

Minutes of Board of Adjustment Meeting
held Tuesday, March 18, 2025, 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 6:03 P.M.

ROLL CALL:

Chairperson: Owen Curley (absent)
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Jennifer Williams Matt Metz
Alternates: Laura Tierney (absent) Douglas Dell

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Mets, seconded by Ms. Williams, and passed unanimously to approve the following minutes:

- Minutes for February 5, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS:

A. Case Number: BOA#24-100073
Applicant: Maria & James Doran
Agent: Alesch Contracting Inc.
Owner: Doran Family Trust
Property Address: 202 33rd Ave S
Parcel ID: 180626-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(2), for an easterly corner side yard setback of 5 feet in lieu of 10 feet minimum for the primary structure, and an easterly corner side yard of zero (0) feet in lieu of 10 feet minimum for the patio only, for construction of a new single family home, located at property addressed 202 33rd Ave S, RE# 180626-0000, legally described as Lot 10, Block 19, Atlantic shores Unit 1.

Ex-Parte Communication:

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

Agent: Ted Alesch, 368 Oceola Avenue, Jacksonville Beach, stated the hardship was a non-conforming lot.

A discussion ensued about the setbacks, fence, pavers, site plan, lot coverage, City property, and what was approved from the original request at the December 17, 2025 meeting.

Applicant: Maria Doran, 202 33rd Avenue South, Jacksonville Beach, was sworn in and provided additional information about the setbacks.

A discussion ensued about the City property and the previous approval.

Public Hearing:

The following spoke in support of the variance:

- Steve Williams, 3731 Duval Drive, Jacksonville Beach

The following submitted an email in opposition to the variance:

- Diane and Anthony Hunter, 212 33rd Avenue South, Jacksonville Beach

Ms. Doran addressed the email submitted.

Mr. Truhlar closed the public hearing.

Motion: It was moved by Mr. Mets seconded by Ms. Williams, to approve BOA#24-100073 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the request being reasonable.

Roll Call Vote: Ayes – John Moreland, Jennifer Williams, Matt Metz, Douglas Dell, and Jeff Truhlar

The motion passed unanimously.

NEW BUSINESS: None

PLANNING DEPARTMENT REPORT:

Planner Danevsky Joseph stated the draft bylaws were available for review, and the Board noted a few of the changes. Mr. Joseph stated Board training would occur in April, and the next meeting would be held in May or June.

COURTESY OF THE FLOOR TO VISITORS: None

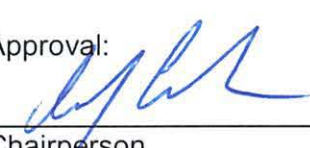
ADJOURNMENT:

There being no further business, the meeting adjourned at 6:27 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

5-20-25
Date