

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO: 16-2024-AP-000017
DIVISION: AP-A

FIVE POINTS, LLC,
Petitioner,

v.

THE BOARD OF ADJUSTMENT
FOR THE CITY OF JACKSONVILLE
BEACH, FLORIDA
Respondent.

_____/

May 15, 2025

PER CURIAM

Petitioner challenges a decision by Respondent granting variances after an applicant sought to build multiple paddle tennis courts. Petitioner owns property within three hundred feet of the applicant's property. Having reviewed the Petition, this Court finds that Petitioner was afforded due process, that competent and substantial evidence supports Respondent's decision, and that Respondent's decision does not constitute a departure from the essential requirements of the law. See City of Deerfield Beach v. Vaillant, 419 So. 2d 624, 626 (Fla. 1982). Petitioner was able to attend and make arguments at a publicly noticed hearing. Respondent's decision was supported by (amongst other things) a detailed staff analysis. While Petitioner takes issue with Respondent's ultimate decision, this Court finds that the decision is not a clear departure from the Land Development Code. Accordingly, the Petition is **DENIED**.

BLAZS, DANIEL, AND FELTEL, JJ., concur.

Patrick W. Krenchwski, counsel for Petitioner.

David A. Belford, counsel for Respondent.