



**Minutes of Planning Commission Meeting
held Monday, November 28, 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 Terry DeLoach.

Roll Call

David Dahl
Terry DeLoach
Lee Dorson
Paul Schmidt
Julio Williams

Alternates:

Undine McEvoy (*absent*)
Greg Sutton (*absent*)

Also present was Bill Mann, Senior Planner.

Approval of Minutes

It was moved by Mr. Williams, seconded by Mr. Dorson, and passed, to approve the Minutes of the November 14, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

PC #19-05 – Dorsey Sweat

Request for conditional use approval of a proposed single family home in a *Residential, multiple family: RM-2* zoning district pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code for property located at 19 North 9th Avenue.

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Mr. Mann advised that Board that the subject property is a small, 50'x 57' lot on the north side of the 9th Avenue North street-end. It currently contains a single family wood framed home that Property Appraiser data indicates was built in 1938, so it exists as a legal nonconforming single-family use in an RM-2 district. The owner would like to redevelop the lot into a new single-family use, and to do so requires conditional use approval. If approved, a home could be built on the lot subject to our RS-3 single-family standards.

Adjacent uses include a two unit multifamily use owned by the applicant's brother, to the immediate west, the *Sunrise II* condominiums to the north and east, and the new *Acquilus II* condominiums to the south across the street-end. Given that the subject property has an extended history of single-family use in and around various multifamily developments, its redevelopment into a single-family use, using current building code and zoning standards, should not negatively affect the character of the surrounding neighborhood. Given the small size of the lot, it is likely that the applicant will seek certain variance relief from RS-3 dimensional standards, in order to build a new home.

There should be no additional traffic impacts as a result of the proposed development, and adequate capacity exists relative to all required public facilities that would serve the new home. Adjacent property values should not be negatively impacted. As an RS-3 use, the house will have to have at least a one-car garage or carport, and one other off-street parking space.

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. Dorson, to approve the request as outlined by staff.

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

PC #20-05 – Val Sweat

Request for conditional use approval of a proposed single-family home in a *Residential, multiple family: FM-2* zoning district pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code for property located at 1003 North 1st Street.

Mr. Mann advised the Board that the subject property is a small, 50'x 50' lot on the northeast corner of 1st Street and the 9th Avenue North streetend. It currently contains a two-unit

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multifamily use. The Property Appraiser's Office indicates the structure on the lot was built in 1937. The owner would like to redevelop the lot into a new single-family use, as his brother has applied to do on his adjacent lot (PC #19-05). To do so requires conditional use approval. If approved, the applicant could build a home on the lot subject to our *RS-3* single-family standards.

Adjacent uses include a single-family home owned by the applicant to the immediate east, the *Sunrise II* condominiums to the north and east, the new *Acquilus II* condominiums to the south across the streetend, and a vacant lot and multifamily uses across 1st Street.

The redevelopment of such a small lot into a single-family use would actually be less impactful to public facilities, than if the current multifamily use were to continue, or be redeveloped in some form. Given the small size of the lot, it is likely that the applicant will seek certain variance relief from *RS-3* dimensional standards, in order to build a new home.

There should actually be reduced traffic impacts as a result of the proposed development, since the dwelling unit would be eliminated. Adequate capacity exists relative to all required public facilities that would serve the new home. As an *RS-3* use, the house will have to have at least a one-car garage or carport, and one other off-street parking space. Adjacent property values should not be negatively impacted.

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 or in opposition to the request? Seeing no one, he closed the public hearing.

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

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

Planning & Development Director's Report

Mr. Mann advised the Board that there would be one conditional use approval case on the December 12, 2005, agenda.

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Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:10 P.M.

Submitted by: Linda M. Wilkins

Approved:

Chairperson

Date: _____