



# City of Jacksonville Beach

## Regular Meeting Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Board of Adjustment

Tuesday, June 16, 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**

**ROLL CALL**

**APPROVAL OF MINUTES**

A. Board of Adjustment Meeting held on June 2, 2026

**CORRESPONDENCE**

**OLD BUSINESS**

**NEW BUSINESS**

A. **Case Number(s): BOA#26-100034**  
Applicant: Nick Stam  
Agent: N/A  
Owner: Akoumia LLC  
Property Address: 123 S 30th Ave Lot 3  
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 25 feet in lieu of 30 feet minimum and 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30<sup>th</sup> Ave **RE#** 181643-0000, **legally described as** Lot 3, Block 7, *Atlantic Shores Ocean Front Section- Division C*

B. **Case Number(s): BOA#26-100035**  
Applicant: Nick Stam  
Agent: N/A  
Owner: Akoumia LLC  
Property Address: 123 S 30th Ave Lot 4  
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 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 25 feet in lieu of 30 feet minimum, and

34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 39% in lieu of 35%, for construction of a new single-family home, located at **property addressed** 123 S 30<sup>th</sup> Ave **RE#** 181643-0000, **legally described as** Lot 4, Block 7, *Atlantic Shores Ocean Front Section- Division C*

C. **Case Number(s): BOA#26-100036**

Applicant: James Kelley

Agent: James Kelley

Owner: James Kelley

Property Address: 1526 N 7th St

Parcel ID: 174922-0000

Legal Description: Lot 3, Block 9, *Surf Park Unit 1*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for a rear accessory structure setback of 13 inches in lieu of 5 feet, for an addition to an existing nonconforming structure, located at **property addressed** 1526 N 7<sup>th</sup> St **RE#** 174922-0000, **legally described as** Lot 3, Block 9, *Surf Park Unit 1*

D. **Case Number(s): BOA#26-100037**

Applicant: Kevin Sullivan

Agent: N/A

Owner: Kevin Sullivan

Property Address: 816 N 15th Ave

Parcel ID: 175257-0000

Legal Description: Lot 11, Block 7, *Beach Homesites Unit 3*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(h), for an accessory structure setback of 3 feet in lieu of 5 feet on the eastern portion of the property, for an addition to an existing nonconforming structure, located at **property addressed** 816 N 15<sup>th</sup> Ave **RE#** 175257-0000, **legally described as** Lot 11, Block 7, *Beach Homesites Unit 3*

## **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](mailto: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