



City of Jacksonville Beach

Regular Meeting Agenda (Amended)

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Wednesday, January 21, 2026

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

ADMINISTER OATHS OF OFFICE

- A. Regular Member Douglas Dell
- B. Regular Member Caren Doherty
- C. 1st Alternate Gary Hawkett

ROLL CALL

Owen Curley (Chairperson), Matt Metz (Vice-Chairperson), Jeff Truhlar
Alternates: Douglas Dell

APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on January 6, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#25-100096**
Applicant: Alan Martin
Agent: N/A
Owner: Alan Martin
Property Address: 816 N 10th St
Parcel ID: 177376-0000
Legal Description: Lot 8, Block 2, *Palm Courts*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a side yard setback of 8.2 feet in lieu of 10 feet, for a new bathroom addition, to an existing single-family home, located at **property addressed** 816 N 10th St **RE#** 177376-0000, **legally described as** Lot 8, Block 2, *Palm Courts*
- B. **Case Number(s):** **BOA#25-100097**
Applicant: Janelle Foster
Agent: Jeff Johnson
Owner: Kevin & Janelle Foster
Property Address: 2056 N 10th St
Parcel ID: 174768-0000
Legal Description: Lot 13, *Seagate Terrace*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 29.4 feet in lieu of 30 feet, and 34-611(e)(1)(c)(2), for a side yard setback of 7.5 feet in lieu of 10 feet, for a master bedroom addition, to an existing single-family home, located at **property addressed** 2056 N 10th St **RE#** 174768-0000, **legally described as** Lot 13, *Seagate Terrace*

C. **Case Number(s):** **BOA#25-100098**

Applicant: William & Ramona Boyd

Agent: Ian Brown Esq.

Owner: William & Ramona Boyd

Property Address: 2804 S 2nd St

Parcel ID: 180690-0000

Legal Description: Lot 14 & 15, Block 24, *Atlantic Shores Unit NO. 1 replat*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a northerly side yard setback of 7.3 feet in lieu of 10 feet, 34-611(e)(1)(c)(2), for a southerly side yard setback of 5 feet in lieu of 10 feet, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 38.5% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 2804 S 2nd St **RE#** 180690-0000, **legally described as** Lot 14 & 15, Block 24, *Atlantic Shores Unit NO. 1 replat*

D. **Case Number(s):** **BOA#25-100099**

Applicant: LAS Holdings LLC

Agent: Ryan Wetherhold

Owner: LAS Holdings LLC

Property Address: 1823 Sable Palm Ln

Parcel ID: 178302-0000

Legal Description: Lot 8, Block 4, *Ocean Forest Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for side yard setbacks of 7 feet in lieu of 10 feet, for construction of a new single-family home, located at **property addressed** 1823 Sable Palm Ln **RE#** 178302-0000, **legally described as** Lot 8, Block 4, *Ocean Forest Unit 1*

PLANNING DEPARTMENT REPORT

A. Board to vote on the date of the annual Organizational Meeting.

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 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; (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