

**Minutes of Board of Adjustment Meeting
held Tuesday, June 2, 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

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 19, 2026 Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: BOA#26-100031
Applicant/Owner: Jacksonville Homes, LLC
Agent: Dakota Briggs
Property Address: 610 S 6th Ave
Parcel ID: 176433-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5 feet, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at property addressed 610 S 6th Ave RE# 176433- 0000, legally described as Lot 7, Block 6, Oceanside Park.

Ex-Parte Communication:

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

Agent: Dakota Briggs, 610 6th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about staff recommendation of denial, hardship, and pool deck.

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#26-100031 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A discussion ensued about lot size, hardship, previous application, staff recommendation, and Land Development Code.

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

The motion failed unanimously.

B. Case Number: **BOA#26-100032**
Applicant/Owner: Jacksonville Homes, LLC
Agent: Dakota Briggs
Property Address: 592 S 6th Ave
Parcel ID: 176433-0000

City of Jacksonville Beach Land Development Code Section(s): 34-611(e)(1)(c)(1), for an accessory structure setback of 0 feet in lieu of 5, 34-611(e)(1)(e), for maximum lot coverage for primary structure and required driveway of 47% in lieu of 35% to allow an unpermitted wood deck at an existing single-family home at property addressed 592 S 6th Ave RE# 176433-0000, legally described as Lot 6, Block 6, Oceanside Park.

Ex-Parte Communication:

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

Agent: Dakota Briggs, 610 6th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about lot, deferral, pool deck, and walkway.

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#26-100032 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Truhlar, to amend the motion to only approve the accessory structure setback request and not lot coverage.

Motion to Amend Roll Call Vote: Ayes - Jeff Truhlar, Matt Metz, Douglas Dell, Gary Hawkett, and Owen Curley.

Discussion: A brief discussion ensued about the amendment.

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

The amended motion failed unanimously.

PLANNING DEPARTMENT REPORT:

The next meeting will be held on Tuesday, June 16, 2026 at 6:00 P.M. There are four scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:21 P.M.

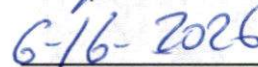
Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date