

**Minutes of Board of Adjustment Meeting
held Tuesday, April 7, 2026, 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.

ADMINISTER OATH OF OFFICE

A. 2nd Alternate Victor Melone

The Oath of Office was administered prior to the start of the meeting.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: Douglas Dell (absent) Jeff Truhlar Caren Doherty (absent)
Alternates: Gary Hawkett Victor Melone

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

APPROVAL OF MINUTES:

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

- Minutes for February 18, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. **Case Number:** **BOA#25-100020**
Applicant/Owner: James P. Smith
Agent: N/A
Property Address: 1010 Seabreeze Ave
Parcel ID: 179884-0000

City of Jacksonville Beach Land Development Code Section(s): 34-612(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 20 feet minimum, for a second floor master suite addition, driveway/side walk concrete additions, and new covered entry, to an existing two-story single-family home, located at property addressed 1010 Seabreeze Ave RE# 179884-0000, legally described as Lots 14 through 18, except the south 50 feet, Block 5, WILLIAMS COASTAL BLVD HEIGHTS.

Ex-Parte Communication:

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

Applicant: James Smith, 1010 Seabreeze Avenue, Jacksonville Beach, stated the hardship was a corner lot and home orientation.

Discussion: A brief discussion ensued about neighbor communication, pavers, lot and coverage.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Truhlar, to approve BOA#25-100020 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. Truhlar, to amend the motion to attach the variance to the existing structure, as outlined in plans.

Discussion: None.

Motion to Amend Roll Call Vote: Jeff Truhlar, Matt Metz, Gary Hawkett, Victor Melone, and Owen Curley.

The motion to amend passed unanimously

Discussion: A brief discussion ensued about the variance request and lot coverage.

Amended Motion Roll Call Vote: Ayes – Jeff Truhlar, Matt Metz, Gary Hawkett, Victor Melone, and Owen Curley.

The amended motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, April 21, 2026 at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:13 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

4-21-26

Date