



City of Jacksonville Beach

Regular Meeting Agenda (Amended)

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, December 2, 2025

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), Matt Metz, John Moreland, Jennifer Williams

Alternates: Douglas Dell, Laura Tierney

APPROVAL OF MINUTES

A. Board of Adjustment Training held on September 16, 2025

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#25-100086**
Applicant: Julianna N. Overby
Agent: N/A
Owner: Julianna N. Overby
Property Address: 528 S 3rd Ave
Parcel ID: 175826-0000
Legal Description: Lot 5, Block 36 Pablo Beach South
Current Zoning: RM-1
Motion to Consider: **Section(s):** 34-614(e)(1)(c)(2), for a side yard setback of 3 feet in lieu of 5 feet, to align proposed additions with current structure and to address current nonconformities at an existing single-family home, located at **property addressed** 528 S 3rd Ave **RE#** 175826-0000, **legally described as Lot 5, Block 36 Pablo Beach South**

PLANNING DEPARTMENT REPORT

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are

[IGNORE_INDENT]

hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Training
held Tuesday, September 16, 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 6:00 P.M.

ROLL CALL:

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

Senior Planner Christian Popoli, City Attorney David Migut and Operations Support Specialist Michaela O'Banion were also present.

ADVISORY BOARD TRAINING:

City Attorney David Migut provided an overview of standards and procedures of Florida's Sunshine Law, public record requirements, and ethical standards for the Board of Adjustment.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

BOARD OF ADJUSTMENT TRAINING:

Senior Planner Christian Popoli provided the Board of Adjustment members with the legal and local practice standards that allow variances. Mr. Popoli summarized key points, including what a variance is, their state and local law requirements, and standards for judicial review.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:47 P.M.

Submitted by: Michaela O'Banion
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



| BOARD OF ADJUSTMENT AGENDA ITEM | |
|---------------------------------|--------------------------------------|
| TO: | Board of Adjustment Members |
| FROM: | Department of Planning & Development |
| DATE: | 11/20/2025 |
| SUBJECT: | BOA #25-100086 Staff Report |

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, December 2, 2025 Board of Adjustment Meeting.

BOA #25-100086

ZONING: RM-1
 RE NO.: 175826-0000
 LEGAL: Lot 5, Block 36 Pablo Beach South
 ADDRESS: 528 S 3rd Ave

REQUEST:

34-614(e)(1)(c)(2), for a side yard setback of 3 feet in lieu of 5 feet, to align proposed additions with current structure and to address current nonconformities at an existing single-family home, located at **property addressed** 528 S 3rd Ave **RE#** 175826-0000, **legally described as** Lot 5, Block 36 *Pablo Beach South*

EXISTING CONDITIONS:

The subject property is located in the Medium Density Residential future land use category, and is in the Residential, multifamily: RM-1 zoning district. The subject site consists of a single-family dwelling lot of record, circa 1909. The property measures 50 feet in width and 125 feet in depth, with an overall lot area of 6,250 square feet. The property is currently occupied by a single-family home, built in 1959. The dwelling is conforming in size and setbacks, excluding the west side yard of the property. In the RM-1 zoning district, the minimum side yard is 5 feet on each side. The existing structure is 3 feet from the property line on the west side of the property. The proposed new additions will be consistent with the existing structure's western side yard setback of three feet, and will not further encroach into setbacks while keeping the lot coverage under the 50% maximum.

The applicant cannot make any improvements to the existing structure in a logical fashion, based on the layout of the current walls and internal structures, without further encroaching into the side yard, as the current structure is already nonconforming on the west side of the property. Without a variance, the applicant is constrained with options due to the pre-existing conditions. As noted in the 2050 Comprehensive plan: *Strategy FLU 1.3.1 – The City shall promote redevelopment of underutilized or deteriorated properties*, and *Strategy FLU 1.4.3 – The City will encourage retention of existing building stock in established neighborhoods*. This variance application is seeking relief from section 34-614(e)(1)(c)(2), for a side yard setback of 3 feet in lieu of 5 feet, to align proposed additions with the current structure and to address current nonconformities at an existing single-family dwelling. Staff finds this request consistent with the criteria for approval of a variance, and specifically finds this will not create a nuisance, as the applicant is trying to address nonconformities and will not exceed any dimensional requirements beyond the encroachment into the side yard. These improvements will aid

| | |
|---------------|------------------|
| AGENDA ITEM: | A. |
| MEETING DATE: | December 2, 2025 |



in rehabilitating an already abandoned property and help shape the character of the neighborhood.

The proposed additions to the single-family home are the most compatible use of the property. Additionally, these proposed additions will be consistent with the current structure, thus bringing the home more into compliance with the RM-1 zoning district requirements. Under the land development code, applicants are permitted to make improvements on non-conforming structures/lots as long as there are no further encroachments or lot coverage increases. The proposed additions will not increase the intensity of the encroachment into the side yard, but rather expand the home in alignment with the existing encroachment. Continued investment in the existing single-family home will ensure the preservation of the character of the existing neighborhood. This is a critical consideration, as continued investment and maintenance of the existing home will ensure continued compatibility among neighboring properties, which is essential for preserving the character of the community. The new additions will enhance, rather than detract from, the neighborhood's aesthetic appeal.

There are no variances on file.

There are no recorded code enforcement actions on file.

STAFF ANALYSIS:

As noted previously, the subject site is an existing lot of record. The house was built in 1959, and therefore was constructed under a previous Land Development Code. Under the current code, nonconforming structures are permitted to make improvements as long as they are not increasing lot coverage or encroaching on setbacks. In this applicant's case, they will stay consistent with setbacks. The current dwelling is currently nonconforming on the west side yard setback, resulting in further nonconformities. The current nonconforming dwelling is not the fault of the applicant. The variance requested is the variance necessary to bring the property up to code and allow the applicant to utilize the property to its full potential. The home is currently 1,261 square feet, dilapidated and abandoned. The additions will only add 161 square feet, totaling to 1,422 square feet with a total lot coverage of 23%. The applicant is requesting to construct three rear additions, a detached garage, a rear porch, and a slight rear extinction of the home which will be consistent with the rear porch. Additionally, the application will add a front porch to the structure. The fact that the dwelling was constructed in 1959, and considering it was built under the limitations of a previous LDC, the applicant would be limited in their ability to add any additions, mostly due to the design, and how the builder chose to maximize the home side with a single story.

Granting the variance does not confer special privileges, but instead allows the property owner to make reasonable improvements consistent with other residential properties. The requested variances are necessary to enable the reasonable use of the property for residential purposes. Without relief, the additions would be reduced in size, and given the size of the current structure, the request is a minimal amount of increase in the nonconforming setback, and is a reasonable request, as it will have no net change to the existing distance the structure encroaches into the side yard. The applicant worked with licensed architects to configure a site plan that maintains consistency among neighboring properties that is essential in preserving the character of the community.

MINIMUM DIMENSIONAL STANDARDS:

Residential, multi-family: RM-1

Dimensional standards. The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-1 Zoning District.

Single-family:

- Minimum lot area: Five thousand (5,000) square feet.
- Minimum lot width: Fifty (50) feet at the building line and a minimum of thirty-five (35) feet at the street.
- Minimum yards:
 - Front yard: Twenty (20) feet.
 - Side yard: Five (5) feet, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.
 - Rear yard: Twenty (20) feet.
- Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage.
- Maximum lot coverage for primary structure and required driveway: Thirty-five (35) percent.
- Maximum Impervious Surface: Fifty (50) percent.
- Maximum height: Thirty-five (35) feet.
- Accessory uses and structures pursuant to Section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

REVIEW OF CRITERIA:

1. There are conditions or circumstances that exist which prevent compliance with site design and development standards, or which are unique to the parcel of land, building or structure.

Staff finds there are conditions that prevent compliance with site design and development standards or are unique to the parcel of land, building or structure. There are conditions unique to the subject property which prevent compliance with current setback standards. The existing single-family dwelling was constructed under earlier development regulations that predate the original 1992 Comprehensive Plan and is situated in a manner that constrains expansion options. The parcel dimensions and current placement of the house limit where additions and cannot reasonably be located without setback relief. These factors create circumstances not generally applicable to other parcels in the zoning district.

2. The conditions or circumstances do not result from actions of the application and would not be considered a self-imposed hardship.

Staff finds that circumstances are not a result of actions of the applicant. The conditions are not the result of the applicant's actions. The location of the existing residence and the applicable code requirements predate the current proposal. The hardship arises from the physical configuration of the lot and the siting of the dwelling, not from any subdivision, modification, or other voluntary act of the applicant.

3. There would be no special privileges afforded to the applicant by granting a variance that is not available to other parcels of land, building or structures with similar conditions or circumstances.

Staff finds that special privileges will not be afforded to the applicant by granting a variance. Granting the requested variances will not confer special privileges to the applicant. The relief requested is the minimum necessary to allow the construction of modest additions that are common amenities for single-family homes. Other similarly constrained properties may seek

comparable relief, and approval here does not create an advantage unavailable to others in like circumstances.

4. Strict interpretation and enforcement of the code would deprive the applicant of rights commonly enjoyed by other parcels of land and would provide an unnecessary and undue hardship.

Staff finds that interpretation and enforcement of the code **would** deprive the applicant of rights enjoyed by other parcels of land. Strict enforcement of the 5-foot side yard setback would prohibit the applicant from making reasonable improvements to their home. This would deprive the applicant of opportunities commonly enjoyed by other residential property owners, creating an unnecessary and undue hardship.

5. The variance(s) requested, if granted, will make possible a reasonable use of the parcel of land, building, or structure.

Staff finds that the variance(s) requested **are** necessary to make possible a reasonable use of the parcel of land, building, or structure. The requested variances are necessary to allow the applicant to make a reasonable residential use of the property. Without relief, the ability to improve the home with additions would be severely limited, which is inconsistent with the intended use and enjoyment of single-family residential properties in the district.

6. The variance(s) request, if granted, will not result in the creation of a public nuisance.

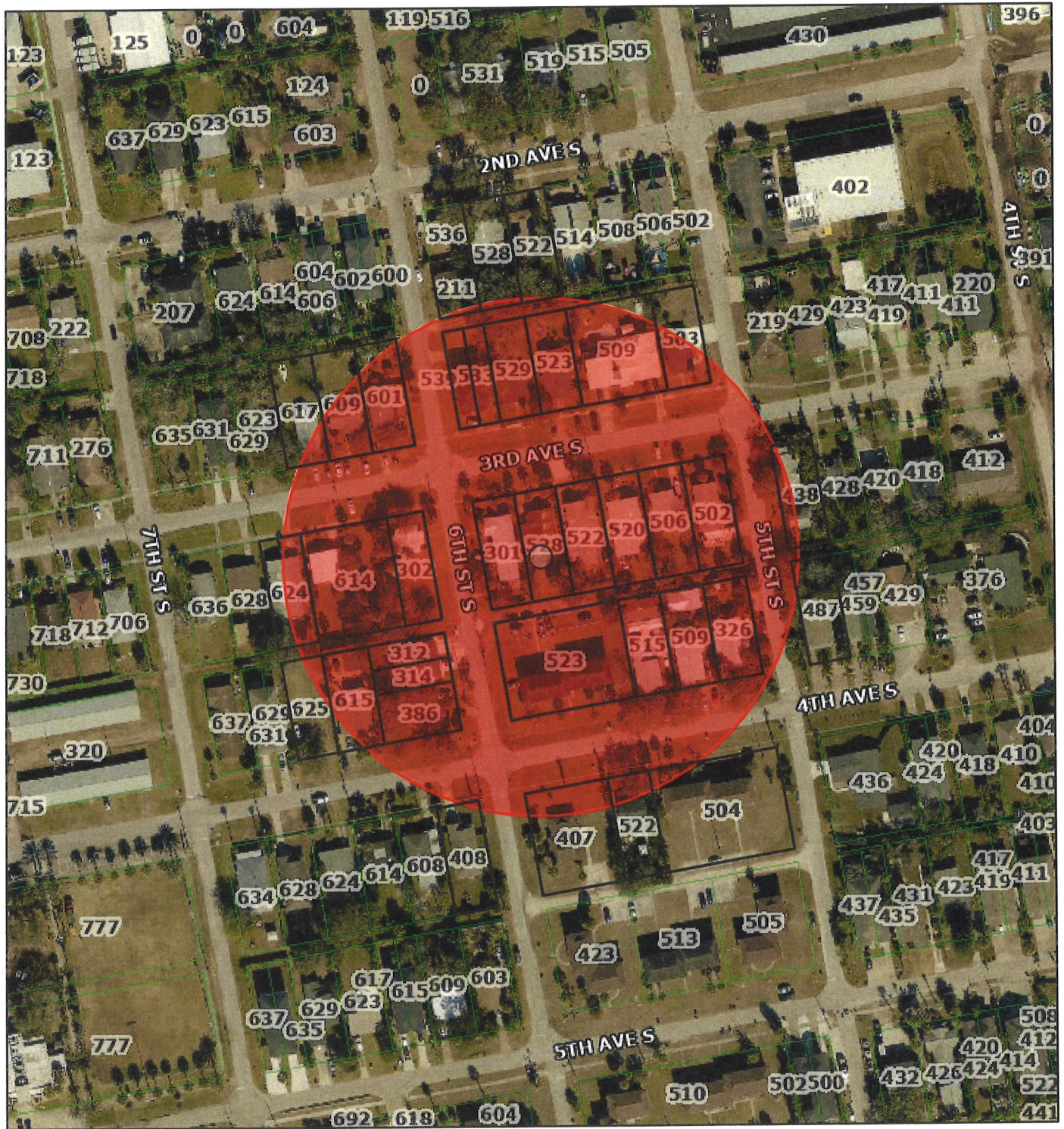
Staff finds that the variance(s) **will not** result in the creation of a public nuisance. The requested variances will not create a public nuisance. The proposed encroachments are minimal in scale, will remain compatible with the surrounding neighborhood, and do not create issues of safety, visibility, traffic, or noise. The proposed improvements will continue to comply with applicable building and safety codes.

STAFF RECOMMENDATION:

Per Section 34-572 of the Land Development Code, and based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval** of BOA#25-100086.

ATTACHMENTS:

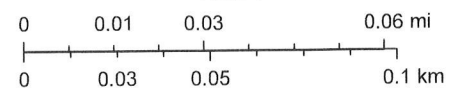
1. 25-100086pics
2. BOA#25-100086 Application



November 20, 2025

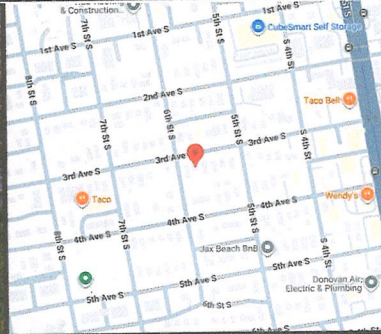
 Parcels

1:2,257



Lawrence J. Bernard, P.A.

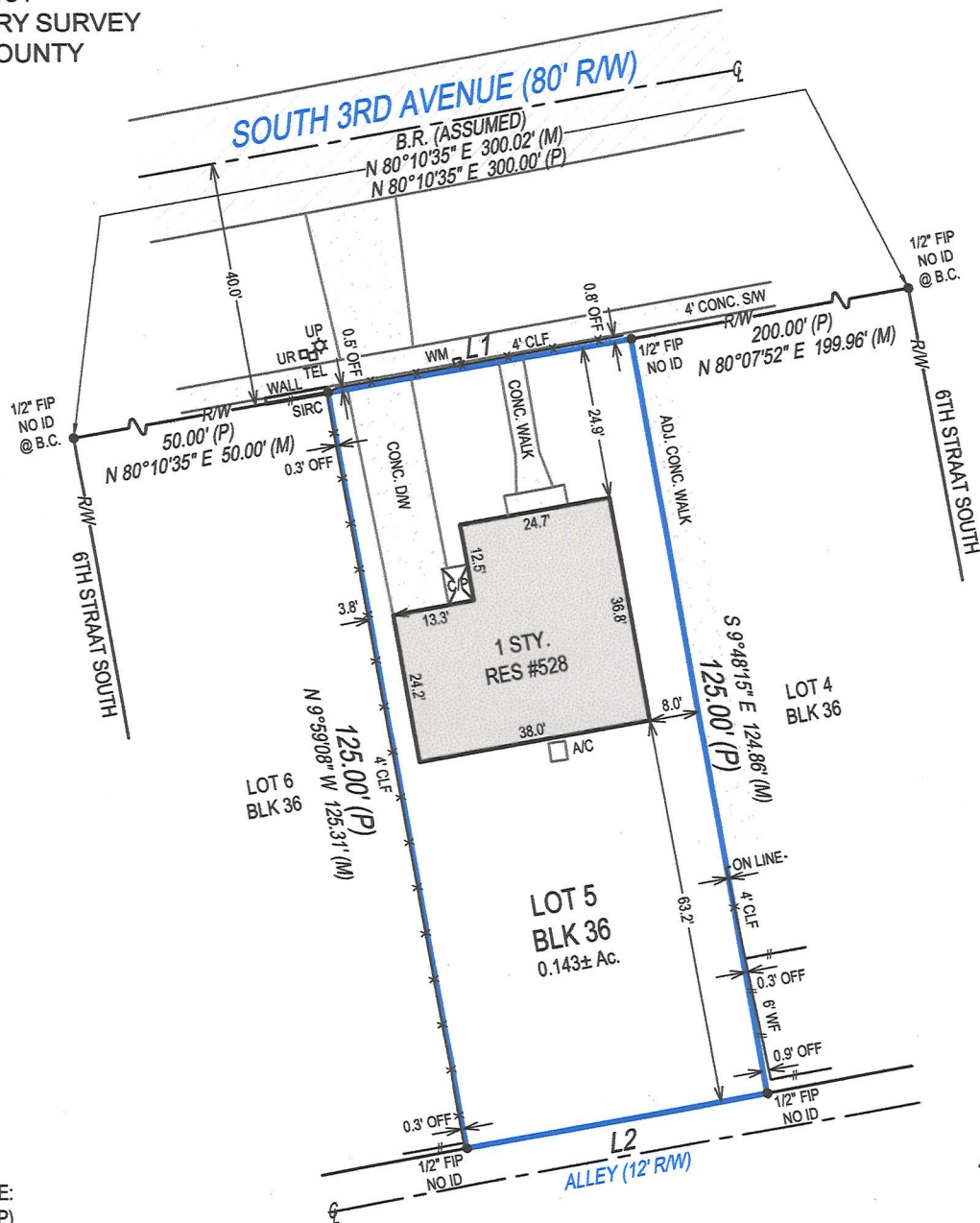
450-5 Busch Drive Jacksonville, Florida 32218
 P:904-751-6980 F:904-751-6983



PROPERTY ADDRESS: 528 S 3RD AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

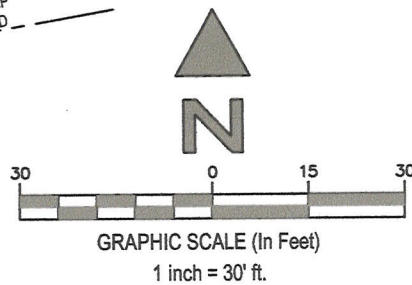
SURVEY NUMBER: FL2510.2131

FL2510.2131
 BOUNDARY SURVEY
 DUVAL COUNTY



LINE TABLE:
 L1 50.00' (P)
 $N 80^{\circ}21'28'' E 50.06' (M)$
 L2 50.00' (P)
 $S 79^{\circ}51'01'' W 49.66' (M)$

SURVEYOR'S NOTES:
 FENCE OWNERSHIP NOT DETERMINED.



RONALD W. WALLING
 State of Florida Professional Surveyor and Mapper
 License Number 6473
 Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
 NONE VISIBLE



Exacta Land Surveyors, LLC
 LB# 8291
 o: 866.735.1916 | f: 866.744.2882
 131 West Broadway Street, Suite 1001, Oviedo, FL 32765



Florida Land Title Association

AFFILIATE MEMBERS

DATE SIGNED: 10/27/25
 FIELD WORK DATE: 10/24/2025
 REVISION DATE(S): (REV.0 10/27/2025)

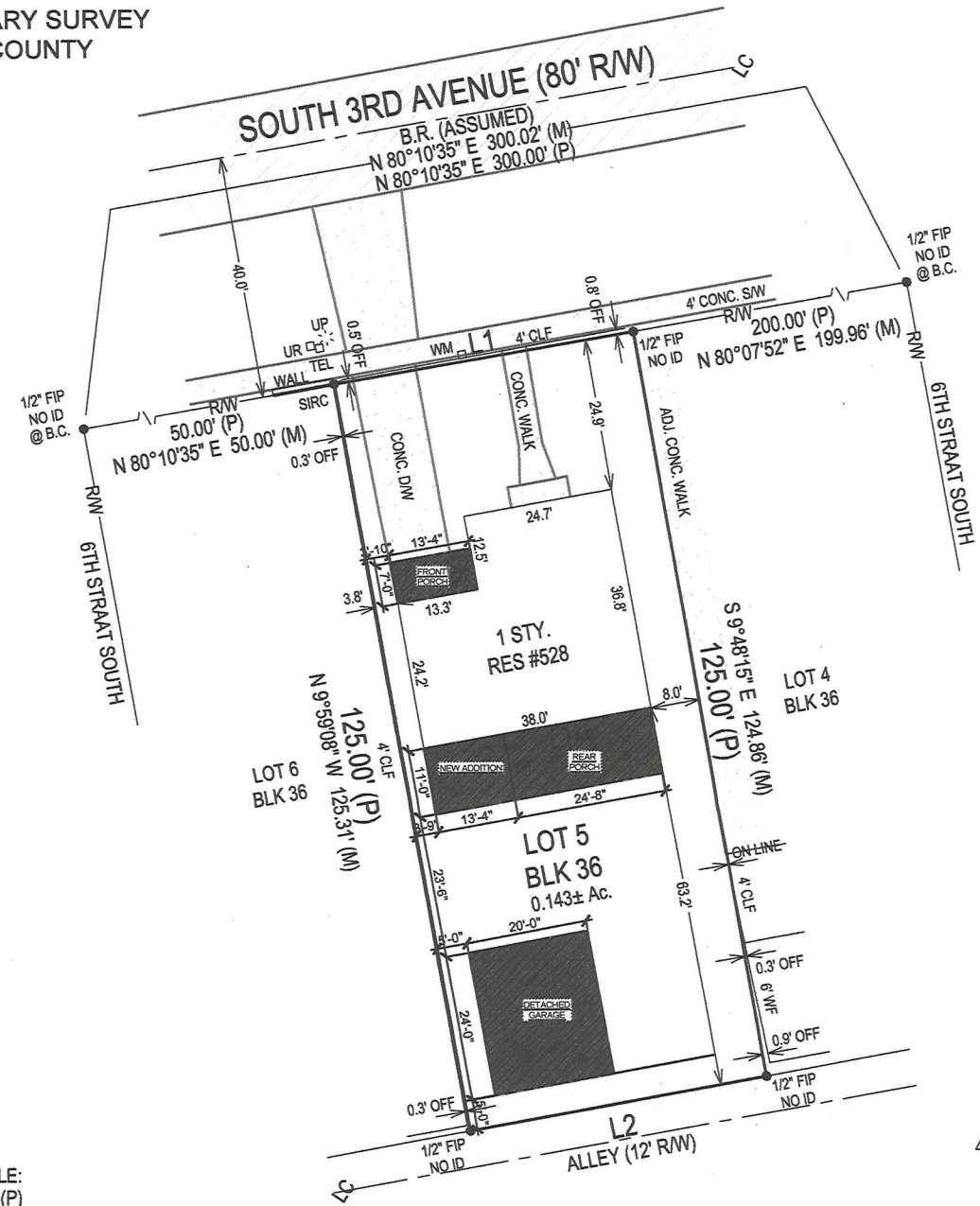
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

EXISTING SURVEY

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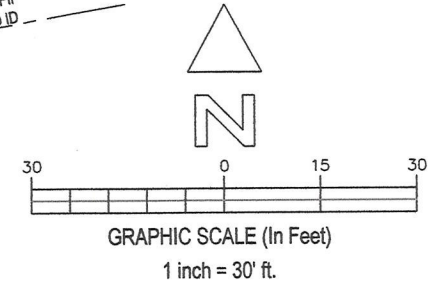
PROPERTY ADDRESS: 28 S 3RD AVENUE, JACKSONVILLE BEACH, FLORIDA 32250 SURVEY NUMBER: FL2510.2131

FL2510.2131
BOUNDARY SURVEY
DUVAL COUNTY



LINE TABLE:
L1 50.00' (P)
N 80°21'28" E 50.06' (M)
L2 50.00' (P)
S 79°51'01" W 49.66' (M)

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:
I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

POINTS OF INTEREST:
NONE VISIBLE

DATE SIGNED: 10/27/25
FIELD WORK DATE: 10/24/2025
REVISION DATE(S): (REV.0 10/27/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**PROPOSED
SITE PLAN**

PROPOSED RENOVATION

GENERAL NOTES:

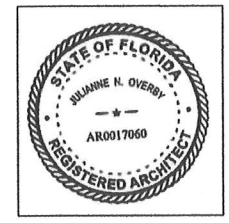
- ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
- VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
- IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
- FLOOR PENETRATIONS TO BE WATERPROOFED.
- ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
- WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
- INTERIOR DOORS ARE TO BE 5" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
- IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
- IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
- SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
- RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
- THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.
- FURNITURE TO BE COORDINATED, INSTALLED AND SCHEDULED BY G.C. AND THE OWNER
- ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.
- G.C. TO SCHEDULE & COORDINATE THE INSTALLATION OF OWNER PROVIDED ITEMS, INCLUDING, BUT NOT LIMITED TO, FURNITURE & AUDIO/VIDEO SYSTEMS.

BUILDING CODE SUMMARY

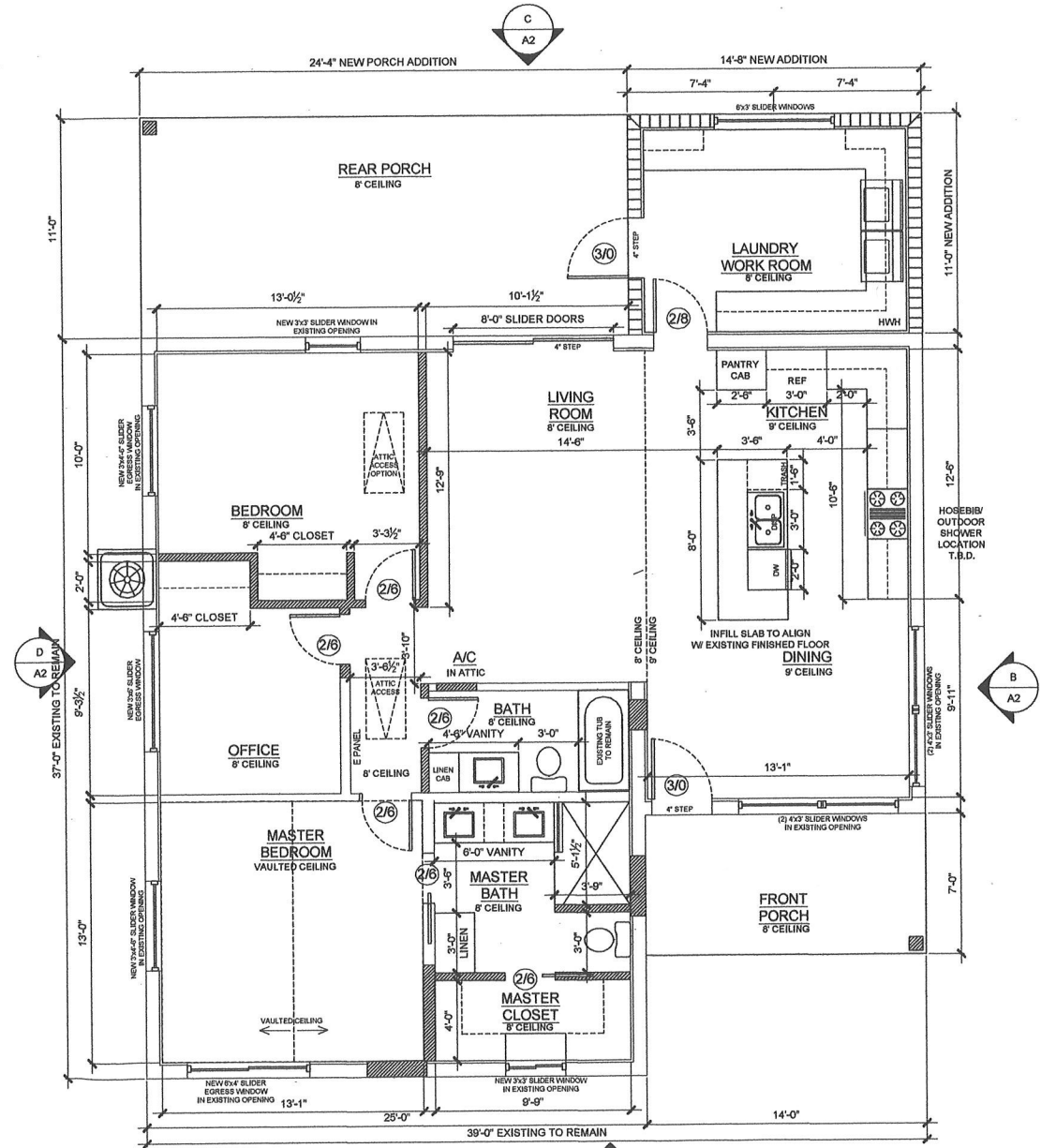
| | |
|--|---|
| CODE ENFORCEMENT JURISDICTION: JACKSONVILLE BEACH | OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3) |
| BUILDING CODE: Florida Building Code 8th Edition (2023) Building Florida Building Code 8th Edition (2023) Residential Florida Building Code 8th Edition (2023) Plumbing National Electric Code 2020 - NFPA 70-2020 Florida Building Code 8th Edition (2023) Energy Conservation Florida Building Code 8th Edition (2023) Mechanical Florida Fire Prevention Code 8th Edition | CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME) SPRINKLED: NO FIRE DISTRICT: NO PROVIDE INSULATION PER CODE R-30 IN CEILING, R-19 IN WALLS |
| ALTERATION LEVEL: 2 | WORK AREA: EXISTING A/C: 1,261 SQ. FT. NEW ADDITION A/C: 161 SQ. FT. TOTAL NEW A/C: 1,422 SQ. FT. |

JNOverby, LLC
 ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
 2452 Pullian Street
 Jacksonville Beach, Florida
 32550
 904-704-8628
 JNO@JNOVERBY.COM
 FL. AR-0017060 · FL. ID-4621



VILLA VERDE
 528 3RD AVENUE S.
 JACKSONVILLE BEACH, FL 32250



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DATE ISSUED:
 NOVEMBER 4, 2025

NOTE:
 DO NOT SCALE DRAWINGS.
 IF PRINTED ON 11"x17"
 MEDIA, DRAWING SCALE
 IS HALF-SIZED.

**RENOVATION
 FLOOR
 PLAN**

A1

PERMIT SET



APPLICATION FOR VARIANCE

BOA No. 25-100086
HEARING DATE 12/2/25

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, **to scale** (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of **\$500.00** (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: Julianne N. Overby **Telephone:** 904-704-8628
Mailing Address: 2452 Pullian Street **E-Mail:** jno@jloverby.com
Jacksonville Beach, FL 32250

Agent Name: NONE **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Landowner Name: SAME **Telephone:** _____
Mailing Address: _____ **E-Mail:** _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

VARIANCE DATA

Street address of property and Real Estate Number: 528 3rd Avenue South
 Legal description of property (Attach copy of deed): LOT 5, BLOCK 36, PABLO BEACH SOUTH
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
Requesting a 3' side set-back in lieu of 5' to align with the existing structure.

AFFIDAVIT

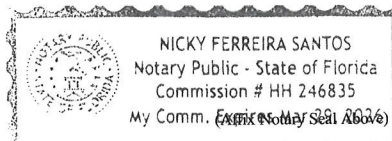
I, Julianne N. Overby, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

[Signature] Julianne N. Overby 11.5.25
 APPLICANT SIGNATURE PRINT APPLICANT NAME DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of November, 2025, by Julianne Napier Overby, who is personally known to me or produced FLPL 0161434747270 Exp 06.27.2028 as identification.

[Signature]
 NOTARY PUBLIC SIGNATURE
Nicky Ferreira Santos
 PRINT NOTARY NAME



THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: RM-1 **FLOOD ZONE:** _____

CODE SECTION (s): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. _____

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

| Standard | Applies? Yes/No | Circumstances/ Explanation |
|--|----------------------------|--|
| Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. | YES | The existing structure is at 3' from the property line on the west side of the property. The existing structure will remain and a new addition will align with the existing. |
| Special circumstances and conditions do not result from the actions of the applicant. | YES | This is an existing condition. |
| Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district. | NO | |
| Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship. | YES | We are unable to make any improvements on the existing structure as is without this variance. The existing has been abandoned for years and needs to be improved substantially. It is cost prohibitive to remove the existing structure and rebuild to meet the set-backs required. We are trying to save the structure and maintain the existing character on the surrounding residential area. |
| Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure. | YES | We are only seeking approval for the existing condition of 3' side setback on the west side. |
| Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land. | YES | With the substantial improvements made to this abandoned property, we will be improving the adjacent land significantly. |

THIS INSTRUMENT PREPARED BY:
Sam Bernard, an employee of;
Titletown of America, LLC
480 Busch Drive
Jacksonville, FL 32218

SPECIAL MAGISTRATE'S DEED

THIS WARRANTY DEED made this **30th day of October, 2025** by **Samuel Webber, as Special Magistrate** pursuant to the order approving the report of the Special Magistrate and Authorizing the Sale signed **October 24, 2025 Case No. 2024-CA-4158**, conveying non-homestead real property, party of the first part, whether one or more, and whose address is: 3201-5 Sawgrass Village Circle, Ponte Vedra Beach, Florida 32082 to **Julianne N. Overby and Robert B. Overby, wife and husband**, party of the second part, whether one or more, and whose address is: 528 S. 3rd Avenue, Jacksonville, Beach, Florida 32250.

WITNESSETH:

The party of the first part, in the capacity as the duly appointed and qualified Special Magistrate pursuant to Florida Rule of Civil Procedure 1.490 and pursuant to the power and authority conferred by Order of the Circuit Court in Case No.: 2024-CA-4158, Duval County, Florida and in consideration of the premises and the sum of Ten (\$10.00) and no/100 Dollars and other good and valuable consideration in hand paid, grants, bargain, sells, aliens, remises, releases, conveys and confirms to the party of the second part and to said party's heirs and assigns forever, that certain real property located in Duval County, Florida, more particularly described as follows:

Lot 5, Block 36, PABLO BEACH SOUTH as per plat thereof recorded in Plat Book 3, Page 28, of the Public Records of Duval County, Florida.

Together with all and singular the tenements, hereditaments and appurtenances belonging and in anywise appertaining to that real property.

To have and to hold the same to the party of the second part, and to said party's said heirs and assigns in fee simple, forever.

The party of the first part does covenant to and with the party of the second part, that in all things preliminary to, in and about the sale and completion of this conveyance, the Orders of the above named Court and the laws of the State of Florida have been followed and complied with in all respects.

The premises are conveyed subject to and with the benefit of any and all rights, restrictions, easements and agreements of record to the extent now in force and applicable and to real estate taxes, either currently due or not yet due and payable. The Special Magistrate's execution of this instrument in his capacity as Special Magistrate will not render him personally liable in any manner whatsoever.

IN WITNESS WHEREOF, the party of the first part has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:
Sam Bernard
Signature
Sam Bernard
Print Name
480 Busch Drive
Jax, FL 32218
Address:

SPECIAL MAGISTRATE

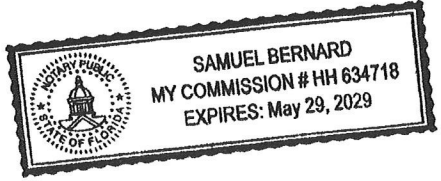
By: Samuel Webber
Samuel Webber

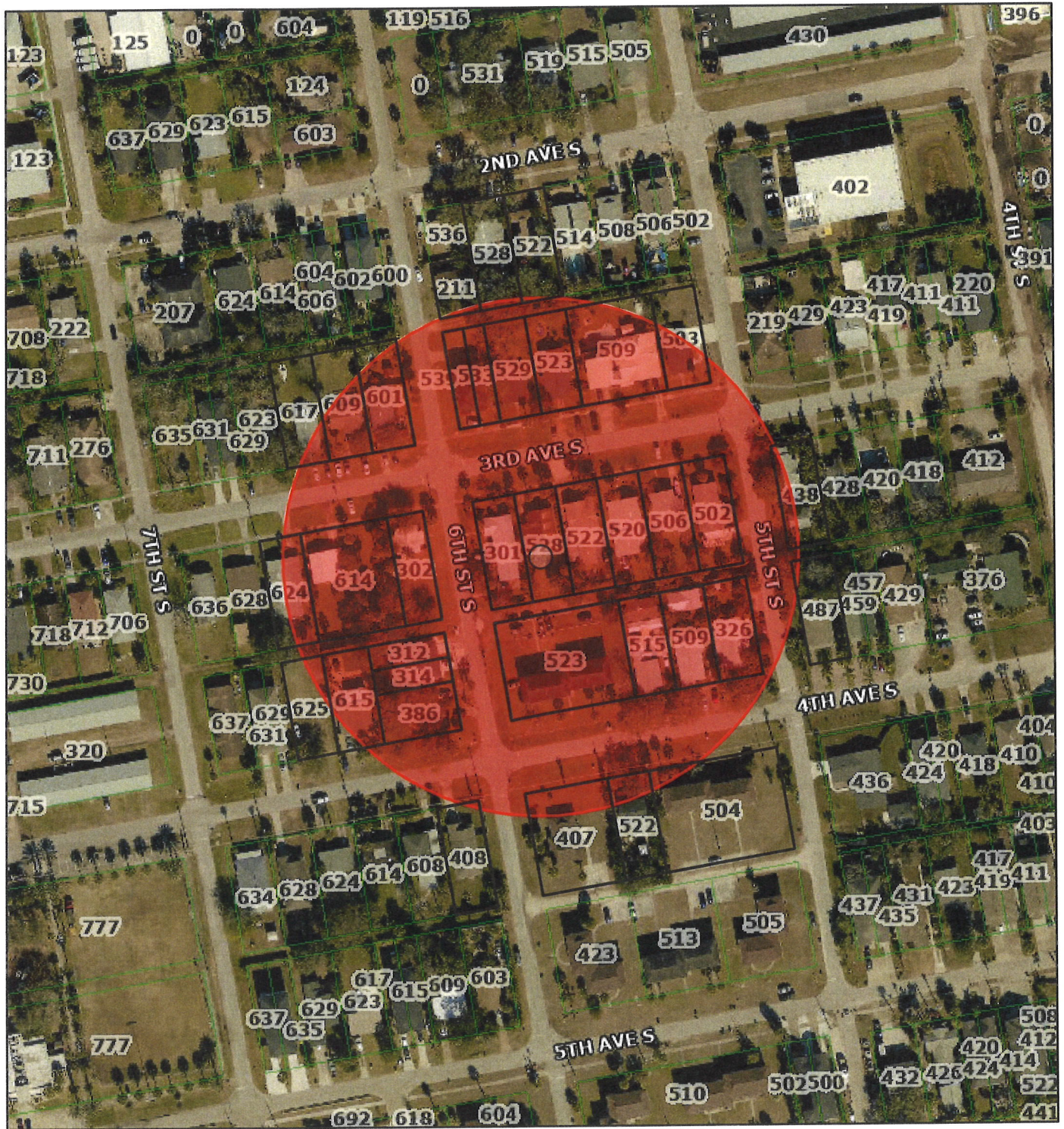
Witness:
Samantha Crabbe
Signature
Samantha Crabbe
Print Name
480 Busch Drive
Jax, FL 32218
Address:

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 30th day of October 2025, by **Samuel Webber**, as **Special Magistrate pursuant to the order approving the report of the Special Magistrate and Authorizing the Sale signed October 24, 2025 Case No. 2024-CA-4158** who is personally known to me and/or who has produced 1D as identification.

Sam Bernard
Notary Public, County and State Aforesaid
Sam Bernard
Notary Printed Signature
My commission expires: _____

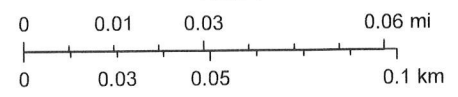




November 20, 2025

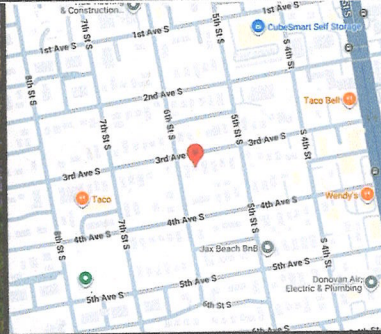
 Parcels

1:2,257



Lawrence J. Bernard, P.A.

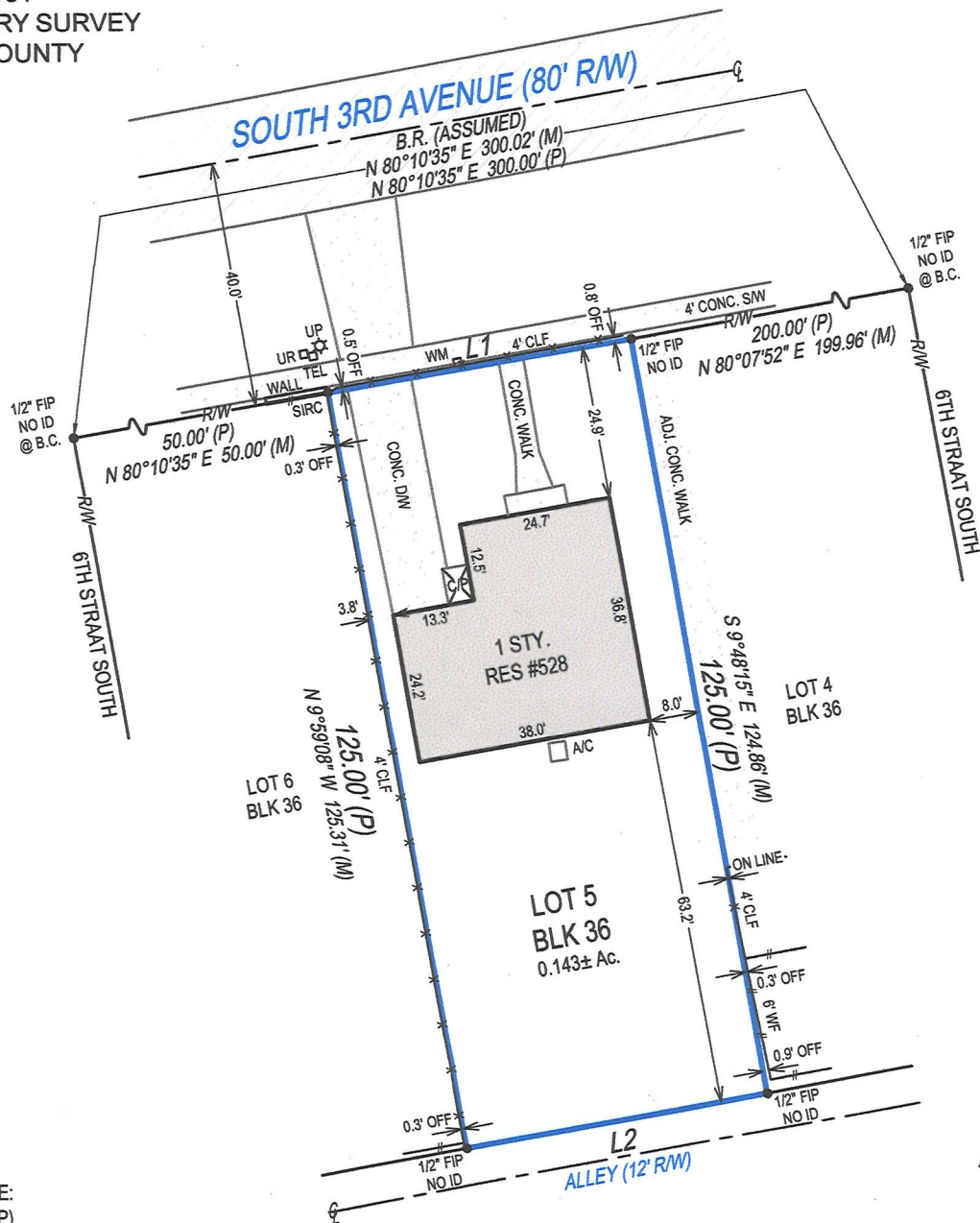
450-5 Busch Drive Jacksonville, Florida 32218
 P:904-751-6980 F:904-751-6983



PROPERTY ADDRESS: 528 S 3RD AVENUE, JACKSONVILLE BEACH, FLORIDA 32250

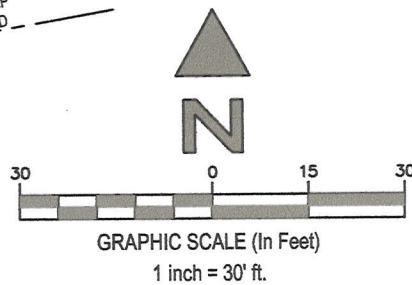
SURVEY NUMBER: FL2510.2131

FL2510.2131
 BOUNDARY SURVEY
 DUVAL COUNTY



LINE TABLE:
 L1 50.00' (P)
 N 80°21'28" E 50.06' (M)
 L2 50.00' (P)
 S 79°51'01" W 49.66' (M)

SURVEYOR'S NOTES:
 FENCE OWNERSHIP NOT DETERMINED.



SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



RONALD W. WALLING
 State of Florida Professional Surveyor and Mapper
 License Number 6473
 Exacta Land Surveyors, LLC | LB# 8291

POINTS OF INTEREST:
 NONE VISIBLE



Exacta Land Surveyors, LLC
 LB# 8291
 o: 866.735.1916 | f: 866.744.2882
 131 West Broadway Street, Suite 1001, Oviedo, FL 32765



Florida Land Title Association

AFFILIATE MEMBERS

DATE SIGNED: 10/27/25
 FIELD WORK DATE: 10/24/2025
 REVISION DATE(S): (REV.0 10/27/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
 PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

EXISTING SURVEY

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 80 DEGREES 10 MINUTES 35 SECONDS EAST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH 3RD AVENUE, LOCATED WITHIN PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGAL DESCRIPTION:

LOT 5, BLOCK 36, PABLO BEACH SOUTH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYOR'S LEGEND

| | | | | | | | | | | | | | |
|---|--|---|--|---|--|--|--|--|--|--|--|--|--|
| <p>LINETYPES</p> <p>Boundary Line</p> <p>Center Line</p> <p>Chain Link or Wire Fence</p> <p>Easement</p> <p>Edge of Water</p> <p>Iron Fence</p> <p>OHL - Overhead Lines</p> <p>Structure</p> <p>Survey Tie Line</p> <p>Vinyl Fence</p> <p>Wall or Party Wall</p> <p>Wood Fence</p> | | <p>SYMBOLS</p> <p>Benchmark</p> <p>Center Line</p> <p>Central Angle or Delta</p> <p>Common Ownership</p> <p>Control Point</p> <p>Catch Basin</p> | | <p>ABBREVIATIONS</p> <p>(C) - Calculated</p> <p>(D) - Deed</p> <p>(F) - Field</p> <p>(M) - Measured</p> <p>(P) - Plat</p> <p>(R) - Record</p> <p>(S) - Survey</p> <p>A/C - Air Conditioning</p> <p>AE - Access Easement</p> <p>ANE - Anchor Easement</p> <p>ASBL - Accessory Setback Line</p> <p>B/W - Bay/Box Window</p> <p>BC - Block Corner</p> <p>BFP - Backflow Preventer</p> <p>BLDG - Building</p> <p>BLK - Block</p> <p>BM - Benchmark</p> <p>BR - Bearing Reference</p> <p>BRL - Building Restriction Line</p> <p>BSMT - Basement</p> <p>C - Curve</p> <p>C/L - Center Line</p> | | <p>ABBREVIATIONS</p> <p>C/P - Covered Porch</p> <p>C/S - Concrete Slab</p> <p>CATV - Cable TV Riser</p> <p>CB - Concrete Block</p> <p>CH - Chord Bearing</p> <p>CHIM - Chimney</p> <p>CLF - Chain Link Fence</p> <p>CME - Canal Maintenance Easement</p> <p>CO - Clean Out</p> <p>CONC - Concrete</p> <p>COR - Corner</p> <p>CS/W - Concrete Sidewalk</p> <p>CUE - Control Utility Easement</p> <p>CVG - Concrete Valley Gutter</p> <p>D/W - Driveway</p> <p>DE - Drainage Easement</p> <p>DF - Drain Field</p> <p>DH - Drill Hole</p> <p>DUE - Drainage & Utility Easement</p> <p>ENT - Entrance</p> <p>EOP - Edge of Pavement</p> <p>EOW - Edge of Water</p> <p>ESMT - Easement</p> <p>EUB - Electric Utility Box</p> <p>F/DH - Found Drill Hole</p> <p>FCM - Found Concrete Monument</p> <p>FF - Finished Floor</p> <p>FIP - Found Iron Pipe</p> <p>FIPC - Found Iron Pipe & Cap</p> | | <p>ABBREVIATIONS</p> <p>FIR - Found Iron Rod</p> <p>FIRC - Found Iron Rod & Cap</p> <p>FN - Found Nail</p> <p>FN&D - Found Nail & Disc</p> <p>FRSPK - Found Rail Road Spike</p> <p>GAR - Garage</p> <p>GM - Gas Meter</p> <p>ID - Identification</p> <p>IE/EE - Ingress/Egress Easement</p> <p>ILL - Illegible</p> <p>INST - Instrument</p> <p>INT - Intersection</p> <p>IRRE - Irrigation Easement</p> <p>L - Length</p> <p>LAE - Limited Access Easement</p> <p>LB# - License No. (Business)</p> <p>LBE - Limited Buffer Easement</p> <p>LE - Landscape Easement</p> <p>LME - Lake/Landscape Maintenance Easement</p> <p>LS# - License No. (Surveyor)</p> <p>MB - Map Book</p> <p>ME - Maintenance Easement</p> <p>MES - Mitered End Section</p> <p>MF - Metal Fence</p> <p>MH - Manhole</p> <p>MHWL - Mean High Water Line</p> <p>NR - Non-Radial</p> <p>NTS - Not to Scale</p> <p>NAVD88 - North American Vertical Datum 1988</p> <p>NGVD29 - National Geodetic Vertical Datum 1929</p> <p>OG - On Ground</p> | | <p>ABBREVIATIONS</p> <p>ORB - Official Records Book</p> <p>ORV - Official Record Volume</p> <p>O/A - Overall</p> <p>O/S - Offset</p> <p>OFF - Outside Subject Property</p> <p>OH - Overhang</p> <p>OHL - Overhead Utility Lines</p> <p>OHWL - Ordinary High Water Line</p> <p>ON - Inside Subject Property</p> <p>P/E - Pool Equipment</p> <p>PB - Plat Book</p> <p>PC - Point of Curvature</p> <p>PCC - Point of Compound Curvature</p> <p>PCP - Permanent Control Point</p> <p>PI - Point of Intersection</p> <p>PLS - Professional Land Surveyor</p> <p>PLT - Planter</p> <p>POB - Point of Beginning</p> <p>POC - Point of Commencement</p> <p>PRC - Point of Reverse Curvature</p> <p>PRM - Permanent Reference Monument</p> <p>PSM - Professional Surveyor & Mapper</p> <p>PT - Point of Tangency</p> <p>PUE - Public Utility Easement</p> <p>R - Radius or Radial</p> <p>R/W - Right of Way</p> <p>RES - Residential</p> <p>RGE - Range</p> <p>ROE - Roof Overhang Easement</p> <p>RP - Radius Point</p> | | <p>ABBREVIATIONS</p> <p>S/W - Sidewalk</p> <p>SBL - Setback Line</p> <p>SCL - Survey Closure Line</p> <p>SCR - Screen</p> <p>SEC - Section</p> <p>SEP - Septic Tank</p> <p>SEW - Sewer</p> <p>SIRC - Set Iron Rod & Cap</p> <p>SMWE - Storm Water Management Easement</p> <p>SN&D - Set Nail and Disc</p> <p>SQFT - Square Feet</p> <p>STL - Survey Tie Line</p> <p>STY - Story</p> <p>SV - Sewer Valve</p> <p>SWE - Sidewalk Easement</p> <p>PI - Point of Intersection</p> <p>TBM - Temporary Bench Mark</p> <p>TEL - Telephone Facilities</p> <p>TOB - Top of Bank</p> <p>TUE - Technological Utility Easement</p> <p>TWP - Township</p> <p>TX - Transformer</p> <p>TYP - Typical</p> <p>UE - Utility Easement</p> <p>UG - Underground</p> <p>UP - Utility Pole</p> <p>UR - Utility Riser</p> <p>VF - Vinyl Fence</p> <p>W/C - Witness Corner</p> <p>W/F - Water Filter</p> <p>WF - Wood Fence</p> <p>WM - Water Meter/Valve Box</p> <p>WV - Water valve</p> | |
|---|--|---|--|---|--|--|--|--|--|--|--|--|--|

CERTIFIED TO:
JULIANNE N. OVERBY AND ROBERT B. OVERBY; TITLETOWN OF AMERICA, LLC; FIRST AMERICAN TITLE INSURANCE;

DATE SIGNED: 10/27/25

BUYER: JULIANNE N. OVERBY AND ROBERT B. OVERBY

LENDER:

TITLE COMPANY: TITLETOWN OF AMERICA, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: TT25-0619



Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291

o: 866.735.1916 | f: 866.744.2882

131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X SHADED. THIS PROPERTY WAS FOUND IN CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, PANEL NUMBER 0417 DATED 11/2/2018.

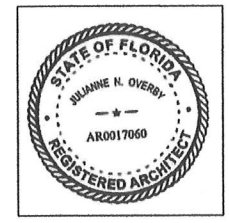
PROPOSED RENOVATION

- GENERAL NOTES:**
- ALL WORK TO BE DONE IN ACCORDANCE TO THE MOST RECENT EDITION OF FLORIDA BUILDING CODES AND ALL OTHER APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 - VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS IN FIELD PRIOR TO CONSTRUCTION. VERIFY LAYOUT WITH REFERENCE TO EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE COMMUNICATED IN WRITING TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL WORK IS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE CONSTRUCTION STANDARDS.
 - ALL DIMENSIONS ARE TO FACE OF DRYWALL OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED.
 - FLOOR PENETRATIONS TO BE WATERPROOFED.
 - ALL INTERIOR WALLS TO BE WOOD STUDS UNLESS OTHERWISE NOTED.
 - WHERE G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
 - INTERIOR DOORS ARE TO BE 5" OFF PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
 - IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THAT ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT ARE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, OPERATED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS HEREIN SPECIFIED TO THE CONTRARY. BUILDER SHALL FOLLOW ALL INSTRUCTIONS TO SUSTAIN AND PRESERVE ALL EXPRESSED OR IMPLIED WARRANTIES AND GUARANTEES.
 - IT IS THE BUILDER'S RESPONSIBILITY TO CHECK ALL PLAN DIMENSIONS & DETAILS FOR OVERALL ACCURACY APPROPRIATE TO THE SITE & FINAL SELECTION OF MASONRY, FLOOR JOISTS, LUMBER, STRUCTURAL MEMBERS, VENEER, ROOFING, ETC.
 - SUBSTITUTES FOR SPECIFIC MATERIALS & MANUFACTURERS SHOWN ON THESE PLANS MAY BE OFFERED, BUT MUST BE APPROVED IN WRITING BY THE ARCHITECT AND OWNER PRIOR TO PROCURING OR INSTALLING.
 - RESPONSIBILITY OF THE GC INCLUDES, BUT IS NOT LIMITED TO, PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, CAULKING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING & ANY OTHER SMALL ITEMS OR DETAILS NOT NECESSARILY INDICATED ON THE PLANS.
 - THESE PLANS ARE NOT INTENDED TO BE COMPLETE IN ALL DETAILS OF WEATHERPROOFING. USE OF A VARIETY OF DIFFERENT MATERIALS CAN CHANGE DETAILS. ADDITIONALLY, VARYING CODES & REGULATIONS, FOUNDATION REQUIREMENTS, ELECTRICAL AND MECHANICAL PLANS CAN CHANGE THESE DETAILS.
 - FURNITURE TO BE COORDINATED, INSTALLED AND SCHEDULED BY G.C. AND THE OWNER
 - ALL KITCHEN APPLIANCES INSTALLED TO BE COORDINATED AND SCHEDULED BY G.C.
 - G.C. TO SCHEDULE & COORDINATE THE INSTALLATION OF OWNER PROVIDED ITEMS, INCLUDING, BUT NOT LIMITED TO, FURNITURE & AUDIO/VIDEO SYSTEMS.

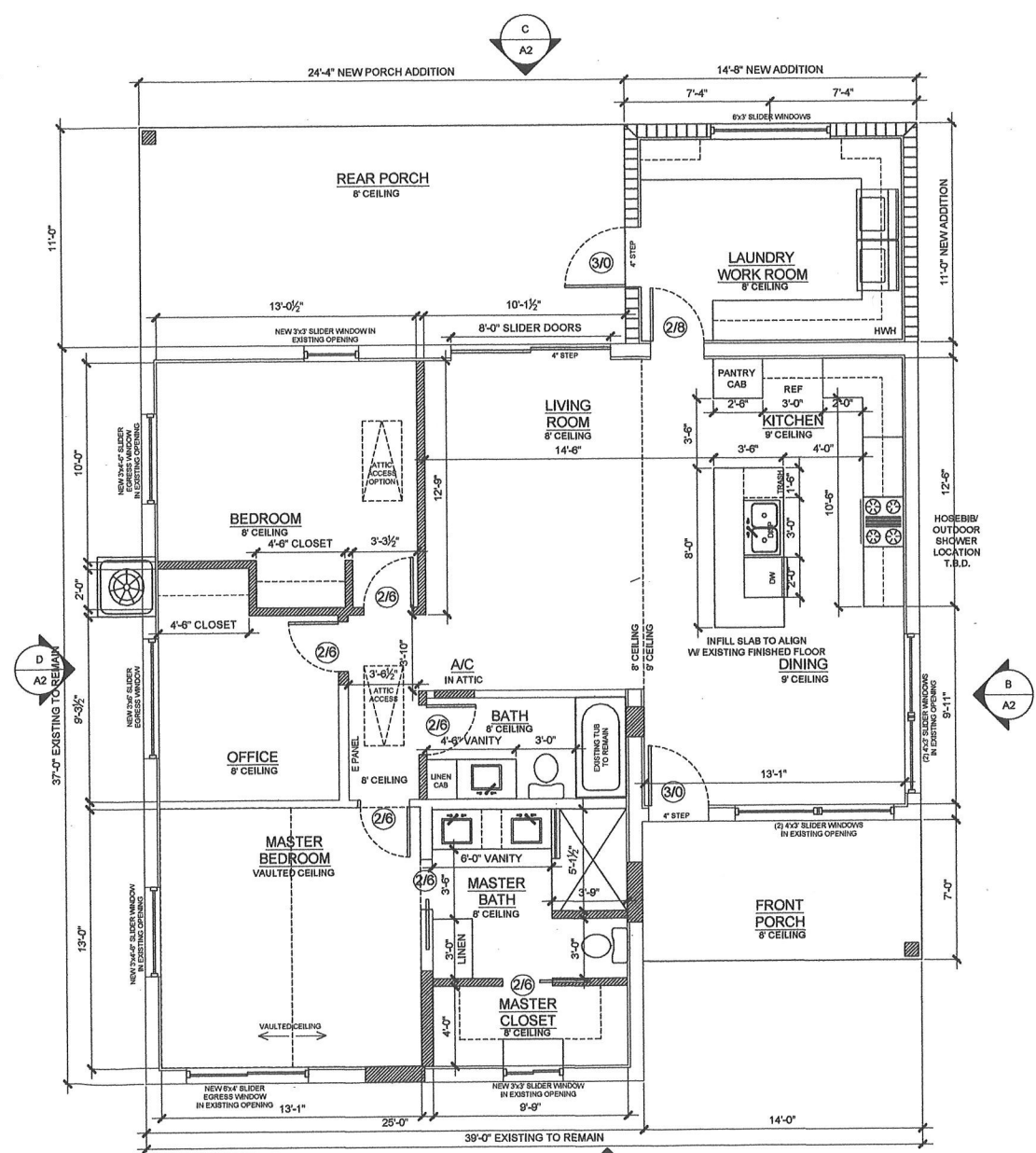
| BUILDING CODE SUMMARY | |
|--|---|
| CODE ENFORCEMENT JURISDICTION: JACKSONVILLE BEACH | OCCUPANCY CLASSIFICATION: RESIDENTIAL (R-3) |
| BUILDING CODE: Florida Building Code 8th Edition (2023) Building Florida Building Code 8th Edition (2023) Residential Florida Building Code 8th Edition (2023) Plumbing National Electric Code 2020 - NFPA 70-2020 Florida Building Code 8th Edition (2023) Energy Conservation Florida Building Code 8th Edition (2023) Mechanical Florida Fire Prevention Code 8th Edition | CONSTRUCTION TYPE: TYPE V-B (WOOD FRAME) SPRINKLED: NO FIRE DISTRICT: NO PROVIDE INSULATION PER CODE R-30 IN CEILING, R-19 IN WALLS |
| ALTERATION LEVEL: 2 | WORK AREA: EXISTING A/C: 1,261 SQ. FT. NEW ADDITION A/C: 161 SQ. FT. TOTAL NEW A/C: 1,422 SQ. FT. |

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida
32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



VILLA VERDE
528 3RD AVENUE S.
JACKSONVILLE BEACH, FL 32250



FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE ISSUED:
NOVEMBER 4, 2025

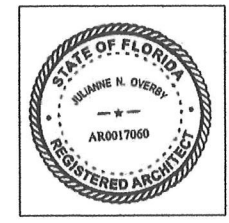
NOTE:
DO NOT SCALE DRAWINGS.
IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

**RENOVATION
FLOOR
PLAN**

A1

PERMIT SET

Julianne N. Overby, R.A.
2452 Pullian Street
Jacksonville Beach, Florida
32550
904-704-8628
JNO@JNOVERBY.COM
FL. AR-0017060 · FL. ID-4621



VILLA VERDE
528 3RD AVENUE S.
JACKSONVILLE BEACH, FL 32250

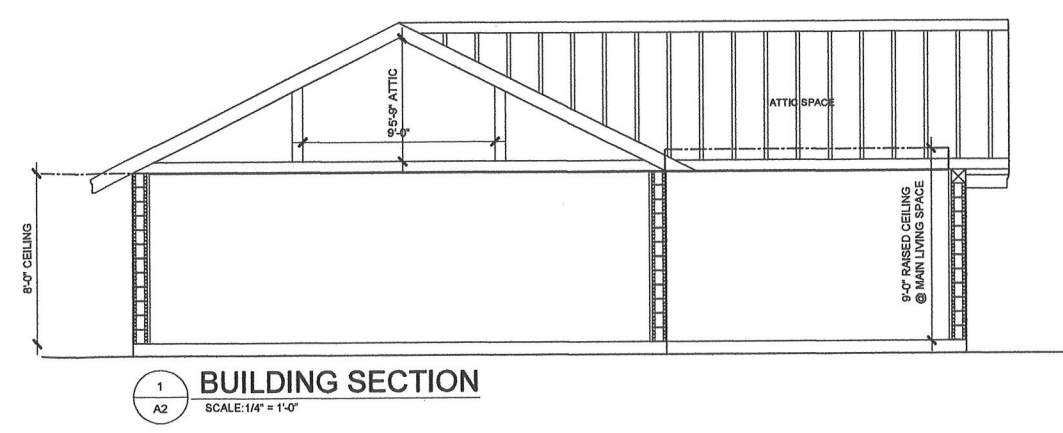
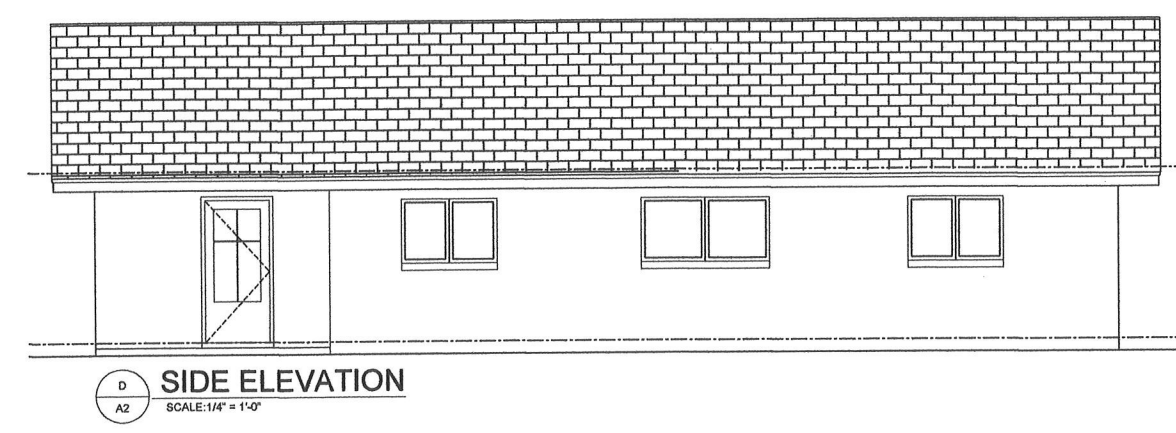
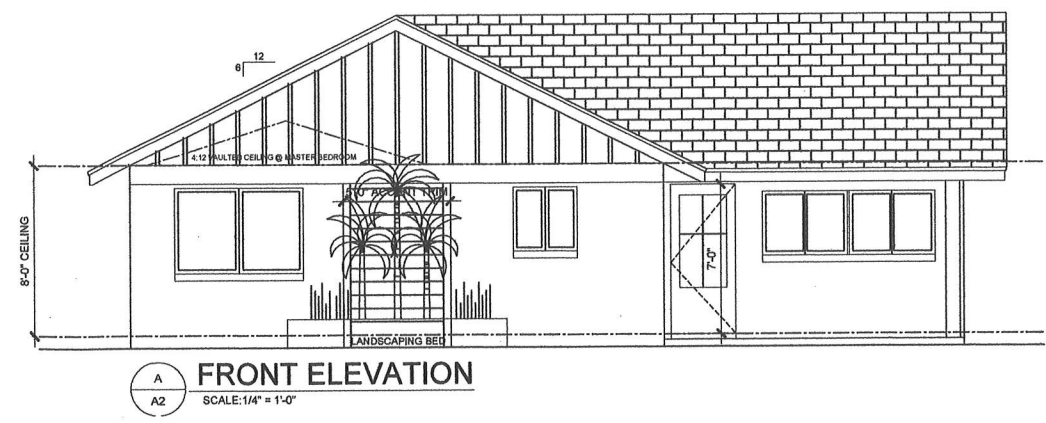
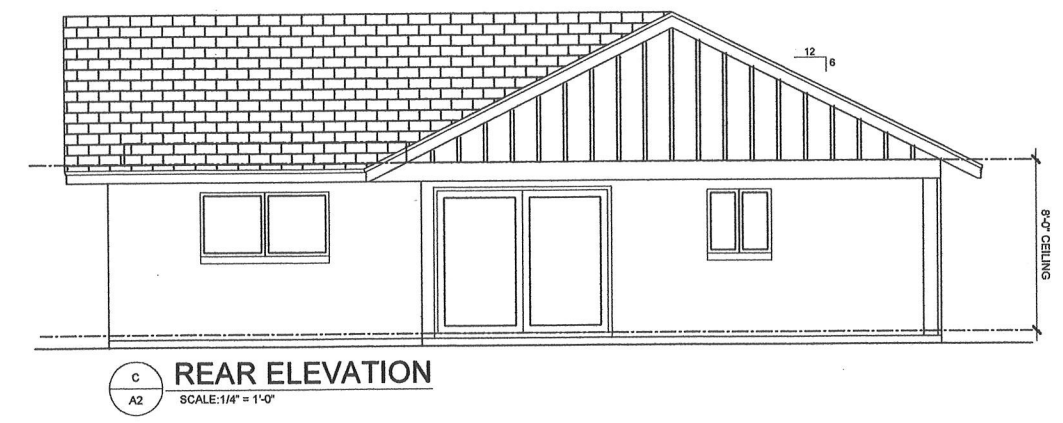
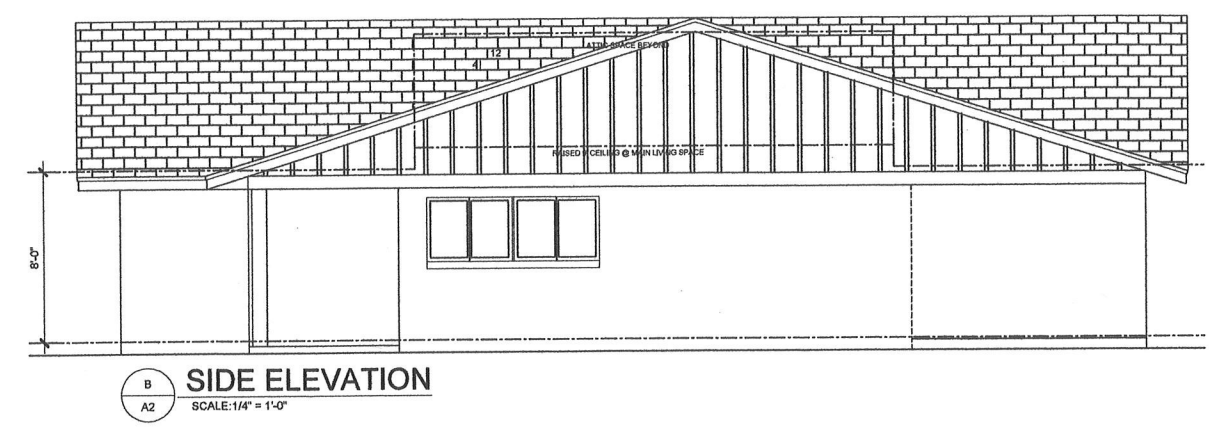
DATE ISSUED:
NOVEMBER 4, 2025

NOTE:
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IF PRINTED ON 11"X17"
MEDIA, DRAWING SCALE
IS HALF-SIZED.

EXTERIOR
ELEVATIONS

A2

PERMIT SET

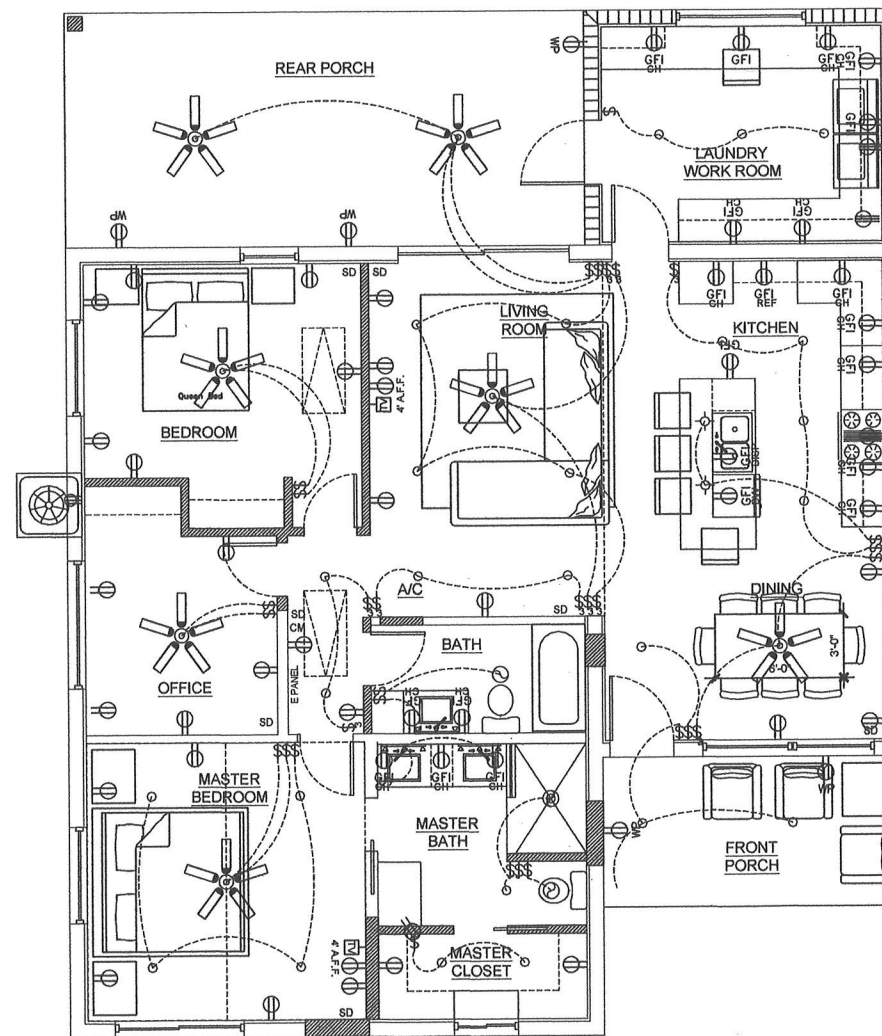


ELECTRICAL LAYOUT PLAN NOTES:

1. VERIFY ALL EXISTING CONDITIONS.
2. COORDINATE LIGHT FIXTURE LOCATIONS CONTRACTOR ANY DISCREPANCIES SHALL BE COMMUNICATED TO THE ARCHITECT BEFORE CONSTRUCTION PROCEEDS FOR COORDINATION.
3. LIGHT FIXTURES SHALL BE LOCATED AS CLOSELY AS POSSIBLE TO LOCATIONS SHOWN ON THIS PLAN.
4. FIXTURES SHALL ALIGN WITH OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENTS.
5. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLS SO THAT THEY ALIGN WITH OR ARE SYMMETRICAL WITH EACH OTHER WHERE THERE MAY BE CONFLICTS.
6. GRILLS & REGISTERS SHALL BE BLOCKED AS REQUIRED SO THAT THEY CAN ALIGN WITH LIGHT FIXTURES.
7. LIGHT FIXTURE & SWITCH LOCATIONS SHALL BE REVIEWED & APPROVED BY OWNER OR DESIGNER BEFORE INSTALLATION OF SHEET ROCK OR OTHER WALL & CEILING FINISHES.
8. SWITCHES SHALL BE LOCATED ADJACENT TO, BUT NOT INTERSECTING DOOR CASING OR TRIM.
9. GROUPED SWITCHES SHALL BE GANGED TIGHT TOGETHER & SHALL BE COVERED WITH A SINGLE PLATE DESIGNED FOR THAT PURPOSE.
10. SWITCHES SHALL TYPICALLY BE MOUNTED 48" A.F.F. TO CENTER OF THE SWITCH.
11. SUPPORT ALL FIXTURES FROM STRUCTURE OF BUILDING. REFER TO STRUCTURAL SHEETS FOR SPECIFIC DETAILS AS REQUIRED FOR SPECIALTY FIXTURES.
12. VERIFY DEVICE & PLATE COLORS WITH OWNER OR DESIGNER.
13. VERIFY LIGHTING TYPE & SWITCHING.
14. FLUORESCENT LAMPS SHALL BE "WARM WHITE DELUXE" UNLESS OTHERWISE NOTED OR SPECIFIED ON THE SCHEDULE.
15. ALL LIGHT BULBS SHALL BE COMPACT FLUORESCENT OR LED BULBS UNLESS OTHERWISE NOTED.
16. COORDINATE THERMOSTAT AND DOORBELL LOCATIONS WITH OWNER.

| ELECTRICAL LEGEND | | |
|-------------------|-------------------------|--------------------------|
| | CABLE | |
| | DUPLEX OUTLET | |
| | 220 OUTLET | |
| | GFI RECEPTACLE | |
| | EXTERIOR/GFI RECEPTACLE | |
| | SWITCH | |
| | 3-WAY SWITCH | |
| SD | SMOKE DETECTOR | CARBON MONOXIDE DETECTOR |
| CH | COUNTERTOP HEIGHT | |

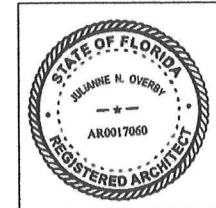
- NOTES:**
1. TELEPHONE OUTLETS TO BE 'CAT 5E' WIRE.
 2. SMOKE DETECTION PER FIRE CODE.
 3. SERVICE PANEL AND ELECTRIC METER LOCATION TO BE DETERMINED W/ INPUT FROM THE OWNER AND LOCAL UTILITY COMPANY.
 4. ALL RECEPTACLE TO HAVE ARC-FAULT CIRCUIT INTERRUPTERS PER ARTICLE 210-12.
 5. HVAC DISCONNECT TO BE PROVIDED BY MECHANICAL SUBCONTRACTOR.
 6. ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH LATEST EDITION OF NEC AND FBC.
 7. 100% OF ALL INTERIOR AND EXTERIOR PERMANENT LIGHT FIXTURES TO USE CFL/LED LAMPS.



ELECTRICAL LAYOUT PLAN
SCALE: 1/4" = 1'-0"

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

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VILLA VERDE
528 3RD AVENUE S.
JACKSONVILLE BEACH, FL 32250

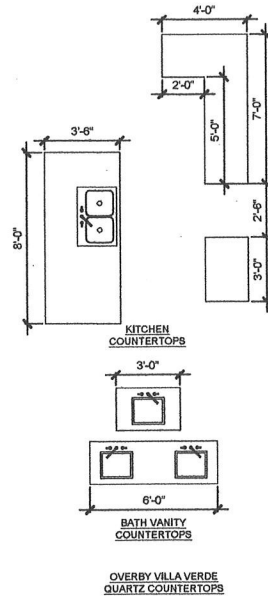
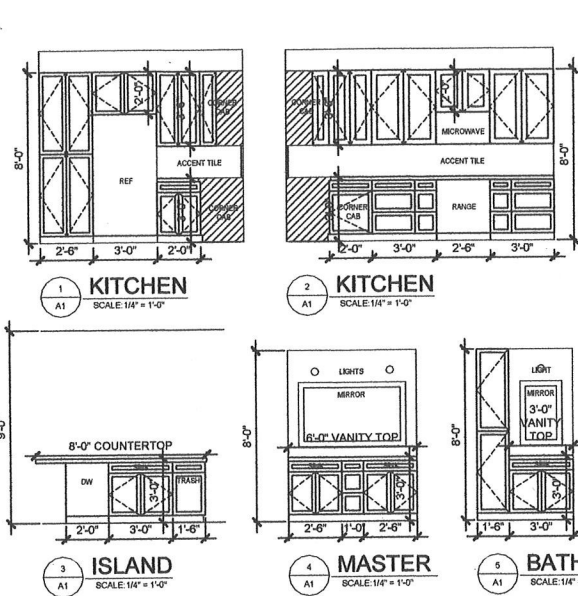
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NOTE:
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**ELECTRICAL
LAYOUT
PLAN**

A3

PERMIT SET

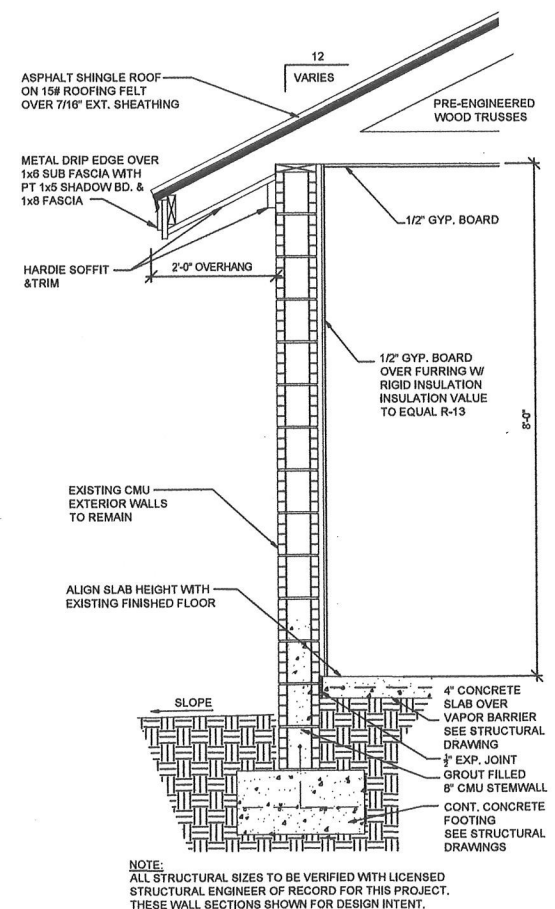
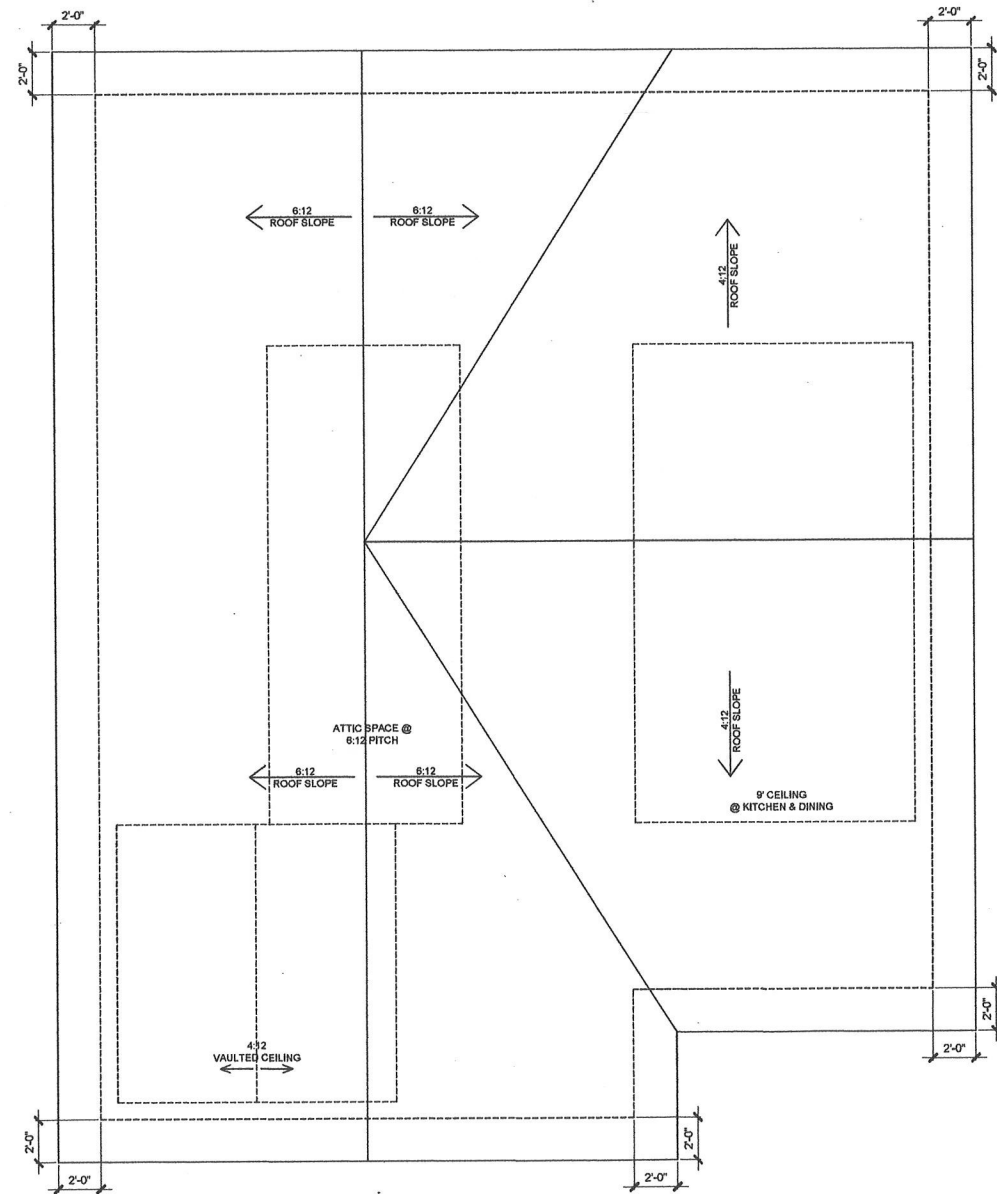


ROOF PLAN NOTES:

- DO NOT SCALE DRAWINGS.
- IF DIMENSIONS ARE IN QUESTION, THE ROOFER SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
- BUILDER SHALL VERIFY ALL DIMENSIONS & CONDITIONS AT JOBSITE.
- SEE FLOOR PLAN FOR BUILDING DIMENSIONS.
- ALL ROOFING AND ROOFING DETAILS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- ROOFING SUBCONTRACTOR SHALL HAVE APPROPRIATE LICENSE(S) AS REQUIRED IN JURISDICTION OF CONSTRUCTION.
- NO WORK SHALL CONFLICT WITH THE MANUFACTURER'S GUARANTEE OR WARRANTY.
- WRITTEN WARRANTY SHALL BE PROVIDED TO OWNER AND INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY GC.
- PROVIDE FLASHING AS PER DETAILS OR AS PER SMACNA IF NO DETAILS ARE SHOWN WHERE ROOF PITCH CHANGES OR WHERE ROOFING INTERSECTS WITH VERTICAL SURFACES.
- THE INSTALLATION SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ROOFING WORK.
- ALL EXHAUST FAN, VENT, FLUE & STACK OPENINGS ARE TO BE CUT & SEALED BY BUILDER.
- ROOF VENT TERMINALS SHALL BE 12" AWAY FROM AND 2' ABOVE ANY AIR INTAKE, DOOR OR WINDOW, 18" AWAY FROM ANY VERTICAL WALL EXTENDING ABOVE ROOF VENT, AND NOT BELOW ANY ROOF EAVE, OR AS REQUIRED BY LOCAL CODES.

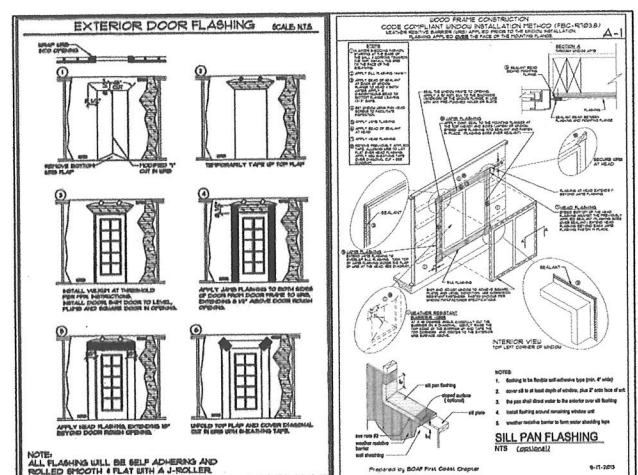
ROOF VENTS/PENETRATIONS:

ALL RIDGE VENTS AND PENETRATIONS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
APPLY ROOFING CEMENT OR SELF ADHERING FLASHING OVER VENT FLANGE AT THE HEAD
INSTALL SHINGLE OVER THE VENT FLANGE HEAD



NEW WALL SECTION
SCALE: 3/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"



NOTE: THESE DETAILS USED FOR DOORS & WINDOW.
ALL FLASHING TO MEET FBC R903.2.1, R905.2.8, & R703.8 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

JNOOverby, LLC
ARCHITECTURE · INTERIOR DESIGN

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528 3RD AVENUE S.
JACKSONVILLE BEACH, FL 32250

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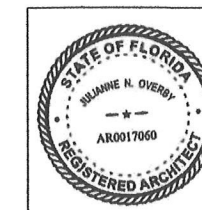
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ROOF PLAN

A4

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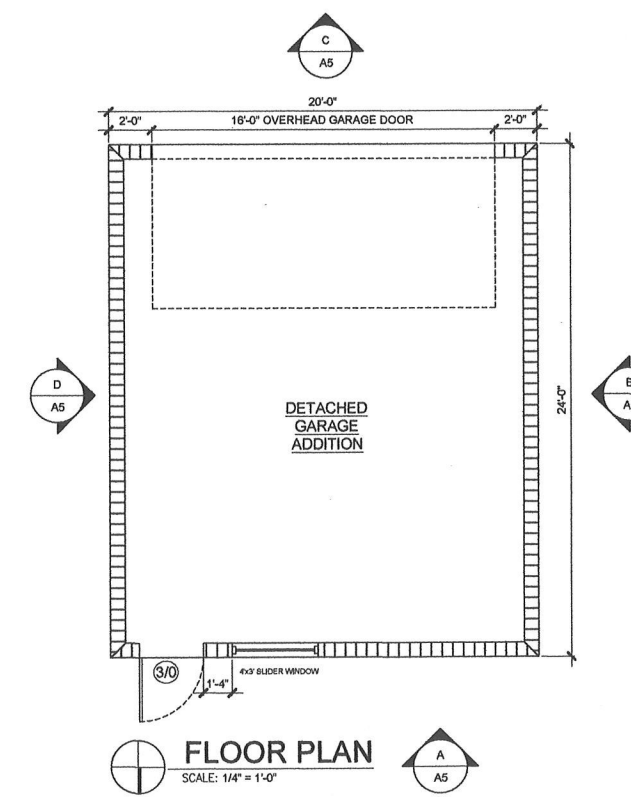
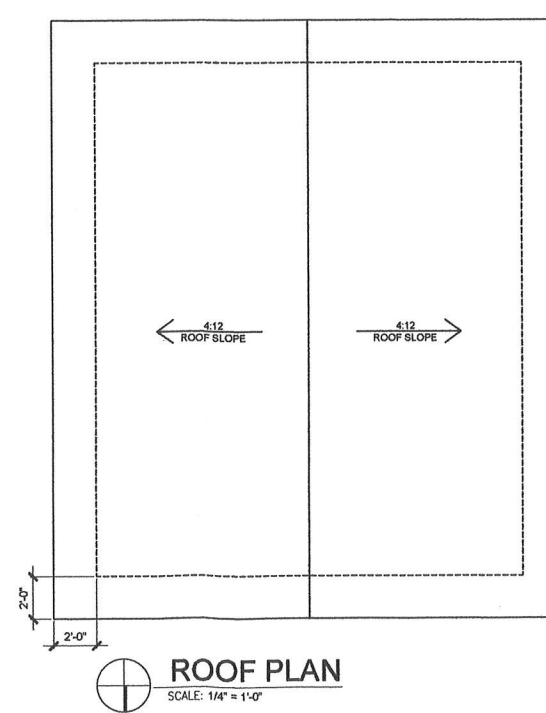
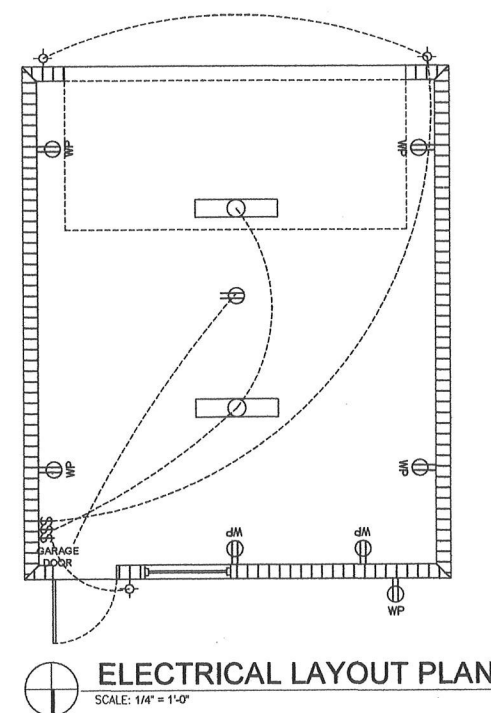
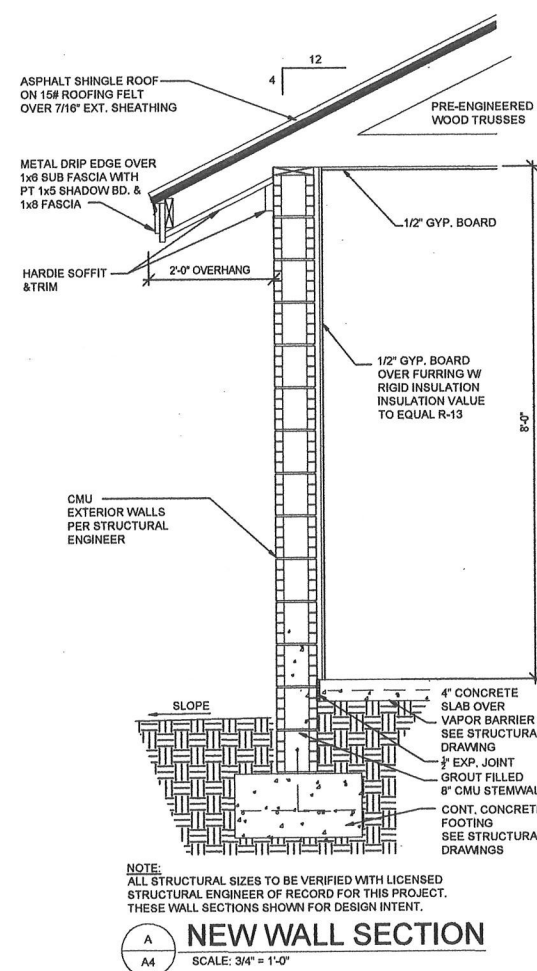
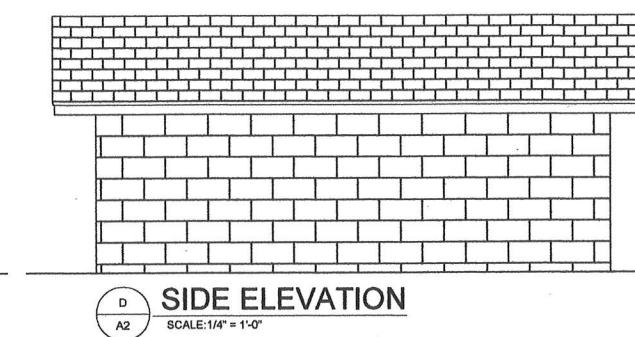
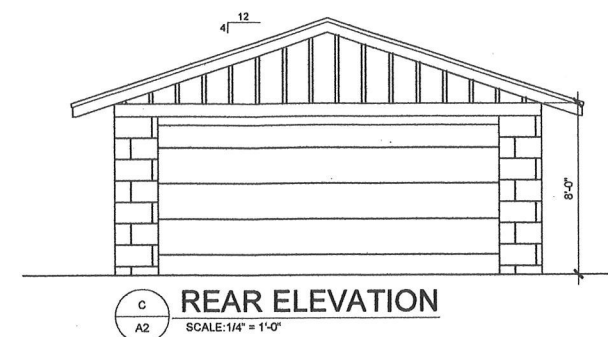
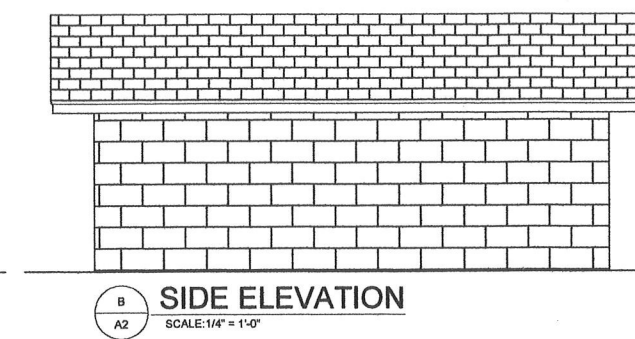
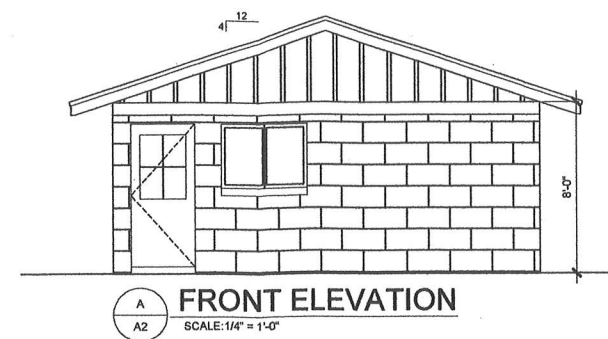
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**GARAGE
ADDITION
PLANS**

A5

PERMIT SET



NOTE:
ALL STRUCTURAL SIZES TO BE VERIFIED WITH LICENSED
STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT.
THESE WALL SECTIONS SHOWN FOR DESIGN INTENT.

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of BOA#25-100086

in the Court, was published in said newspaper by print in the issues of 11/20/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

PUBLIC NOTICE
The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Tuesday, December 2, 2025, at 6:00 p.m.** in the **City Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#25-100086 Section(s): 34-614(e)(1)(c)(2), for a side yard setback of 3 feet in lieu of 5 feet, to align proposed additions with current structure and to address current nonconformities at an existing single-family home, located at **property addressed 528 S 3rd Ave RE# 175826-0000, legally described as Lot 5, Block 36 Pablo Beach South**

These applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and are open to public review during regular business hours.

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an Accommodation Request to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard

on any matter presented before the Agency. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Agency when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
Nov. 20 00 (25-07002D)



Nichol Stringer

Sworn to and subscribed before me this 20th day of November, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 599731
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

| RE | LNAME | LNAME2 | MAIL_ADDR1 | MAIL_ADDR2 | MAIL_ADDR3 | MAIL_CITY | MAIL_STATE | MAIL_ZIP |
|-------------|--|--------|--------------------------|------------|------------|--------------------|------------|------------|
| 175830 0000 | CLAIRE MCGOVERN FAMILY TRUST | | 3620 12TH ST NE | | | WASHINGTON | DC | 20017 |
| 175817 0000 | CLAIRE S MCGOVERN FAMILY TRUST | | 3620 12TH ST NE | | | WASHINGTON | DC | 20017 |
| 175842 0000 | COLINDRES DAVID | | 615 4TH AVE S | | | JACKSONVILLE BEACH | FL | 32250-5319 |
| 175841 0000 | DIAMOND LIFE REAL ESTATE INC | | 554 JACKSONVILLE DR | | | JACKSONVILLE BEACH | FL | 32250 |
| 175823 0000 | DIXON RUTH MIKELL | | 502 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250-5424 |
| 175714 0010 | EISEMAN ADAM K LIFE ESTATE | | 886 OCEAN BLVD | | | ATLANTIC BEACH | FL | 32233 |
| 175714 0020 | EISEMAN ADAM K LIFE ESTATE | | 886 OCEAN BLVD | | | ATLANTIC BEACH | FL | 32233 |
| 175818 0020 | EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL L FORTMA | | 28741 MIRA VISTA | | | LAGUNA NIGUEL | CA | 92677 |
| 175727 0000 | FILIPOV PHILIP G | | 12406 SUNCHASE DR | | | JACKSONVILLE | FL | 32246 |
| 175716 0000 | GALLIHER REVOCABLE TRUST | | 2745 CORTEZ RD | | | JACKSONVILLE | FL | 32246 |
| 175728 0000 | GARCIA AMANDA M | | 609 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175844 0200 | GUIMARAES ENI LUIZA M MANSO | | 312 S 6TH ST | | | JACKSONVILLE BEACH | FL | 32250 |
| 175923 0000 | HARRIS ANDREW J | | 408 6TH ST S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175917 0000 | HOOSE 18 LLC | | 7563 PHILIPS HWY STE 208 | | | JACKSONVILLE | FL | 32256-6834 |
| 175828 0000 | JACKSONVILLE BEACH REDEVELOPMENT LLC | | 1300 N BROAD ST | | | JACKSONVILLE | FL | 32202-3996 |
| 175914 0000 | JACKSONVILLE BEACH REDEVELOPMENT LLC | | 1300 N BROAD ST | | | JACKSONVILLE | FL | 32202 |
| 175918 0000 | JACKSONVILLE BEACH REDEVELOPMENT LLC | | 1300 N BROAD ST | | | JACKSONVILLE | FL | 32202-3996 |
| 175823 0010 | JENMAL PROPERTY LLC | | 554 JACKSONVILLE DR | | | JACKSONVILLE BEACH | FL | 32250 |
| 175718 0000 | LANE LINZY C LIFE ESTATE | | 509 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250-5423 |
| 175715 0000 | LEE JOHN E JR ESTATE | | 529 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250-5423 |
| 175843 0000 | MANLEY LINDA | | 3594 W BEECHWOOD AVE | | | FRESNO | CA | 93711 |
| 175827 0000 | MCGOVERN CLAIRE S FAMILY TRUST | | 3620 12TH ST NE | | | WASHINGTON | DC | 20017 |
| 175835 0000 | MCGOVERN CLAIRE S FAMILY TRUST | | 3620 12TH ST NE | | | WASHINGTON | DC | 20017 |
| 175833 0000 | MCGOVERN JOHN J | | 30 GIBBES CT | | | COLUMBIA | SC | 29201 |
| 175831 0000 | MCGOVERN PAUL | | 2517 OCEAN DR S | | | JACKSONVILLE BEACH | FL | 32250-5942 |
| 175832 0000 | MCGOVERN PAUL A | | PO BOX 49118 | | | JACKSONVILLE BEACH | FL | 32240 |
| 175824 0000 | MCGRUDER MARY ANNE M | | 11050 HOLTON LN | | | JACKSONVILLE | FL | 32219 |
| 175712 0000 | RICHARDSON JIMMIE LEE ET AL | | 211 6TH ST S | | | JACKSONVILLE BEACH | FL | 32250-5461 |
| 175710 0000 | SMITH TODD ET AL | | 522 2ND AVE S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175711 0000 | SPAHN JOHN R | | 528 2ND AVE S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175729 0000 | STEWART NELA A | | 601 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250-5315 |
| 175844 0100 | TAMBI EDWARD SAMBA LIFE ESTATE | | 795 E DORCHESTER DR | | | SAINT JOHNS | FL | 32259 |
| 175825 0000 | THOMPSON SHANDY B | | 522 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175836 0000 | VICKI J LARSON REVOCABLE TRUST | | 725 3RD AVE S | | | JACKSONVILLE BEACH | FL | 32250 |
| 175826 0000 | WHITEHEAD CATHERINE ET AL | | 140 45TH ST E | | | JACKSONVILLE | FL | 32208 |
| 175719 0000 | WILLIAMS MARY LIFE ESTATE ET AL | | 503 S 3RD AVE | | | JACKSONVILLE BEACH | FL | 32250 |