

**Minutes of Board of Adjustment Meeting
held Tuesday, June 17, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: John Moreland Jennifer Williams (absent) Jeff Truhlar
Alternates: Laura Tierney (absent) Douglas Dell

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, and passed unanimously to approve the following minutes:

- Minutes for May 20, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: 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

City of Jacksonville Beach Land Development Code 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, 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 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.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant: Anthony Martinez, 2009 Sandpiper Point, Neptune Beach, stated the hardship was a non-conforming lot. Mr. Martinez submitted photographs [on file].

A discussion ensued regarding the survey, deck, parking, garage, staircase, water intrusion, easement, driveway, square footage of units, staff recommendations, variances, setbacks, and application deferral.

The applicant requested to defer the application to the July 15, 2025, meeting.

Chair Curley confirmed the deferral request did not require a vote from the Board therefore the application was deferred to the July 15, 2025 meeting.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting and Board Training will be held on Tuesday, July 15, 2025, at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:54 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by the Planning & Development Department.

Approval:



Chairperson

7-15-2025

Date