

**Minutes of Planning Commission Meeting
held Monday, July 25, 2011, 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 *Absent*
Lee Dorson *Absent*
Greg Sutton (Chairperson)
Fred Jones
Bill Callan
David Dahl
Tom Baker *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 #12-11 (11-100119) – Conditional Use Application**
Conditional Use approval of an existing legal non-conforming multiple family residential use, located in a Commercial Limited: C-1 district, pursuant to Section 34-342(d) (15) of Jacksonville Beach Land Development Code.

Staff Report:

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

The applicant is under contract to purchase an existing two-unit multifamily residential use property on the south side of 13th Avenue North. The property is located in a C-1 commercial district. The RM-2/C-1 zoning boundary lies along the easterly boundary of the subject property. He has applied for conditional use approval to ratify and be able to continue the existing multifamily use of the property upon buying it, and also to be able to potentially redevelop the property into a new multifamily use at some point in the future. Property Appraiser data indicates that the existing structure on the property was built in 1937. If the property is redeveloped or expanded, it would support a maximum of three residential units requiring a total of six on-site parking spaces.

Adjacent uses include multifamily residential to the immediate east, west, and south across the alley, and there is an apartment building and a gas station/convenience store across 13th Avenue to the north. Despite its commercial zoning, the subject property lies in a predominantly residential setting, two blocks off the beach. Approval of this application should in no way negatively affect the established character of the surrounding area, and adjacent property values should not be impacted by the continuation of, or improvements to, this long standing existing residential use.

Recommendation: Approval.

Applicant:

Applicant, Charles Roth, 66 Roscoe Blvd. S., Ponte Vedra Beach, FL concurred with the staff report presented.

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 who wished to address the board, Mr. Sutton closed the public hearing.

Motion: It was moved by Mr. Dahl, seconded by Mr. Callan, to approve the conditional use approval as requested.

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

Planning & Development Director's Report

Mr. Mann advised the Board that the regularly scheduled meeting on August 8, 2011 has one conditional use request.

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: September 12, 2011