

**Minutes of Planning Commission Meeting
held Monday, April 25, 2005, 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 Vice Chairperson Terry DeLoach.

Roll Call

David Dahl
Terry DeLoach
Paul Schmidt
Julio Williams
Bill Wilson (*Chairperson*) (*absent*)

Undine McEvoy (*absent*)
Robert Ermovick (*absent*)

Also present was Bill Mann, Senior Planner.

Approval of Minutes

It was moved by Mr. Schmidt, seconded by Mr. Dahl, and passed, to approve the Minutes of the March 28, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

PC #04-05 – Scott A. Worthley

Request for conditional use approval of a multi-family in a *Commercial, limited: C-1* zoning district.

Mr. Mann advised the Board that the applicant would like to purchase the subject residential use property, demolish the existing two-unit structure, and construct a three-unit multifamily structure. He was informed that the existing use of the property was nonconforming, since it was

located in a C-1 commercial district, and any redevelopment of the property into a multifamily use would require conditional use approval.

The property lies in the C-1 district between 2nd and 3rd Streets, and this block of 6th Avenue South exists as a mixed-use commercial and residential area, with commercial uses predominantly oriented proximate to 3rd Street and residential uses as you drive toward 2nd Street and beyond toward the beach. Adjacent uses include a small retail and personal services business to the immediate west, in a small residential structure, the *Pier House* condominiums across 6th Avenue to the north, a new residential quadraplex to the immediate east, and the back of a small strip center and several multifamily properties across the alley to the south. The alley is used for access to several of the residential uses in the block.

The property would support a maximum of three units if it were to be developed residentially, each unit requiring two on-site parking spaces. Its continued use as residential would be consistent with the other uses in the neighborhood, and should not negatively impact the permitted commercial uses in the area. Adjacent property values should not be affected by the proposed redevelopment, given the current residential use of the property.

Staff recommended approval.

The applicant did not wish to add to Mr. Mann's statement.

Mr. DeLoach opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request? Seeing no one, he closed the public hearing.

It was moved by Mr. Dahl, seconded by Mr. Williams, to approve the request.

Roll call vote: Ayes – Dahl, DeLoach, Schmidt and Williams. Motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised that there would not be a meeting on May 9 or, possibly, on May 23 as well.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:07 P.M.

Chairman

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