



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, July 7, 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 16, 2026

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#26-100041**
Applicant: Dr. George Tellam
Agent: Robert Bruce
Owner: Dr. George Tellam
Property Address: 3509 Ocean Dr
Parcel ID: 181425-0000
Legal Description: Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(2), for a northerly side yard setback of 3.5 feet in lieu of 10 feet, to allow an outdoor staircase to single-family home, located at **property addressed** 3509 Ocean Dr **RE#** 181425-0000, **legally described as** Lot 10, Block 1, *Atlantic Shores Ocean Front Section- Division A*
- B. **Case Number(s):** **BOA#26-100042**
Applicant: CAP Assets LLC
Agent: Ryan Wetherhold

Owner: CAP Assets LLC
Property Address: 529 N 10th Ave
Parcel ID: 174989-0000

Legal Description: Lot 3, Block 3, *Beach Homesites Unit 1*
Current Zoning: RS-1
Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 27.7 feet in lieu of 30 feet, for construction of a single-family home, located at **property addressed** 529 N 10th Ave **RE#** 174989-0000, **legally described as** Lot 3, Block 3, *Beach Homesites Unit 1*

C. **Case Number(s): BOA#26-100043**

Applicant: Stephanie Gallagher

Agent: Stephanie Gallagher

Owner: Peter Bourbeau & Mary M Crowell

Property Address: 27 S 32nd Ave

Parcel ID: 181527-0010

Legal Description: Lot 5, and Easterly 45 feet of Lot 6, Block 3, *Atlantic Shores Ocean Front Section Division B*

Current Zoning: RS-1

Motion to Consider: **Section(s):** 34-611(e)(1)(c)(3), for a rear yard setback of 15 feet in lieu of 30 feet, for construction of a single-family home, located 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*

PLANNING DEPARTMENT REPORT

A. Training and review of the Code of Ethics is set for August 18; No applications will be scheduled for this meeting.

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; (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

