

**Minutes of Board of Adjustment Meeting  
held Tuesday, May 19, 2026, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 (absent)                      Caren Doherty  
*Alternates:* Gary Hawkett                      Victor Melone (absent)

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 May 5, 2026 Board of Adjustment Meeting

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A.      Case Number:                      **BOA#26-100029****  
Applicant:                      Stephanie Gallagher  
Agent:                              Stephanie Gallagher  
Owner:                              Peter Bourbeau & Marry Crowell  
Property Address:              27 S 32nd Ave  
Parcel ID:                        181527-0010

**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 minimum, 34-611(e)(1)(c)(3), for a rear yard setback of 10 feet in lieu of 30 feet minimum, for construction of a new single-family home at property addressed 27 S 32nd Ave RE# 181527-0010, legally described as Lot 5, and Easterly 45 feet of Lot 6, Block 3, Atlantic Shores Ocean Front Section Division B.

**Ex-Parte Communication:**

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

**Applicant/Agent:** Stephanie Gallagher, 370 4<sup>th</sup> Avenue South, Jacksonville Beach, stated the hardship was a substandard lot.

**Discussion:** A brief discussion ensued about the nonconforming lot, prior variances, revised site plan, and rear setbacks.

**Agent:** Julia Sanford, 370 4<sup>th</sup> Avenue South, Jacksonville Beach, provided additional background information.

**Discussion:** A brief discussion continued about the coastal construction line, and the house elevation.

**Public Hearing:**

The following submitted a letter in support of the variance:

- Mary Margaret & Peter Bourbeau [no address provided]

The following spoke in opposition of the variance:

- Jan & Simon Rhodes, 28 31<sup>st</sup> Avenue South, Jacksonville Beach
- Kathleen Lewis, 24 31<sup>st</sup> Avenue South, Jacksonville Beach

The following spoke in support of the variance:

- Michael Sherrod, 370 4<sup>th</sup> Avenue South, Jacksonville Beach
- Chuck Horn, 3115 1<sup>st</sup> Street South, Jacksonville Beach

The following did not express support or opposition but shared concerns about the variance:

- Ralph Badarowski, 3201 Ocean Drive, Jacksonville Beach

Ms. Gallagher addressed concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

**Motion:** It was moved by Mr. Metz, seconded by Ms. Doherty, to approve BOA#26-100029 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

**Discussion:** A discussion ensued about criteria, nonconforming lot, staff recommendation, setbacks, building height, and water drainage.

**Roll Call Vote:** Ayes – Owen Curley

Nays – Douglas Dell, Matt Metz, Caren Doherty, and Gary Hawkett

The motion failed 1-5.

**B. Case Number: BOA#26-100030**

Applicant/Owner: Erik Bjornson  
Agent: Seth Meyer  
Property Address: 3015 S 1st St  
Parcel ID: 181523-0000

**City of Jacksonville Beach Land Development Code Section(s):** 34-611(e)(1)(c)(1), for a front yard setback of 8.17 feet in lieu of 25 feet minimum, 34-611(e)(1)(c)(2), for a southerly corner side yard setback of 10 feet in lieu of 16 feet required, 34-611(e)(1)(c)(3), for a rear yard setback of 5 feet in lieu of 30 feet minimum, to allow for construction of a new single-family home at property addressed 3015 S 1st St RE# 181523-0000, legally described as The West of Lot 7 and all of Lot 8, Block 2, Atlantic Shores Ocean Front Section Division B.

**Ex-Parte Communication:**

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

**Applicant:** Erik Bjornson, 3015 South 1st Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

**Discussion:** A brief discussion ensued about lot size and shape, proposed footprint, existing structure, garage, and setbacks.

**Public Hearing:**

The following spoke in support of the variance:

- Simon Rhodes, 28 31<sup>st</sup> Avenue South, Jacksonville Beach

The following did not express support or opposition but shared concerns about the variance:

- Kathleen Lewis, 24 31<sup>st</sup> Avenue South, Jacksonville Beach

Mr. Bjornson 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#26-100030 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

**Discussion:** A brief discussion ensued about setbacks.

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

The motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next meeting will be held on Tuesday, June 2, 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 7:08 P.M.

Submitted by: Michaela O'Banion  
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

6-2-2026

Date