

**Minutes of Planning Commission Meeting
Held Tuesday, September 10, 2007, 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

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

Also present was Bill Mann, Senior Planner and Recording Secretary Amber Lehman.

Approval of Minutes

There were no minutes to approve.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

PC #27-07 – New Single Family Dwelling in an RM-1 Zoning District

Request for Conditional Use approval for a single family dwelling 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 stated the applicant owns the subject undeveloped property on the west side of 9th St. S., between 2nd and 3rd Ave.s S., in an RM-1 district, and would like to put a single family home on the lot. He was informed by staff that he would need conditional use approval to do so.

Adjacent uses include single-family homes on the north, west, and south sides of his lot, and a single family home and a small vacant lot across 9th Street to the east. This part of Pablo Beach South exists as a small predominantly single-family neighborhood. The proposed use is consistent with that character. Traffic to and from the property would also be presumably less than that from some multifamily use of the property, as would demands on public facilities. Adjacent property values should not be negatively impacted.

Staff recommends approval.

Applicant:

The applicant, Terry Harper, 1407 15th Street South, Jacksonville Beach, stated that he concurred with staff's report.

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. Dorson, seconded by Mr. Schmidt, to approve the request.

Roll call vote: Ayes – DeLoach, Dorson, Schmidt, Jones, and Williams; motion carried unanimously.

PC #28-07 – Comprehensive Plan Amendment

Request for Comprehensive Plan proposed *Public School Facilities* element transmittal.

Staff Report:

Mr. Mann provided the following for the record.

The 2006 Florida Legislature, via the passing of Senate Bill (SB) 360, has required all cities and counties to revise their interlocal agreements with their county school districts, and to prepare a Public School Facilities Element (PSFE, or Schools element) for their comprehensive plans. The Schools element must set forth a financially feasible plan for the public school system to meet the projected demands in student population growth.

The proposed Schools element was drafted to be adopted by all cities in Duval County (Jacksonville, Baldwin, Atlantic Beach, and Neptune Beach), and the element is virtually the same for each city, since and the Duval County School Board controls the provision of schools for the entire county.

The Planning and Development Director has participated in and monitored the drafting and review of the Schools element from its inception. He has prepared an Executive Summary for the element that is included in the application materials. This summary provides a good overview of the proposed element, and also points out that our beaches schools are in good shape overall in terms of capacity. There are no new construction projects or substantial improvements programmed for beaches' schools in the element.

The Schools element currently exists as a draft, or proposed, element. Following this Planning Commission hearing and a City Council transmittal hearing on September 17, the proposed element is sent to the Florida Department of Community Affairs for their review. Following that review, we are provided with any objections and/or comments to respond to, and then the final version of the element is heard by the Planning Commission and City Council for their approval and final adoption.

Mr. DeLoach asked if there are no changes to the element will it come back before the Planning Commission to vote on.

Mr. Mann replied that it will come back before the board.

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. Dorson, seconded by Mr. Jones, to approve the request.

Roll call vote: Ayes – DeLoach, Dorson, Schmidt, Jones, and Williams; motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on September 24, 2007.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:20 P.M.

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Submitted by: Amber Maria Lehman

Approval:

/s/Terry De Loach
Chairman

Date: November 26, 2007