



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 15, 2025

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), Matt Metz, John Moreland, Jennifer Williams

Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

A. Minutes for June 17, 2025 Meeting

CORRESPONDENCE

OLD BUSINESS

A. Case Number(s): **BOA#25-100034**

Applicant: Anthony Martinez

Agent: N/A

Owner: Iron Oak Real Estate LLC

Property Address: 133 N 7th Ave

Parcel ID: 179381-0000

Legal Description: The South 75 feet of Lot 54, together with the West 12.5 feet of the South 75 feet of lot 55, *Flagler Tract*

Current Zoning: C-1

Motion to Consider: **Section(s):** 34-614(e)(3)(c)(2), for a corner side yard setback of 11.3 feet in lieu of 12.6 feet minimum, 34-614(e)(3)(c)(1) for a front yard setback of 0 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for a side yard setback of 6.8 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 14 feet in lieu of 20 feet minimum, and 34-706.1, for zero (0) parking spaces at a two-unit multiple-family dwelling in lieu of two (2) spaces per dwelling unit requirement or, four (4) spaces total required, to rectify nonconformities for renovation, for staircase addition, new second story deck on the west side of the structure and expansion of an existing second story deck on the front, located on portions of two nonconforming lots or record, located at **property addressed** 133 N 7th Ave **RE#** 179381-0000, **legally described as** The South 75 feet of Lot 54, Together With the West 12.5 feet of the South 75 feet of lot 55, *Flagler Tract*

NEW BUSINESS

A. Case Number(s): **BOA#25-100037**

Applicant: Eduardo Rodrigues

Agent: Bella Builders Inc.
Owner: Eduardo Rodrigues
Property Address: 1328 S 1st St
Parcel ID: 176262-0000
Legal Description: The North 48 feet of The Southernly 99 feet of Lot 12, Block 132, *Pablo Beach South*
Current Zoning: RM-2
Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 3 feet in lieu of 20 feet minimum, 34-615(e)(1)(c)(2), for a northerly side yard setback of 4.4 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(2), for a southerly side yard setback of 3.8 feet in lieu of 5 feet minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum, 34-615(e)(1)(f), for 65% lot coverage in lieu of 60 % maximum, to construct a new single-family home, located at **property addressed** 1328 S 1st St **RE#** 176262-0000, **legally described as** The North 48 feet of The southerly 99 feet of Lot 12, Block 132, *Pablo Beach South*

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

