



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, October 7, 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, (vacant)
Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on August 05, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s):** **BOA#25-100065**

Applicant: Micheal Rupe

Agent: N/A

Owner: Micheal Rupe

Property Address: 4086 E Seaside Dr

Parcel ID: 181403-0740

Legal Description: Lot 45, *Ocean Terrace South Beach*

Current Zoning: PUD

Motion to Consider: Deviation from **Ordinance No. 2013-8013**, Project Narrative Section II.3.a., Accessory Uses and Structures, for an accessory structure setback of 3 feet in lieu of 5 feet, to accommodate a pool, for **property addressed** 4086 E Seaside Dr **RE#** 181403-0740, **legally described as** Lot 45, *Ocean Terrace South Beach*

B. **Case Number(s):** **BOA#25-100066**

Applicant: Sunday Ero, MD

Agent: Stratum Construction (Matt McCord)

Owner: Sunday Ero, MD

Property Address: 214/218 S 7th Ave

Parcel ID: 176065 0010/176065-0000

Legal Description: Lot 3, Block 73, *Pablo Beach South*

Current Zoning: C-1

Motion to Consider: **Section(s)**: 34-706.1(e)(1)(h), for a reduction of on-site parking from 6 spaces required to two spaces maximum, 34-615(e)(3)(c)(1), for a front yard setback of 7.5 in lieu of 20 feet minimum, 34-615(e)(3)(c)(2), for a westerly side yard of 6.7

feet in lieu of 10 feet minimum for the existing front structure, 34-615(e)(3)(c)(2), for a westerly side yard of 1.0 foot in lieu of 10 feet minimum for the rear structure, 34-615(e)(3)(c)(3), for a rear yard setback of 4.8 feet in lieu of 20 feet minimum for the rear structure, 34-702(d), for a parking setback of 1 foot in lieu of 5 feet minimum for renovation of an existing multifamily property, contained in two nonconforming structures, located at **property addressed** 214/218 S 7th Ave **RE#** 176065 0010/176065-0000, **legally described as** Lot 3, Block 73, *Pablo Beach South*

C. **Case Number(s):** **BOA#25-100067**

Applicant: Peter Rowell Jr. & Kristen Wolf Rowell

Agent: Ian Brown

Owner: Peter Rowell Jr. & Kristen Wolf Rowell

Property Address: 1240 N 5th Ave

Parcel ID: 177751-0010

Legal Description: Lot 9, Block 3, *Pine Grove Unit 2*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 18.9 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for an easterly side yard setback of 5.4 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a westerly side yard setback of 5.6 feet in lieu of 10 feet, for various dwelling additions and a swimming pool addition, to an existing single-family property, addressed 1240 N. 5th Avenue, **RE#** 177751-0010, **legally described as** Lot 9, Block 3, *Pine Grove Unit 2*

D. **Case Number(s):** **BOA#25-100068**

Applicant: Elevate On Track, LLC

Agent: Mike Sittner

Owner: Kathy Jaroll

Property Address: 2007 S 1st St

Parcel ID: 179381-0000

Legal Description: Lot 5&6, Block L, *Permenter's R/P Atlantic Camp*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(3), for a front yard setback of 8 feet in lieu of 20 feet, 34-615(e)(1)(c)(1), for a rear yard setback of 12 feet in lieu of 20 feet, 34-615(e)(1)(c)(e), for 51.8% and 55.1% primary structure and required driveway lot coverage in lieu of 45% maximum, for two new urban single family dwellings , located on two nonconforming lots or record **property addressed** 2007 S 1st St **RE#** 179381-0000, **legally described as** Lot 5&6, Block L, *Permenter's R/P Atlantic Camp*

E. **Case Number(s):** **BOA#25-100069**

Applicant: Hunter Buchanan

Agent: Hunter Buchanan

Owner: Preeya Mistry

Property Address: 124 S 11th Ave C

Parcel ID: 176211-1008

Legal Description: Lot 4, Block 112, *Pablo Beach*

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(3)(c)(1), for a front yard setback of 10 feet in lieu of 20 feet, for construction of a second story wood deck extension, to a multi-family dwelling **property addressed** 124 S 11th Ave Unit C **RE#** 176211-1008, **legally described as** Lot 4, Block 112, *Pablo Beach*

F. **Case Number(s):** **BOA#25-100070**

Applicant: Katy Corbo
Agent: N/A
Owner: Katharine Corobo
Property Address: 964 N 21st St
Parcel ID: 179218-0200
Legal Description: Lot 6 and the south ½ of Lot 5, Block 96, SEC "A" Jacksonville Beach
Current Zoning: RS-2
Motion to Consider: **Section(s):** 34-612(e)(1)(c)(2), for an northerly side yard setback of 5 feet in lieu of 7.5 feet and 12.5 feet total in lieu of 15 feet total, for construction of a one-car garage addition, to an existing single-family dwelling for **property addressed** 964 N 21st St **RE#** 179218-0200, **legally described as** Lot 6 and the south ½ of Lot 5, Block 96, SEC "A" Jacksonville Beach

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