



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

Tuesday, December 16, 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  
Alternates: Douglas Dell, Laura Tierney

#### APPROVAL OF MINUTES

A. Board of Adjustment Meeting held on October 21st, 2025

#### CORRESPONDENCE

#### OLD BUSINESS

#### NEW BUSINESS

A. **Case Number(s): BOA#25-100090**  
Applicant: Antonio Aguilera  
Agent: Robert Grey  
Owner: Antonio Aguilera, Life Estate  
Property Address: 31 S 26th Ave  
Parcel ID: 181610-0020  
Legal Description: Lot 7, Block 2, Perry & Perry's replat of Atlantic Shores  
Current Zoning: RS-1  
Motion to Consider: **Section(s): 34-611(e)(1)(c)(1)**, for a front yard setback of 13 feet in lieu of 20 feet, to extend front second and third story deck, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35% to address existing nonconformities and to accommodate new additions at an existing single-family home, located at **property addressed 31 S 26th Ave RE# 181610-0020, legally described as Lot 7, Block 2, Perry & Perry's replat of Atlantic Shores**

#### 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*

[IGNORE\_INDENT]

*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](mailto: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*