

**Minutes of Planning Commission Meeting
held Monday, July 22, 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

Greg Sutton (Chairperson)
Terry DeLoach (Vice Chairperson)
Bill Callan
David Dahl
Georgette Dumont

Alternates: 1st Alternate Rick Knight
2nd Alternate Lee Dorson - *Absent*

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

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

New Business

(A) PC #21--13 (13-100134)– 2578 Isabella Boulevard

Rezoning Application to rezone a 5,800 square foot vacant parcel of land on the west side of Isabella Boulevard, approximately 150 feet south of Osceola Avenue, from Residential, single-family: RS-2 to Planned Unit Development: PUD to allow development of 1,608 square foot office building and associated parking.

Staff Report:

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

The applicant owns the subject vacant property on the west side of Isabella Blvd., south of Osceola Ave., and would like to develop it into office use. Because the subject property is currently zoned for single-family residential use, the applicant was informed that he would first need to seek rezoning of the property.

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Staff has reviewed the application materials, including a conceptual site plan for the proposed 1,608 s.f. office use. Per that plan, the applicant is proposing to construct a single story 44.5' x 36' office building and associated off-street parking.

Staff has reviewed the application and has found it consistent with Land Development Code and Comprehensive Plan regulations and policies for office development. Adequate public facilities, including roadway capacity, exist to serve the project. Direct access is available to the site from Isabella Blvd. The required minimum of five off-street parking spaces will be provided, as well as the required minimum 20% open space. The applicant has provided a copy of an agreement he has with the adjacent property owner for co-use of an existing solid waste dumpster.

Staff has also reviewed the application against the standards governing rezonings (a.k.a. zoning atlas amendments) in general. The proposed PUD is consistent with the Comprehensive Plan Future Land Use designation for the subject property and adjacent properties. That land use designation is "South Beach District", reflective of these properties being located in the Southend Community Redevelopment District. The Southend Redevelopment Plan designation for the subject property and adjacent properties to the north and south is *Office*. The subject property is bordered by office development to the north, east, and south, and by a large retention pond to the west. Its proposed use, then, is consistent with existing and proposed land uses in the area. The office development, as proposed, will not adversely impact the natural environment. Finally, the proposed rezoning represents logical in-fill development within an existing office park.

Recommendation: Approval.

Applicant:

The agent for the applicant, Mike Dunlap, 60 Bay Street, Jacksonville, FL 32202; stated that the building will be 50 X 117 square feet and will have adequate parking. Mr. Dunlap also stated that he will be discussing the existing drainage of the property with public works and will concur with their requirements if any and informed the board that there will only be one tenant occupying this space.

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 board, Mr. Sutton closed the public hearing.

Discussion

A brief discussion ensued, concluding with Mr. DeLoach recusing himself from voting due to being related to the applicant.

Motion: It was moved by Mr. Dahl, seconded by Mr. Callan to recommend approval for the rezoning of 2578 Isabella Boulevard to PUD.

Roll call vote: Ayes – DeLoach, Dahl, Callan, Sutton, and Dumont; motion carried unanimously.

(B) PC #22--13 (13-100138)– 418 7th Avenue North

Concept Plat Application for a five lot subdivision (five-unit townhouse development) of a +/- 0.30 acre parcel of land, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

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

The applicant is developing a five unit townhouse project on the subject property on the south side of 7th Avenue North, between 4th and 5th Streets. He is planning to sell each of the completed units off as separate fee-simple properties. This means he would be subdividing the subject property, currently consisting of two platted 50' x 125' lots, into a total of five townhome lots, thus requiring subdivision platting of the development.

Staff has reviewed the application against LDC Article IX standards for concept plat plans. The proposed multifamily use of the subject property shown on the concept plat plan is consistent with the property's *RM-1* zoning and its Comprehensive Plan *Residential High Density* designations. Adjacent uses include a single-family home to the east, multifamily uses to the west and across the alley to the south, and a church parking lot across 7th Avenue to the north. The proposed townhouse development is generally consistent with these surrounding uses, and should not negatively affect adjacent property values.

Recommendation: Approval.

Applicant:

Larry Longknecker, 11456 Sugarmaple Place South, Jacksonville stated that he concurred with the staff report presented by Mr. Mann.

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 board, Mr. Sutton closed the public hearing.

Motion: It was moved by Mr. Dahl, seconded by Mr. DeLoach to approve the Concept Plat Application as presented.

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Roll call vote: DeLoach, Dahl, Callan, Sutton, and Dumont; motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that the next meeting is scheduled for August 12, 2013 with one conditional use application and one concept plat application.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

/s/Greg Sutton
Chairman

Date: August 12, 2013