



City of Jacksonville Beach

Regular Meeting Agenda (Amended)

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, March 17, 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. 2nd Alternate Victor Melone

ROLL CALL

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s): BOA#26-100012**
Applicant: Emily Costas (Dougherty)
Agent: John Raymer
Owner: Emily Costas (Dougherty)
Property Address: 1601 N 6th Ave
Parcel ID: 177903-0000
Legal Description: Lot 7, Block 1, *Pine Grove Unit 4*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for an easterly side yard setback of 8.1 feet in lieu of 10 feet minimum, 34-611(e)(1)(c)(2), for a westerly side yard setback of 7.7 feet in lieu of 10 feet minimum, 34-611(e)(1)(c)(1) for a front yard setback of 21 feet in lieu of 25 feet minimum, to address existing nonconformities and allow for a second story addition, new front addition and front entry porch, to an existing one-story single-family home, located at **property addressed** 1601 N 6th Ave **RE#** 177903-0000, **legally described as** Lot 7, Block 1, *Pine Grove Unit 4*
- B. **Case Number(s): BOA#26-100013**
Applicant: Nick Stam
Agent: Scott Rae
Owner: Akoumia LLC
Property Address: 123 S 30th Ave
Parcel ID: 181643-0000
Legal Description: Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 16 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 7.6 feet in lieu of 10 feet, and

34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30th Ave **RE#** 181643-0000, **legally described as** Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*

C. **Case Number(s): BOA#26-100014**

Applicant: Nick Stam
Agent: Scott Rae
Owner: Akoumia LLC
Property Address: 123 S 30th Avenue
Parcel ID: 181643-0000
Legal Description: Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 20 feet in lieu of 25 feet, 34-611(e)(1)(c)(2), for a side yard setback of 5 feet in lieu of 10 feet, 34-611(e)(1)(c)(3) for a rear yard setback of 20 feet in lieu of 30 feet minimum, and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 49% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30th Ave **RE#** 181643-0000, **legally described as** Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*

D. **Case Number(s): BOA#26-100015**

Applicant: Jeffery & Grace Maxwell
Agent: N/A
Owner: Jeffery & Grace Maxwell
Property Address: 504 S 2nd Street
Parcel ID: 175963-0000
Legal Description: The North ½ of Lots 1 and 2, Block 53, *Pablo Beach South*
Current Zoning: C-1
Motion to Consider: **Section(s):** 34-614(e)(3)(c)(1) for a front yard setback of 3.7 feet in lieu of 20 feet minimum, 34-614(e)(3)(c)(2) for an interior corner side yard of 3.9 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(2) for a corner side yard of 4.5 feet in lieu of 10 feet minimum, 34-614(e)(3)(c)(3), for a rear yard setback of 5 feet in lieu of 20 feet minimum following the RM-1 standards, to address existing nonconformities, and to allow for the expansion of the structure to accommodate a second dwelling unit, to an existing one-story historic single-family home, located at **property addressed** 504 S 2nd St **RE#** 175963-0000, **legally described as** The North ½ of Lots 1 and 2, Block 53, *Pablo Beach South*

E. **Case Number(s): BOA#26-100016**

Applicant: Russell Cox
Agent: N/A
Owner: Russell Cox
Property Address: 803 S 9th Avenue
Parcel ID: 176614-0000
Legal Description: The South ½ of Lots 11 and 12, Block 89, *Oceanside Park*
Current Zoning: RS-3
Motion to Consider: **Section(s):** 34-613(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 20 feet, 34-613(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, to construct two new townhomes, located at **property addressed** 803 S 9th Ave **RE#** 176614-0000, **legally described as** The South ½ of Lots 11 and 12, Block 89, *Oceanside Park*

- F. **Case Number(s):** **BOA#26-100017**
Applicant: Jaclyn George
Agent: Greg Nelson
Owner: Christopher & Jaclyn George
Property Address: 39 S 33rd Avenue
Parcel ID: 181533-0000
Legal Description: The West ½ of Lot 6, Block 4, All of Lots 7 & 8, Block 4, *Atlantic shores*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet minimum, 34-613(e)(1)(h), for an accessory structure setback from main structure of 6 inches in lieu of 5 feet minimum, for new pergola and to address existing nonconformities, located at **property addressed** 39 S 33rd Ave **RE#** 181533-0000, **legally described as** the West ½ of Lot 6, Block 4, All of Lots 7 & 8, Block 4, *Atlantic shores*

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