



# CITY OF JACKSONVILLE BEACH, FLORIDA

## MEMORANDUM TO: Board of Adjustment Members

**Date: Tuesday, January 25, 2011**

There will be a regular meeting of the Board on **Tuesday, February 1, 2011** at 7:00 P. M., in the Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach.

**1. CALL TO ORDER**

**2. ROLL CALL:** Thomas Buck, Josh Corey, Joseph Loretta, Bobby Jolley, and John Moreland  
Alternate: Scott Chestnut, Sylvia Osewalt

**3. EX-PARTE STATEMENT:**

**4. APPROVAL OF MINUTES: 12/7/10**

**5. CORRESPONDENCE:**

**6. OLD BUSINESS:**

**(A) Case Number: BOA 10-100151**

Name of Applicant: Semanik Land Investment, LLC

Name of Agent: John A. Semanik

Property Address: 1818 N Oceanfront (174786-0000)

Current Zoning: RM-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-340(e)(3)c.3**, for a rear yard of 25 feet in lieu of 30 feet required; **34-340(e)(3)e**, for 87% lot coverage in lieu of 65% maximum; **34-373(b)**, for 10 feet one way driveway drive lanes in lieu of 12 feet required; and **34-373(d)**, for a 2 feet vehicle use area set back in lieu of 5 feet minimum all to allow for a new multi-family dwelling.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: \_\_\_\_\_

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**(B) Case Number: BOA 10-100154**

Name of Applicant: Inheritance Investments, LLC

Name of Agent: Christine Lee

Property Address: 2701 Ocean Drive South

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)c.2, for side yards of 7.6 feet in lieu of 10 feet required; and 34-336(e)(1)e, for 50% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

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**7. NEW BUSINESS:**

**(A) Case Number: BOA 10-100161**

Name of Applicant: George R. Henderson, Jr.

Property Address: 1516 Marsh Inlet Court

Current Zoning: RS-1

Motion to Approve: **City of Jacksonville Beach Land Development Code Section:** 34-336(e)(1)e, for 38% lot coverage in lieu of 35% maximum and 34-373(d), for a parking area set back of 1 foot in lieu of 5 feet required to allow for improvements to a single family dwelling.

Miscellaneous Info & Description: No previous variance requests and no open code violations.

Notes: \_\_\_\_\_  
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**(B) Case Number: BOA 10-100165**

Name of Applicant: Barry Dixon CEO (True House Inc.)

Name of Agent: Bob Esposito

Property Address: 2700 St. Johns Boulevard

Current Zoning: RS-2

Motion to Approve: **City of Jacksonville Beach Land Development Code Section: 34-337(e)(1)e**, for 48% lot coverage in lieu of 35% maximum to allow for a new single family dwelling.

Miscellaneous Info & Description: One previous variance request and no open code violations.

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**8. BUILDING DEPARTMENT REPORT:** The next scheduled meeting is Tuesday, March 1, 2011. There are currently two scheduled cases.

**NOTICE**

*If a person decides to appeal any decision by the Board of Adjustment with respect to any matter considered at any meeting, such person may need a record of the proceedings, and, for such purpose, 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.*

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting.*

*In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Planning and Development Department no later than 5:00 p.m. on the day preceding the meeting.*