

**CITY OF JACKSONVILLE BEACH
FLORIDA**



TO: MEMBERS OF THE PLANNING COMMISSION

DATE: Tuesday, July 19, 2011

There will be a regular meeting of the Planning Commission at 7:00 p.m. on Monday, July 25, 2011, in the Council Chambers located at 11 North 3rd Street, Jacksonville Beach, Florida.

AGENDA

1. Call to Order
2. Roll Call: Greg Sutton, Terry DeLoach, Lee Dorson, Fred Jones, Bill Callan
Alternates: David Dahl, Thomas Baker
3. Approval of Minutes: None.
4. Correspondence:
5. Old Business: None.
6. 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 the Jacksonville Beach Land Development Code. The property is located at 216-218 13th Avenue North.
7. Planning Department Report: The next scheduled meeting will be Monday, August 8, 2011. There is one scheduled case.
8. Adjournment:

NOTICE

If a person decides to appeal any decision by the Planning Commission 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.

MEMORANDUM



TO: Planning Commission Members
FROM: Bill Mann, Senior Planner
DATE: Tuesday, July 19, 2011
RE: July 25, 2011 Staff Recommendation

The following information is provided for your consideration regarding the following one agenda item for the upcoming Monday, July 25, 2011, Planning Commission meeting.

OLD BUSINESS: None.

NEW BUSINESS:

PC#12-11 **Conditional Use Application**

Owner: Susan Pingel, et al
c/o Bruce D. Crofts
218 13th Avenue North
Jacksonville Beach, FL 32250

Applicant: Charles Roth
66 Roscoe Boulevard South
Ponte Vedra Beach, FL 32082

Location: 216-218 13th Avenue North

Request: **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 the Jacksonville Beach Land Development Code.

Comments: 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 multi-family 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 are 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
