

**Minutes of Board of Adjustment Meeting
held Tuesday, July 7, 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
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 June 16, 2026, Board of Adjustment Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#26-100041**
Applicant/Owner: Dr. George Tellam
Agent: Robert Bruce
Property Address: 3509 Ocean Drive
Parcel ID: 181425-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Robert Bruce, 3330 Ocean Drive, Jacksonville 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#26-100041 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 ensued about the request, substandard lot, and contingency.

Motion to Amend: It was moved by Mr. Metz, seconded by Mr. Hawkett, to amend the motion to attach the approval of the setback to the proposed staircase.

Discussion: None.

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

The motion to amend passed unanimously.

Discussion: None.

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

The amended motion passed unanimously.

B. Case Number: BOA#26-100042
Applicant/Owner: CAP Assets LLC
Agent: Ryan Wetherhold
Property Address: 529 N 10th Avenue
Parcel ID: 174989-0000

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Agent: Ryan Wetherhold, 19 12th Street South, Jacksonville Beach, stated the hardship was an undersized lot.

Discussion: A brief discussion ensued about communication between the agent and neighbors.

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#26-100042 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 ensued about the request, lot size, and existing nonconformities.

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

The motion passed unanimously.

C. Case Number: **BOA#26-100043**
Applicant: Stephanie Gallagher
Agent: Stephanie Gallagher
Owner: Peter Bourbeau & Mary M Crowell
Property Address: 27 S 32nd Avenue
Parcel ID: 181527-0010

City of Jacksonville Beach Land Development Code 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.

Ex-Parte Communication:

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

Applicant: Stephanie Gallagher, 370 4th Avenue South, Jacksonville Beach, stated the hardship was a substandard lot and provided a presentation.

Discussion: A brief discussion continued about prior application, setbacks, lot size and shape, proposed balcony and garage, and neighbor support.

Public Hearing:

The following spoke in support of the variance:

- Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville
- Michael Sherrod, 370 4th Avenue South, Jacksonville Beach

The following submitted a speaker's card [on file] in support of the variance:

- Julia Sanford, 370 4th Avenue South, Jacksonville Beach

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Dell, to approve BOA#26-100043 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 setbacks, Land Development Code, application, prior staff recommendation, substandard lot, and letters of support.

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, July 21, 2026 at 6:00 P.M. There are two scheduled cases. Code of Ethics training is scheduled for August 18, 2026.

COURTESY OF THE FLOOR TO VISITORS: None.

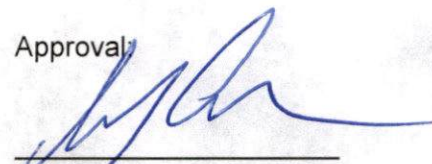
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:33 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval



Chairperson

8-4-2026

Date