

**Minutes of Planning Commission Meeting
held Monday, June 27, 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 Chairperson Bill Wilson.

Roll Call

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

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

Also present was Bill Mann, Senior Planner.

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Williams, and passed, to approve the Minutes of the May 23, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

PC #06-05 – Charles Davidson & Kristen Reyes (daughter)

Request to renew current conditional use approval of a Type II Home Occupation in a *Residential, single family: RS-1* zoning district.

Mr. Mann advised the Board that this application is required because the applicant wishes to continue a Type II Home application, infant swimming safety instruction, approved at this location last June (*PC #22-04*). That application was approved for a one-year time period, which

expires on June 27, 2005. The Type II designation of the home occupational license for the business is reflective of the business's one non-resident employee, the homeowner's daughter.

The subject property is located on the west side of 16th Street North, between 5th and 6th Avenues North in a developed single-family neighborhood. There have been no changes to the exterior appearance of the residence. There was no public testimony against the applicant at last year's hearing, and several neighbors actually spoke in favor of the request. There was one letter submitted in objection to the request, but that homeowner no longer resides in the neighborhood.

There were no complaints filed against the home occupation during its operation over the last year, so it is not considered to be out of character with the neighborhood. Since the home occupation is already in existence, its continuation should not negatively affect adjacent property values.

Staff recommended approval.

Mr. Wilson opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request?

Ted Scheeser, 615 16th Street North, Jacksonville Beach, spoke in favor.

Seeing no one else who wished to address the Board, Mr. Wilson closed the public hearing.

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

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

Planning & Development Director's Report

Mr. Mann advised that there would be one case on the agenda for the July 11 meeting and three conditional use cases on the agenda for the July 25 meeting.

Adjournment

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

Chairman

/lmw