

**Minutes of Planning Commission Meeting
held Tuesday, May 28, 2013, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Greg Sutton.

Roll Call

Terry DeLoach, Vice Chairperson
Lee Dorson
Greg Sutton, Chairperson
Bill Callan *Absent*
David Dahl

Alternates :
Georgette Dumont *Absent*
Rick Knight

Also present were Bill Mann, Senior Planner and Recording Secretary Amber Lehman.

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Dorson, and passed, to approve the minutes for both April 22, 2013 and May 13, 2013 minutes as presented.

Correspondence

There was no correspondence.

New Business

- (A) **PC #17--13 (13-100097)– 115 9th Avenue North**
Conditional Use approval for a proposed single-family dwelling located in a Residential, multiple-family: RM-2 zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Mann read the following staff report into the record:

The applicant owns the subject property on the northwest corner of 9th Avenue North and 1st Street and wants to construct a single family home on it. He was informed by staff

that conditional use approval would be required, and if approved, he could build a home on his lot, pursuant to Residential, single-family: RS-3 zoning standards.

The entire east half of the block containing the subject property, which consists of five platted lots including the applicant's, is currently vacant. The other four lots were the subject of a recently approved single-family concept plat application (PC# 4-13). That application essentially re-plats the four existing lots into a six-lot, zero lot line single family subdivision, with three lots fronting 1st Street, and three fronting 10th Avenue North.

Adjacent uses to the subject property, in addition to the proposed re-plat to the immediate north, include a single family residence across the alley to the west, a condominium to the south across 9th Avenue, and a condominium and two small vacant lots under permitting for single family homes directly across 1st Street to the east. Together with the proposed six lot development to the immediate north, and the two proposed homes across 1st Street, the development of the subject property into a new single-family use will fit well in the surrounding mixed-intensity residential neighborhood. Adjacent property values will not be negatively impacted.

Recommendation: Approval.

Applicant:

Neither the agent nor the applicant was present.

Public Hearing

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Seeing no one who wished to address the Commission, Mr. Sutton closed the public hearing.

Motion: It was moved by Mr. Dorson, seconded by Mr. Dahl, to approve the conditional use as presented.

Roll call vote: Ayes – DeLoach, Dahl, Dorson, Sutton, and Knight.
Motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the Commission members that the next meeting is scheduled for June 24, 2013 with one conditional use application.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman

Approval:

/s/Greg Sutton

Chairman

Date: July 8, 2013