

**Minutes of Board of Adjustment Meeting
held Tuesday, January 6, 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.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Matt Metz
Board Members: Jeff Truhlar
Alternates: 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 Douglas Dell, and passed unanimously to approve the following minutes:

- Minutes for December 2, 2025 Board of Adjustment Meeting
- Minutes for December 16, 2025 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#25-100092
Applicant: Daniel Lowry
Agent: Roger Russell (RHR Designs Inc.)
Owner: Daniel & Yemika Lowry
Property Address: 1289 N 2nd Ave
Parcel ID: 177689-0150

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(2), for an easterly side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(d), for a carport in lieu of a one (1) car garage, at an existing single-family home, located at property addressed 1289 N 2nd Ave RE# 177689-0150, legally described as Lot 15, Block 2, Pine Grove Unit 1.

Ex-Parte Communication:

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

Applicant: Daniel & Yemika Lowry, 1289 N 2nd Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot shape.

Discussion: A brief discussion ensued about the shed, pool, and carport.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#25-100092 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about lot shape, carport, and hardship.

Roll Call Vote: Ayes – Jeff Truhlar, Matt Metz, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

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

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

1-21-2026

Date