

**Minutes of Board of Adjustment Meeting
held Tuesday, October 7, 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 6:03 P.M.

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialists Michaela O'Banion and Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Minutes for August 5, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#25-100065
Applicant/Owner: Micheal Rupe
Agent: N/A
Property Address: 4086 E Seaside Dr
Parcel ID: 181403-0740

City of Jacksonville Beach Land Development Code Section(s): 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.

Ex-Parte Communication:

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

Applicant: Michael Rupe and Amy Devitio, 4086 E Seaside Dr., Jacksonville Beach, stated the hardship was lot size.

Discussion: A brief discussion ensued about lot size, PUD, pool, setback, building restriction line, hardship, and deferral.

Motion: It was moved by Ms. Tierney, seconded by Mr. Moreland, to defer approval of BOA#25-100065.

Discussion: None.

Roll Call Vote: Ayes – John Moreland, Matt Metz, Laura Tierney, and Owen Curley.

The motion to defer passed unanimously.

B. Case Number: **BOA#25-100066**
Applicant/Owner: Sunday Ero, MD
Agent: Stratum Construction (Matt McCord)
Property Address: 214/218 S 7th Ave
Parcel ID: 176065 0010/176065-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Matthew McCord, 1025 4th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about the renovation, alley access, parking, conditional use, and variance request.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100066 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to be contingent on the existing property structures.

Discussion: A brief discussion ensued about the amendment.

Motion to Amend Roll Call Vote: Ayes – Matt Metz, John Moreland, Laura Tierney, and Owen Curley.

Discussion: A brief discussion ensued about the conditional use.

Amended Motion Roll Call Vote: Ayes – Matt Metz, John Moreland, Laura Tierney, and Owen Curley.

The amended motion passed unanimously.

C. Case Number: BOA#25-100067
Applicant/Owner: Peter Rowell Jr. & Kristen Wolf Rowell
Agent: Ian Brown
Property Address: 1240 N 5th Ave
Parcel ID: 177751-0010

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

Mr. Metz disclosed he received a voicemail from the applicant but did not have a discussion.

Chairperson Curley disclosed he received a voicemail from the applicant's agent but did not have a discussion.

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

Agent: Ian Brown, 245 Riverside Avenue, Jacksonville, stated the hardship was due to a substandard lot.

Discussion: A brief discussion ensued about the detached accessory structure.

Public Hearing:

The following spoke in support of the variance:

- Peter Rowell, 1240 N 5th Avenue, Jacksonville Beach
- Bill Pugh, 567 Palm Tree Road, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100067 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about lot size and accessory structure.

Roll Call Vote: Ayes – Matt Metz, John Moreland, Laura Tierney, and Owen Curley.

The motion passed unanimously.

D. Case Number: BOA#25-100068
Applicant: Elevate On Track, LLC
Agent: Mike Sittner
Owner: Kathy Jaroll
Property Address: 2007 S 1st St
Parcel ID: 179381-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Cyndy Trimmer, 1 Independent Drive, Suite 1200, Jacksonville, stated the hardships were nonconformities.

Discussion: None.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100068 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the hardship.

Roll Call Vote: Ayes – Matt Metz, John Moreland, Laura Tierney, and Owen Curley.

The motion passed unanimously.

E.	Case Number:	BOA#25-100069
	Applicant/Agent:	Hunter Buchanan
	Owner:	Preeya Mistry
	Property Address:	124 S 11th Ave C
	Parcel ID:	176211-1008

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Hunter Buchanan, 124 S 11th Ave C, Jacksonville Beach, stated the hardship was the substandard lot size.

Discussion: None.

Public Hearing:

The following spoke in support of the variance:

- Stephanie Drog, 124 11th Avenue S, Apt. B, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100069 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the variance and condition.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion with the condition the approval be contingent upon deck plans.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Matt Metz, Laura Tierney, and Owen Curley.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – John Moreland, Matt Metz, Laura Tierney, and Owen Curley.

The amended motion passed unanimously.

F.

Case Number:	BOA#25-100070
Applicant/Owner:	Katy Corbo
Agent:	N/A
Property Address:	964 N 21st St
Parcel ID:	179218-0200

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Katy Corbo and Michael Gray, 964 N 21st Street, Jacksonville Beach, stated the hardship was due to current nonconformities.

Discussion: A brief discussion ensued about the hardship.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100070 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the hardship.

Roll Call Vote: Ayes – John Moreland, Laura Tierney, and Owen Curley.
Nays – Matt Metz

The motion passed 3-1.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on Tuesday, October 21, 2025 at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:17 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist I

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

10-21-25
Date