Minutes of Board of Adjustment Meeting
held Tuesday, August 5, 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 6:01 P.M.

ROLL CALL:

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

Planner Danevsky Joseph and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:
Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:
- Minutes for July 15, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A.

Case Number:	**BOA#25-100044**
Applicant/Owner:	Terry T. Freeman
Agent:	N/A
Property Address:	816 Lincoln Ct
Parcel ID:	175755-0000

City of Jacksonville Beach Land Development Code Section(s): Section(s): 34-614(e)(1)(c)(1), for a front yard setback of 17 feet in lieu of 20 feet minimum, 34-614(e)(1)(c)(3), for a rear setback of 8 feet in lieu of 30 feet minimum, and 34-614(e)(1)(f), for 60% Impervious Surface in lieu of 50% maximum, all to construct a new single-family home, located at property addressed 816 Lincoln Ct RE# 175755-0000, legally described as The North 60 feet of The South 120 feet of The East 50 feet of Lot 6, Block 29, Pablo Beach South.

Ex-Parte Communication:
No Board members had ex-parte communication on this item.

Applicant: Terry Freeman, 1046 Matthew Way, New Castle, Delaware, stated the hardship was a non-conforming lot.

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

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#25-100044 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

Discussion: A brief discussion ensued about the lot size.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Laura Tierney, Douglas Dell, and Owen Curley.

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:
Board Training will be held Tuesday, September 16, 2025, at 6:00 P.M. The next scheduled meeting will be held on Tuesday, October 7, 2025 at 6:00 P.M.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:
There being no further business, the meeting adjourned at 6:10 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

10/7/2025
Date