

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100090 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 coverage.

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

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on Tuesday, January 6, 2026 at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:11 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

1-6-2026

Date

**Minutes of Board of Adjustment Meeting
held Tuesday, December 16, 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)
Alternates: Laura Tierney (absent) Douglas Dell

Planner Danevsky Joseph and Operations Support Specialist Michaela O'Banion were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Matt Metz, seconded by John Moreland, and passed unanimously to approve the following minutes:

- Minutes for October 21, 2025 Board of Adjustment Training

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100090**
Applicant: Antonio Aguilera
Agent: Robert Grey
Owner: Antonio Aguilera, Life Estate
Property Address: 31 S 26th Ave
Parcel ID: 181610-0020

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

Ex-Parte Communication:

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

Applicant: Antonio Aguilera, 31 S 26th Avenue, Jacksonville Beach, and agent Robert Grey, 5211 Pine Rocks Avenue, Lithia, stated the hardship was a nonconforming structure.

Discussion: A brief discussion ensued about the deck, appearance, additions, garage, and line of sight.

Public Hearing:

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