

**Minutes of Board of Adjustment Meeting
held Tuesday, June 16, 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 (absent) Caren Doherty (absent)

Alternates: Gary Hawkett

Victor Melone

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. Dell, and passed unanimously to approve the following minutes:

- Minutes for June 2, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100034

Applicant: Nick Stam

Agent: N/A

Owner: Akoumia LLC

Property Address: 123 S 30th Ave Lot 3

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 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 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.

Applicant: Nick Stam, 317 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

Agent: Greg Barnett, 1280 Plantation Oaks Drive, Jacksonville Beach, was sworn in and provided additional information.

Discussion: A discussion continued about layout, contingency, future variances, and setbacks.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100034 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about lot size, Land Development Code, and amendment.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Hawkett, to amend the motion to hold this variance to attach to the variance to the initial structure that is built within the footprint outlined in the request such that if any future structure is built this variance would not apply.

Discussion: A discussion ensued about the amendment.

Motion: It was moved by Mr. Metz, seconded by Mr. Hawkett, to reopen the public hearing.

Motion Voice Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone, and Owen Curley.

The motion passed unanimously.

Discussion: A discussion continued with the applicant, agent, and Board about the amendment.

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

Chair Curley asked Mr. Metz to restate the motion to amend.

Motion to Amend Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Gary Hawkett, Victor Melone, and Owen Curley.

The motion to amend passed unanimously.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Gary Hawkett, Victor Melone, and Owen Curley.

The amended motion passed unanimously.

B. Case Number: **BOA#26-100035**
Applicant: Nick Stam
Agent: N/A
Owner: Akoumia LLC
Property Address: 123 S 30th Ave Lot 4
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 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 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 Beach, stated the hardship was a substandard lot.

Discussion: None.

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100035 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about the undersized lot, Land Development Code, and lot coverage.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Dell, to amend the previous motion to attach to the structure that is initially built within the footprint of this variance should that structure be removed or modified in the future a second variance would need to be applied for.

Discussion: A discussion ensued about the undersized lot, Land Development Code, and lot coverage.

Chair Curley asked Mr. Metz to restate the motion to amend.

Motion to Amend Roll Call Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone, and Owen Curley.

The motion to amend passed unanimously.

Discussion: None.

Amended Motion Roll Call Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone, and Owen Curley.

The amended motion passed unanimously.

C. Case Number: BOA#26-100036
Applicant/Owner: James Kelley
Agent: James Kelley
Property Address: 1526 N 7th St
Parcel ID: 174922-0000

City of Jacksonville Beach Land Development Code 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 7th St RE# 174922-0000, legally described as Lot 3, Block 9, Surf Park Unit 1.

Ex-Parte Communication:

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

Applicant: James Kelley, 1526 N 7th Street, Jacksonville Beach, stated the hardship was lot shape.

Discussion: A brief discussion continued about pergola, lot, and neighbor communication.

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#26-100036 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A discussion ensued about hardship.

Roll Call Vote: Ayes – Matt Metz, Douglas Dell, Gary Hawkett, Victor Melone, and Owen Curley.

The motion passed unanimously.

D. Case Number: BOA#26-100037
Applicant/Owner: Kevin Sullivan
Agent: N/A
Property Address: 816 N 15th Ave
Parcel ID: 175257-0000

City of Jacksonville Beach Land Development Code 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 15th Ave RE# 175257-0000, legally described as Lot 11, Block 7, Beach Homesites Unit 3.

Ex-Parte Communication:

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

Applicant: Kevin Sullivan, 816 North 15th Avenue, Jacksonville Beach, stated the hardship was lot shape.

Discussion: A discussion ensued about the rear lot setback, pool deck size, and shed placement relative to the property line

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

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#27-100037 based on the substantial confident evidence presented in the staff report and all relevant evidence testimony presented at this hearing and that the motion meets all the standards for a variance outlined in Section 34-572 of the Jacksonville Beach Land Development Code.

Discussion: A brief discussion continued about the lot shape, existing shed, and neighbor support

Roll Call Vote: Ayes – Douglas Dell, Matt Metz, Gary Hawkett, Victor Melone, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, July 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 6:50 P.M.

Minutes of the Board of Adjustment Meeting
June 16, 2026

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

7-7-26

Date