

**Minutes of Planning Commission Meeting
Held Monday, October 9, 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 Vice Chairperson Paul Schmidt.

Roll Call

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

Bill Mann, Senior Planner, and Amber Lehman, Recording Secretary were also present.

Approval of Minutes

Mr. Callan stated that the minutes reflected that he was absent from the August 28, 2006, Planning Commission Meeting, however, he was in attendance.

It was moved by Mr. Dorson, seconded by Mr. Sutton, and passed, to approve the August 28, 2006, minutes as corrected.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

PC#28-06 Public Hearing

Request for conditional use approval of a proposed multi-family residential use in a Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d) (15) of the Jacksonville Beach Land Development Code. The applicant proposes to redevelop the existing multifamily use property

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into a new 5-unit town house style condominium. The property is located at 1102-1108 South 2nd Street, more specifically described as Lots 11 and 12, Block 113, Pablo Beach South.

Staff Report:

Mr. Mann provided the following staff report:

He stated that the applicant would like to purchase the existing, four-unit multifamily use property on the southwest corner of 11th Avenue South and 2nd Street, and redevelop it into a new multifamily use. The existing one-story apartment building on site is a legal, nonconforming use, in the C-1 district in which it is located. As such, conditional use approval would be required to redevelop the property into any new multifamily use. By our RM-2 density standards, the 75'x 125' property could contain up to six units.

Adjacent uses include a restaurant owned by the applicant to the west, a three building multifamily property across the alley to the south (recently approved for renovation, via PC#01-06), multifamily across 11th Avenue to the north, and a vacant residential lot across 2nd Street, to the east. Despite the property's commercial zoning, the surrounding development has a somewhat residential character which should not be affected by the proposed new multifamily use. Adjacent property values should not be negatively affected.

He concluded by advising that Staff recommends approval.

Applicant:

The agent for the applicant, Fabio Fasanelli, stated that he had concurred with Mr. Mann's comments, and had nothing further to add.

Mr. Schmidt 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. Schmidt closed the public hearing.

Motion:

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

Roll call vote:

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

Motion carried unanimously.

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PC#29-06 Public Hearing

Request for conditional use approval of an existing multi-family residential use in a Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d) (15) of the Jacksonville Beach Land Development Code, in conjunction with a transfer of ownership. The property is located at 207 South 7th Avenue, more specifically described as Lot 10, Block 63, *Pablo Beach South*.

Staff Report:

Mr. Mann provided the following staff report:

He stated that the applicant owns an existing three unit multifamily use property on the north side of 7th Avenue South, one lot west of 2nd Street. Conditional use approval was obtained for this use by the property's former owner, via PC#40-98, but the current owner, the applicant, never applied for this approval when they bought it. This fact came to light recently when staff was contacted concerning the ability to obtain a "rebuild" letter in conjunction with a proposed refinancing of the property. This request is then, in essence, a request for the transfer of conditional use from one owner to another.

Although the property is located in a C-1 district, it is totally surrounded by residential use properties. Approval of this request should not alter the character of the surrounding neighborhood, and adjacent property values should not be negatively affected by the continuation of the multifamily use on the subject property.

He concluded by advising that Staff recommends approval.

Applicant:

Kim Newman-Jones, 630 South 2nd Street, addressed the Board and stated that she was not aware of the conditional use until she applied for refinancing.

Motion:

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

Roll call vote:

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

Motion carried unanimously.

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Planning & Development Director's Report

Mr. Mann advised that the next Planning Commission meeting will be on October 23, 2006.

Adjournment

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

Submitted by: Amber Maria Lehman, Recording Secretary

Approved:

Terry DeLoach
Chairperson

Date: May 29, 2007