

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:20 P.M.

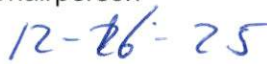
Submitted by: Michaela O'Banion
Operations Support Specialist I

These minutes were reviewed by Planning & Development.

Approval:



Chairperson



Date

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100080 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, setback, and drainage/flooding.

Roll Call Vote: Ayes – John Moreland, Matt Metz, Douglas Dell, and Owen Curley.

The motion to approve passed unanimously.

B. Case Number: **BOA#25-100081**
Applicant: Trevor Moody
Agent: N/A
Owner: 2974 Shelby Dr LLC
Property Address: 620 S Lower 8th Ave
Parcel ID: 176499-0010

City of Jacksonville Beach Land Development Code Section(s): 34-612(e)(1)(c)(3), for a rear yard setback of 28.9 feet in lieu of 30 feet minimum, 34-612(e)(1)(c)(3), for rear yard covered lanai setback of 19.6 feet in lieu of 20 feet minimum, 34-612(e)(1)(e), for 40.4% primary structure and required driveway lot coverage in lieu of 35% maximum, to demolish current garage and construct a new single-family dwelling at **property addressed 620 S Lower 8th Ave, RE# 176499-0010, legally described as Lot 7, Block 9, Oceanside Park.**

Ex-Parte Communication:

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

Applicant: Trevor Moody, 1634 Benton Drive South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Public Hearing:

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

Motion: It was moved by Mr. Metz, seconded by Mr. Moreland, to approve BOA#25-100081 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 and setbacks.

Roll Call Vote: Ayes – Matt Metz, John Moreland, Douglas Dell, and Owen Curley.

The motion to approve passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will tentatively be held on Tuesday, November 18, 2025 at 6:00 P.M.

**Minutes of Board of Adjustment Meeting
held Tuesday, October 21, 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
Board Members: John Moreland Jeff Truhlar (absent)
Alternates: Laura Tierney (absent) Douglas Dell

Planner Danevsky Joseph and Operations Support Specialist Michaela O'Banion were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Moreland, seconded by Mr. Metz, and passed unanimously to approve the following minutes:

- Minutes for October 7, 2025 Meeting

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#25-100080**
Applicant/Owner: Laurie Dugan
Agent: N/A
Property Address: 608 15th Ave S
Parcel ID: 176934-0100

City of Jacksonville Beach Land Development Code Section(s): 34-612(e)(1)(c)(3), for a rear yard setback of 20 feet in lieu of 30 feet, to extend the rear of the dwelling in order to construct a master bedroom at an existing single-family home, located at **property addressed** 608 15th Ave S **RE#** 176934-0100, **legally described as** Lot 1, Block 157 Oceanside Park.

Ex-Parte Communication:

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

Applicant: Laurie Dugan, 608 15th Avenue South, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion: A brief discussion ensued about communication with neighbors and rear easement.

Public Hearing:

The following spoke in opposition of the variance:

- Bunny Hoyle, 531 16th Avenue South, Jacksonville Beach

Ms. Dugan briefly addressed the concerns expressed during the public hearing.