehead advised it would be too expensive to have some of the pavers removed and decided to seek a variance instead. He also added that drainage on their lot was not an issue as the property is located near a creek. Mr.

Morehead provided photos (on file) of the property. Mr. Cummings asked if there was documentation showing the City approved the design. Mr. Morehead provided two surveys (on file) showing the plans submitted for approval. He acknowledged the first survey submitted for approval did not indicate impervious lot coverage, so a second one was submitted with that information.

Mr. Knight advised these owners were the victims of “not accurate permitting” by the pool contractor. He further stated this was not the first time something like this had occurred, and his department recently began requiring signed, sealed, and certified lot calculations on pool applications in an effort to deter these types of situations.

Public Hearing:

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

Discussion:

Board members discussed the fact financial consideration did not constitute a hardship. However, they also agreed this was not the fault of the homeowners but of the pool company.

Motion: It was moved by Mr. Moreland, seconded by Mr. Cummings, to approve BOA#20-100005, as presented and discussed.

Roll Call Vote: Ayes – Scott Cummings, John Moreland, Dan Janson, Alexi Gonzalez and Francis Reddington
The motion was approved unanimously.

B. Case Number: BOA#20-100018
Applicant: Sean Shapiro
Owner: Harry Thompson Living Trust
Property Address: 912 19th Street North

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)g, for an accessory structure setback of 0.5 feet in lieu of 5 feet minimum for an existing building on Lot 5, Block 100 in order to separate Lot 5, Block 99 for development of a new single-family dwelling

Applicant: Sean Shapiro 1745 Pullian Street, Jacksonville Beach, said the structure was a water well pump house located on the Owner’s lot which backed up to Applicant’s property. Applicant stated he was aware the same request was denied in September 2014.

Owner: Harry Thompson, 912 19th Street North, Jacksonville Beach, said the pump house was on the property when he purchased it 40 years ago. He said there is a pump and several pipes in the pump house that provides water for his sprinkler system and he also stored equipment there.

Mr. Shapiro explained he needed the variance to build on lot 5 of block 99. Mr. Thompson’s property was on lot 5 of block 100.

Public Hearing:

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

Discussion:

Mr. Janson wanted to ensure granting the variance would not allow a six-inch setback in the future.
Mr. Knight noted the variance specified it was for the existing building only and that could be reiterated in the motion.

Motion:

It was moved by Mr. Janson, seconded by Mr. Moreland, to approve BOA#20-100018, with the condition the variance was limited expressly to the existing building.

Roll Call Vote:

Ayes – John Moreland, Scott Cummings, Dan Janson, Alexi Gonzalez and Francis Reddington
The motion was approved unanimously.

PLANNING DEPARTMENT REPORT

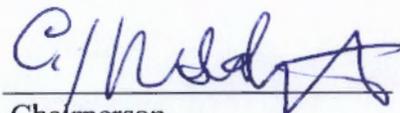
The next scheduled meeting is **Wednesday, March 18, 2020**. There are six scheduled cases.

ADJOURNMENT

There being no further business coming before the Board, Mr. Reddington adjourned the meeting at 7:28 P.M.

Submitted by: Sheila Boman
Office Assistant

Approval:



Chairperson

06-15-2020

Date