

**Minutes of Board of Adjustment Meeting  
held Tuesday, December 2, 2025, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

Chairperson Owen Curley called the meeting to order at 6:00 P.M.

**ROLL CALL:**

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

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

**APPROVAL OF MINUTES:**

**Motion:** It was moved by Matt Metz, seconded by John Moreland, and passed unanimously to approve the following minutes:

- Minutes for September 16, 2025 Board of Adjustment Training

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**A.      Case Number:                      **BOA#25-100086****  
Applicant/Owner:                      Julianna N. Overby  
Agent:    N/A  
Property Address:                      528 S 3rd Ave  
Parcel ID:    175826-0000

**City of Jacksonville Beach Land Development Code 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*.

**Ex-Parte Communication:**

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

**Applicant:** Julianna Overby, 528 S 3rd Avenue, Jacksonville Beach, stated the hardship was a nonconforming structure.

**Discussion:** A brief discussion ensued about the detached garage.

**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#25-100086 based on the standards for a variance outlined in Section 34-572 of the Land Development Code.

**Discussion:** A brief discussion ensued about the hardship and request.

**Motion to Amend:** It was moved by Mr. Metz, seconded by Mr. Moreland, to amend the motion to stipulate the side yard setback be attached to the existing structure.

**Motion to Amend Roll Call Vote:** Ayes – John Moreland, Matt Metz, and Owen Curley.

The motion to amend passed unanimously.

**Discussion:** None.

**Amended Motion Roll Call Vote:** Ayes – John Moreland, Matt Metz, and Owen Curley.

The amended motion passed unanimously.

**PLANNING DEPARTMENT REPORT:**

The next scheduled meeting will be held on Tuesday, December 16, 2025 at 6:00 P.M. There is one scheduled case.

**COURTESY OF THE FLOOR TO VISITORS:** None

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:11 P.M.

Submitted by: Michaela O'Banion  
Operations Support Specialist

These minutes were reviewed by Planning & Development.

Approval:



Chairperson

1-6-2026

Date