

**Minutes of Board of Adjustment Meeting
held Tuesday, July 15, 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 Jeff Truhlar (absent) Jennifer Williams
Alternates: Laura Tierney (absent) Douglas Dell

Senior Planner Christian Popoli, Planner Danevsky Joseph and City Clerk Molly Alleger were also present.

APPROVAL OF MINUTES:

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

- Minutes for June 17, 2025 Meeting

CORRESPONDENCE: None

OLD 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 San Piper Point, Neptune Beach, stated the hardship was a non-conforming lot. Mr. Martinez addressed questions and issues from the previous meeting held June 17, 2025, via PowerPoint presentation [on file].

A discussion ensued about the parking, driveway, garage, demolition, and staircase.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Ms. Williams, to approve BOA#25-100034 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the number of parking spaces.

Motion to Amend: It was moved by Mr. Metz, seconded by Ms. Williams, to amend the motion for a rear yard setback of 18 feet in lieu of 20 feet minimum and two (2) parking spaces at a two-unit multiple-family dwelling in lieu of four (4) spaces per dwelling.

Discussion: A brief discussion ensued about parking criteria.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Matt Metz,
Douglas Dell
Nays – Owen Curley

The motion to amend passed 4-1.

Discussion: A brief discussion ensued about the Land Development Code.

Amended Motion Roll Call Vote: Ayes – John Moreland, Matt Metz, Douglas Dell
Nays – Jennifer Williams and Owen Curley

The amended motion passed 3-2.

NEW BUSINESS:

A.	Case Number:	BOA#25-100037
	Applicant/Owner:	Eduardo Rodrigues
	Agent:	Bella Builders Inc.
	Property Address:	1328 S 1st St.
	Parcel ID:	176262-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent(s): Paul Frees, 212 E. Street, St. Augustine and Wes Parker, 818 Summer Bay Drive, St. Augustine, stated the hardship was a non-conforming lot.

A brief discussion ensued about setbacks.

Public Hearing:

No one came forth to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Ms. Williams, to approve BOA#25-100037 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Jennifer Williams, Matt Metz, John Moreland, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held Tuesday, August 5, 2025, at 6:00 P.M. There is one scheduled case. Board Training is expected to be scheduled in August.

COURTESY OF THE FLOOR TO VISITORS: None

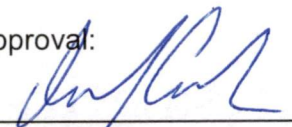
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:10 P.M.

Submitted by: Molly Alleger
City Clerk

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

8-5-2025

Date