



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Wednesday, February 18, 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 OATH OF OFFICE

- A. Regular Member Douglas Dell

ELECTION OF OFFICERS

- A. Elect Board of Adjustment Chair for a Term of One Year
- B. Elect Board of Adjustment Vice Chair for a Term of One Year

ROLL CALL

APPROVAL OF MINUTES

- A. Board of Adjustment Meeting held on January 21, 2026

CORRESPONDENCE

OLD BUSINESS

- A. Ratification of Motion to Approve BOA#25-100099 due to a defect in the motion.

NEW BUSINESS

- A. **Case Number(s):** **BOA#26-100005**
Applicant: Mark Gelman
Agent: N/A
Owner: Mark Gelman
Property Address: 2709 Ocean Dr
Parcel ID: 181598-0100
Legal Description: Lot 9, Block 1, Atlantic Shores
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a front yard setback of 20 feet in lieu of 23 feet, for home renovations, garage extension, and new additions, to an existing single-family home, located at **property addressed** 2709 Ocean Dr **RE#** 181598-0100, **legally described as** Lot 9, Block 1, *Atlantic Shores, Division C.*
- B. **Case Number(s):** **BOA#26-100006**
Applicant: Toribio Duhaylungsod
Agent: Stephen Williams
Owner: Toribio Duhaylungsod
Property Address: 1812 Ocean Dr
Parcel ID: 179356-0000

Legal Description: Lot 3, Block F, Atlantic Camp Grounds

Current Zoning: RM-2

Motion to Consider: **Section(s):** 34-615(e)(1)(c)(1), for a front yard setback of 18 feet in lieu of 20 feet, 34-615(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet, and 34-615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 50.46% in lieu of 45%, for construction of a new single-family home, located at **property addressed** 1812 Ocean Dr **RE#** 179356-0000, **legally described as** Lot 3, Block F, *Atlantic Camp Grounds*

PLANNING DEPARTMENT REPORT

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