

**Minutes of Planning Commission Meeting
Held Monday, July 24, 2006 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 DeLoach.

Roll Call

Terry DeLoach (Chairperson)
Paul Schmidt (Vice Chairperson)
Lee Dorson (Absent)
Greg Sutton
Julio Williams
Fred Jones
Bill Callan

Bill Mann, Planning Director, and Amber Lehman, Recording Secretary were also present.

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

PC#20-06 – Lee & Amanda Webster

Request for conditional use for a professional office in a *Residential, Multiple Family: RM-1* zoning district, pursuant to Section 34-339 (d) (14) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Mann provided the following staff report:

Minutes of Planning Commission
Held on July 24, 2006

Mr. Mann stated that the applicants would like to purchase the subject property on the northeast corner of 1st Ave. N. and 7th St. N. and move their interior design firm here. The property currently exists as an approved conditional use office building in an RM-1 district. Commercial conditional use approvals are not transferable, so the applicants have filed to gain approval in their name.

This property was originally approved for office use in 1997 for the *Luckin Construction Company*, via application PC #24-97. Prior to that, the property existed for roughly 20 years as a dentist office, predating our current land development code. *Luckin Construction* maintained an office use without incident until 2000, when the current owner of the property, Michael Smith, obtained conditional use approval via application PC#07-00 so he could purchase the property from Mr. Luckin and use it for the office of his *Global Directories* company. Staff found no record of any incidents associated with this business use. The property contains seven on-site parking spaces.

The property is situated on a C-2/RM-1 zoning boundary line (1st Ave. N.). While in an RM-1 district, the only residential use adjacent to the property is across an undeveloped alley to the north. Adjacent to the east is a *Montessori* school, to the south across the avenue is the former *Elks Lodge* property, recently purchased by the *Catholic Diocese of St. Augustine*, and to the southwest and west are the facilities of *George Moore Chevrolet*. None of these adjacent uses should be affected by the change in tenancy of the subject property from a business services office to an interior design office. Adjacent property values should not be affected by approval of this application. Public facilities remain available to the property and its uses.

Staff recommends approval.

Applicant:

Carol Mabrey, agent representing the applicant, stated that this area will not be a retail store. It will be strictly a design facility and work area

Mr. DeLoach opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request.

Seeing no one who wished to address the board, Mr. DeLoach closed the public hearing.

Motion:

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

Roll call vote:

Ayes- DeLoach, Schmidt, Sutton, Williams, and Jones

Minutes of Planning Commission
Held on July 24, 2006

Motion carried unanimously.

PC#21-06 – Samuel L. Thomas

Request for conditional use for a new single family dwelling, per RS-3 Standards, in a *Residential, Multiple Family: RM-1* zoning district, pursuant to Section 34-339 (d) (12) of the Jacksonville Beach Land Development Code.

Staff Report

Mr. Mann provided the following staff report:

Mr. Mann stated that the applicant owns the subject property on the northwest corner of 11th St. S. and 2nd Ave. S., just north of Jacksonville Beach Elementary School, in an RM-1 district. The roughly 118' x 132' property he owns is currently vacant. He would like approval to construct a single family home on the property, situated in such a way as to potentially build a second home on the balance of the property at some point in the future. Single family homes are not permitted in RM-1 districts, but they are listed as conditional uses, pursuant to RS-3 single family standards.

Adjacent uses include a mix of vacant properties, and single family homes, despite the property's multifamily zoning designation. Given the low intensity of the surrounding development, one, or even two, new single family homes would not change the character of this neighborhood. Adjacent property values should not be negatively impacted by the proposed development. Public facilities are available to serve this proposed use.

Staff recommends approval.

Applicant:

The applicant, Samuel Thomas, 2249 South Beach Parkway, stated that he would like to build a single family home on this property to be occupied by him and his family.

Mr. DeLoach opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request.

Seeing no one who wished to address the board, Mr. DeLoach closed the public hearing.

Motion:

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

Minutes of Planning Commission
Held on July 24, 2006

Roll call vote:

Ayes- DeLoach, Schmidt, Sutton, Williams, and Jones

Motion carried unanimously.

PC#22-06 – Jeannine Temple and Dianne Belyea

Request for conditional use for a new single family dwelling, per RS-3 Standards, in a *Residential, Multiple Family: RM-2* zoning district, pursuant to Section 34-340 (d) (12) of the Jacksonville Beach Land Development Code.

Staff Report

Mr. Mann provided the following staff report:

Mr. Mann stated that the subject property is a 40' x 65' vacant lot on the northwest corner of 1st St. S. and 21st Ave. S. in an RM-2 district. Despite its small size, it is a platted lot of record. The applicants are co-trustees of the property owner's trust, and they are seeking conditional use approval to build a single family home on the property.

Adjacent uses include a single family home to the immediate west, a multi-family use to the north, a single family home across 1st St. to the east, and a multi-family apartment building across 21st Ave. to the south. Development of the subject property into a single-family use, using current building code and RS-3 zoning standards, should not negatively affect the character of this surrounding neighborhood, especially given the lot's size.

Per RS-3 standards, the house would have to have at least a one car garage or carport, and one other off-street parking space, as opposed to trying to fit four required parking spaces onto the lot if it were developed into a permitted two-family use. It is likely that if this request is approved, the applicants will also need to obtain one or more variances to build a single family home on the property. Approval of this conditional use would allow them to seek any required variance relief. Public facilities are available to serve the proposed single family use.

Staff recommends approval.

Applicant:

The applicant, Jeannine Temple, stated that her parents had owned the property and she would like to build a single family home.

Mr. DeLoach opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request.

Minutes of Planning Commission
Held on July 24, 2006

The following person spoke in opposition to the request:

Dennis Kaufmann, Marsh View Drive, Jacksonville Beach, stated that he felt that the lot was too small to build a single family home. This particular area is already overcrowded.

Seeing no one else who wished to address the board, Mr. DeLoach closed the public hearing.

There was a brief discussion about the building process, and if in the future when the applicant begins to build, whether or not a variance will be needed.

Motion:

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

Roll call vote:

Ayes- DeLoach, Schmidt, Sutton, Williams, and Jones

Motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on August 14, 2006 with the Home Depot PUD amendment being on the agenda.

Adjournment

There being no further business coming before the Board, Mr. Schmidt adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman, Recording Secretary

Approved:

/s/ Terry DeLoach
Chairman

Date: August 28, 2006