

**Minutes of Board of Adjustment Meeting
held Tuesday, May 5, 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.

ROLL CALL:

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

Senior Planner Christian Popoli, 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 April 21, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#26-100026**
Applicant/Owner: Toribio Duhaylungsod
Agent: Cyndy Trimmer
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 minimum, 34-615(e)(1)(c)(3), for a rear yard setback of 12 feet in lieu of 20 feet minimum, 615(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 48% in lieu of 45%, for construction of a new single-family home.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Cyndy Trimmer, 1 Independent Drive, Suite 1200, Jacksonville, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about previous request, setbacks, and lot coverage.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to approve BOA#26-100026 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Roll Call Vote: Ayes – Douglas Dell, Jeff Truhlar, Matt Metz, and Gary Hawkett
Nays – Owen Curley.

The motion passed 5-1.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, May 19, 2026 at 6:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

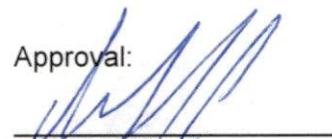
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:18 P.M.


Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date