

**Minutes of Special Board of Adjustment Meeting
held Tuesday, April 15, 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 6:04 P.M.

ROLL CALL:

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

Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, Planner Danevsky Joseph, and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Annual Business Meeting – Elections

Mr. Curley opened the floor for nominations for the Chair position.

Discussion: Mr. Curley inquired if he would be eligible to serve as the Chair again. Senior Planner Christian Popoli confirmed Mr. Curley was eligible to serve as the Chair for one more year.

Mr. Truhlar and Ms. Williams nominated Owen Curley for Chair.

Mr. Curley opened the floor for nominations for the Vice-Chair position.

Discussion: Mr. Truhlar stated it would be challenging to continue being Vice-Chair with his schedule.

Mr. Truhlar nominated Mr. Metz for Vice-Chair.

In a voice vote, it was unanimously passed to elect Mr. Curley as the Chair and Mr. Metz as the Vice-Chair.

B. Adopt Board of Adjustment Bylaws

Mr. Popoli provided a handout of the proposed bylaws to the board and reviewed the proposed changes.

Discussion: A discussion ensued regarding the proposed changes.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Dell, to adopt the bylaws.

Discussion: None

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

The motion passed unanimously.

C. Land Development Code Training

The board was provided with a binder highlighting changes in the Land Development Code (LDC) most relevant to the board. Mr. Popoli presented a PowerPoint presentation regarding changes to the Board of Adjustment process and how the updated LDC would approach variances. Director of Planning and Development Heather Ireland highlighted additional changes to the LDC.

A discussion ensued regarding changes to the LDC.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting would be held on May 20, 2025, at 6:00 P.M. There are three scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:36 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

5-20-25

Date