

**Minutes of Board of Adjustment Meeting  
held Tuesday, March 17, 2026, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

Vice Chairperson Metz called the meeting to order at 6:02 P.M.

**ROLL CALL:**

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

Planner Danevsky Joseph and Operations Support Specialist Michaela O'Banion were also present.

**ADMINISTER OATHS OF OFFICE**

A. 2nd Alternate Victor Melone

Mr. Melone was not in attendance.

**APPROVAL OF MINUTES:** None

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

A. **Case Number:** BOA#26-100012  
Applicant/Owner: Emily Costas (Dougherty)  
Agent: John Raymer  
Property Address: 1601 N 6<sup>th</sup> Avenue  
Parcel ID: 177903-0000

**City of Jacksonville Beach Land Development Code 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.

**Ex-Parte Communication:**

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

**Agent:** John Raymer, 813 Harvard Preserve Court, Ponte Vedra, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about the porch and setbacks.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100012 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** None.

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

The motion passed unanimously.

**B. Case Number:** BOA#26-100013  
Applicant: Nick Stam  
Agent: Scott Rae  
Owner: Akoumia LLC  
Property Address: 123 S 30th Ave  
Parcel ID: 181643-0000

**City of Jacksonville Beach Land Development Code 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.

**Ex-Parte Communication:**

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

**Applicant:** Nick Stam, 317 Ponte Vedra Boulevard, Ponte Vedra, stated the hardship were substandard lots.

**Discussion:** A brief discussion ensued about driveway depth.

**Public Hearing:**

The following spoke in opposition of the variance:

- Harry "Brad" Williams, 128 29<sup>th</sup> Avenue South, Jacksonville Beach
- John & Whitney Spinks, 132 30<sup>th</sup> Avenue South, Jacksonville Beach

Mr. Metz closed the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Dell, to approve BOA#26-100013 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A brief discussion ensued about public comment, variance criteria, and hardship.

**Roll Call Vote:** Nays – Jeff Truhlar, Caren Doherty, Gary Hawkett, Douglas Dell, and Matt Metz.

The motion failed unanimously.

**C. Case Number:** BOA#26-100014  
Applicant: Nick Stam  
Agent: Scott Rae  
Owner: Akoumia LLC  
Property Address: 123 S 30th Ave  
Parcel ID: 181643-0000

**City of Jacksonville Beach Land Development Code 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.

**Ex-Parte Communication:**

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

**Agent:** Scott Rae, 345 South Roscoe Boulevard, Ponte Vedra, stated the hardship were substandard lots.

**Discussion:** A brief discussion ensued about square footage, neighborhood character, and setbacks.

**Public Hearing:**

The following spoke in opposition of the variance:

- John & Whitney Spinks, 132 30<sup>th</sup> Avenue South, Jacksonville Beach

Mr. Metz closed the public hearing.

Mr. Rae addressed concerns expressed during the public hearing.

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100014 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

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

**Roll Call Vote:** Nays – Caren Doherty, Gary Hawkett, Douglas Dell, Jeff Truhlar, and Matt Metz.

The motion failed unanimously.

**D. Case Number:** BOA#26-100015  
Applicant/Owner: Jeffery & Grace Maxwell  
Agent: N/A  
Property Address: 504 S 2nd Street  
Parcel ID: 175963-0000

**City of Jacksonville Beach Land Development Code 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 minimum, 34-614(e)(3)(c)(2) for a corner side yard of 4.5 feet in lieu of 10 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.

**Ex-Parte Communication:**

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

**Applicant:** Jeffery & Grace Maxwell, 504 S 2nd Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about parking, driveway, garage, zoning, standards, multi-family, conditional use, and accessory dwelling unit.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100015 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A brief discussion ensued about setbacks and existing structure.

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

The motion passed unanimously.

<b>E.</b>	<b>Case Number:</b>	<b>BOA#26-100016</b>
	Applicant/Owner:	Russell Cox
	Agent:	N/A
	Property Address:	803 S 9th Avenue
	Parcel ID:	176614-0000

**City of Jacksonville Beach Land Development Code 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.

**Ex-Parte Communication:**

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

**Applicant:** Russell Cox, 803 South 9<sup>th</sup> Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about lot coverage, hardship, setbacks, and townhouse square footage.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Dell, to approve BOA#26-100016 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** None.

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

The motion passed unanimously.

F. **Case Number:** BOA#26-100017  
**Applicant:** Jaclyn George  
**Agent:** Greg Nelson  
**Owner:** Christopher & Jaclyn George  
**Property Address:** 39 S 33rd Avenue  
**Parcel ID:** 181533-0000

**City of Jacksonville Beach Land Development Code 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.

**Ex-Parte Communication:**

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

**Applicant:** Christopher George, 39 South 33rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about the pergola footprint.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Truhlar, seconded by Mr. Hawkett, to approve BOA#26-100017 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A brief discussion ensued about setbacks and existing structure.

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

The motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next meeting will be held on Tuesday, April 7, 2026 at 6:00 P.M. There are two scheduled cases.

**COURTESY OF THE FLOOR TO VISITORS:** None

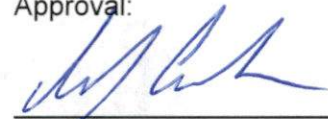
**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:24 P.M.

Submitted by: Michaela O'Banion  
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

4-21-26

Date