

**Minutes of Board of Adjustment Meeting
held Wednesday, February 18, 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 6:02 P.M.

ADMINISTER OATH OF OFFICE

A. Regular Member Douglas Dell

The Oath of Office was administered prior to the start of the meeting.

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

Motion: It was moved by Matt Metz, seconded by Douglas Dell, to nominate Owen Curley for Chair.

Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Caren Doherty, and Gary Hawkett.

The motion passed unanimously.

Motion: It was moved by Mr. Hawkett, seconded by Mr. Dell, to nominate Matt Metz for Vice Chair.

Roll Call Vote: Ayes – Douglas Dell, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion passed unanimously.

ROLL CALL:

Chairperson: Owen Curley

Vice-Chairperson: Matt Metz

Board Members: Douglas Dell 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 Mr. Metz, seconded by Mr. Hawkett, and passed unanimously to approve the following minutes:

- Minutes for January 21, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to ratify the Motion to Approve BOA#25-100099 due to a defect in the motion.

Roll Call Vote: Ayes – Matt Metz, Caren Doherty, Douglas Dell, Gary Hawkett, and Owen

Curley.

The motion passed unanimously.

NEW BUSINESS:

A. Case Number: BOA#26-100005
Applicant/Owner: Mark Gelman
Agent: N/A
Property Address: 2709 Ocean Dr
Parcel ID: 181598-0100

City of Jacksonville Beach Land Development Code Section(s): 4-611(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.

Ex-Parte Communication:

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

Applicant: Mark Gelman, 2709 Ocean Drive, Jacksonville Beach, and Richard Varner, 33 Fairway Lane, Jacksonville Beach stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about neighbor communication.

Public Hearing:

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

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100005 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.

Motion to Amend: It was moved by Mr. Metz, second by Ms. Doherty, to amend the motion to make the approval contingent on the property, as proposed.

Discussion: None.

Motion to Amend Roll Call Vote: Douglas Dell, Matt Metz, Caren Doherty, Gary Hawkett, and Owen Curley.

The motion to amend passed unanimously

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

The amended motion passed unanimously.

B. Case Number: **BOA#26-100006**
Applicant/Owner: Toribio Duhaylungsod
Agent: Stephen Williams
Property Address: 1812 Ocean Dr
Parcel ID: 179356-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Stephen Williams, 3731 Duval Drive, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about current structure and neighbor communication.

Public Hearing:

The following spoke in opposition of the variance:

- Kathryn Passkiewicz, 1805 1st Street South, Jacksonville Beach
- Matthew Chang, 1820 Ocean Drive South, Jacksonville Beach

The speakers also submitted letters [on file] to the City Clerk, which were read into the record.

Mr. Williams addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100006 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about hardship, criteria, lot size, and lot coverage.

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

The motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, March 17, 2026 at 6:00 P.M. There are five scheduled cases.

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COURTESY OF THE FLOOR TO VISITORS: None

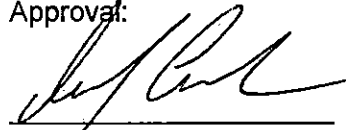
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:54 P.M.

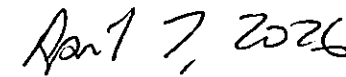
Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date