

**Minutes of Board of Adjustment Meeting  
held Tuesday, April 21, 2026, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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:* Douglas Dell                      Jeff Truhlar (absent)      Caren Doherty  
*Alternates:* Gary Hawkett                      Victor Melone (late)

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. Hawkett, and passed unanimously to approve the following minutes:

- Minutes for March 17, 2026 Board of Adjustment Meeting
- Minutes for April 7, 2026 Board of Adjustment Meeting

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A.      Case Number:                      BOA#26-100022**  
Applicant/Owner:                      Paul Canto  
Agent:                                      Paul Cruddas  
Property Address:                      3214 Ocean Drive  
Parcel ID:                                   181532-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(h), for a westerly accessory structure setback of 4 feet in lieu of 5 feet minimum, 34-611(e)(1)(c)(h), for a northerly accessory structure setback of 4.1 feet in lieu of 5 feet minimum, for a new swimming pool, to an existing two-story single-family home, located at property addressed 3214 Ocean Dr RE# 181532-0000, legally described as Lot 5 and The East ½ of Lot 6, Block 4, Atlantic Shores Ocean Front Section Division B.

**Ex-Parte Communication:**

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

**Agent:** Paul Cruddas, 12276 San Jose Boulevard, #417, Jacksonville, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about previous variance and pool setback.

**Public Hearing:**

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

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100022 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. Dell, to amend the motion to attach the variance to the existing structure, and have the pool meet the 5' minimum away from the primary structure.

**Discussion:** None.

**Motion to Amend Roll Call Vote:** Ayes – Douglas Dell, Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion to amend passed unanimously.

**Discussion:** A brief discussion ensued about the lot size.

**Amended Motion Roll Call Vote:** Ayes – Douglas Dell, Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The amended motion passed unanimously.

**B. Case Number:** BOA#26-100023  
Applicant: Barnett Custom Homes  
Agent: Greg Barnett  
Owner: Mark Perschel  
Property Address: 333 N 3rd Ave  
Parcel ID: 173863-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-617(e)(3)(b) for not side yard setback in lieu of 10 feet minimum adjacent to a right of way, 34-745(b)(4)(a), for a 0 ft landscape buffer in lieu of at least 5 ft adjacent to the western property line, 34-702(d), for a 0ft parking adjacent to right of way set back in lieu of 5 feet, for a new commercial building, located at property addressed 333 N 3rd Ave RE# 173863-0000, legally described as Lot 7, Block 44, Atlantic Park.

**Ex-Parte Communication:**

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

**Agent:** Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, stated the hardship was landscaping buffer and parking.

**Discussion:** A brief discussion ensued about conditions, project design, lot size, easement, parking, landscaping, alleyway paving, and neighbor communication.

**Public Hearing:**

The following did not speak in support or opposition of the variance but expressed concerns about landscaping and parking:

- Herbert Montoya, 402 North 4<sup>th</sup> Street, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Barnett addressed comments during the public hearing regarding landscaping.

**Motion:** It was moved by Mr. Metz, seconded by Mr. Hawkett, to approve BOA#26-100023 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. Hawkett, to amend the motion to attach the variance to the parking designs, as submitted, and receipt of an encroachment permit from Public Works to relocate landscaping.

**Discussion:** None.

**Motion to Amend Roll Call Vote:** Ayes – Matt Metz, Caren Doherty, Douglas Dell, Gary Hawkett, and Owen Curley.

The motion to amend passed unanimously.

**Discussion:** A brief discussion ensued about the design, parking, and landscaping.

**Amended Motion Roll Call Vote:** Ayes – Matt Metz, Caren Doherty, Douglas Dell, Gary Hawkett, and Owen Curley.

The amended motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next meeting will be held on Tuesday, May 5, 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 6:30 P.M.

Submitted by: Michaela O'Banion  
Operation Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

5-5-26

Date