

**Minutes of Board of Adjustment Meeting
held Wednesday, January 21, 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 OATHS OF OFFICE

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

The Oaths of Office were previously administered.

ROLL CALL:

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

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

- Minutes for January 6, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#25-100096
Applicant/Owner: Alan Martin
Agent: N/A
Property Address: 816 N 10th St
Parcel ID: 177376-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Alan Martin, 816 N. 10th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about neighbor support.

Public Hearing:

The following spoke in support of the variance:

- Jim Gillis, 800 N. 10th Street, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Caren Doherty, to approve BOA#25-100096 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 and hardship.

Roll Call Vote: Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

B.	Case Number:	<u>BOA#25-100097</u>
	Applicant:	Janelle Foster
	Agent:	Jeff Johnson
	Owner:	Kevin & Janelle Foster
	Property Address:	2056 N 10th St
	Parcel ID:	174768-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Janelle Foster, 2056 N. 10th Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: None.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#25-100097 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about lot size.

Roll Call Vote: Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

C.	Case Number:	<u>BOA#25-100098</u>
	Applicant/Owner:	William & Ramona Boyd

Agent: Ian Brown Esq.
Property Address: 2804 S 2nd St
Parcel ID: 180690-0000

City of Jacksonville Beach Land Development Code 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 southernly 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.

Ex-Parte Communication:

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

Agent: Ian Brown, 245 Riverside Avenue, Jacksonville, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about variance criteria, lot coverage, and setbacks.

Public Hearing:

The following spoke in opposition to the variance:

- Jim White, 12147 Forestville Drive, Silver Creek, NY

Mr. Curley closed the public hearing.

Mr. Brown responded to concerns expressed during the public hearing.

Applicant: William Boyd, 2804 S 2nd St, Jacksonville Beach, was sworn in and provided additional background information.

Motion: It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#25-100098 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

D. **Case Number:** BOA#25-100099
Applicant/Owner: LAS Holdings LLC
Agent: Ryan Wetherhold
Property Address: 1823 Sable Palm Ln
Parcel ID: 178302-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: None.

Public Hearing:

The following spoke in opposition to the variance:

- Chelsea Sweeney, 1718 Sable Palm Lane, Jacksonville Beach

Mr. Curley closed the public hearing.

Mr. Wetherhold responded to concerns expressed during the public hearing.

Motion: It was moved by Mr. Metz to approve BOA#25-100099 based on the standards for a variance outlined in Section 34-572 of the Land Development Code (no second was provided)

Discussion: A brief discussion ensued about the lot shape and setbacks,

Roll Call Vote: Ayes – Caren Doherty, Matt Metz, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

Due to the motion not receiving a second, this item will be voted on at the February 18, 2026, meeting.

PLANNING DEPARTMENT REPORT:

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

The Board agreed to discuss the item at the next meeting.

The next scheduled meeting will be held on Tuesday, February 3, 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 6:55 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date