

**Minutes of Planning Commission Meeting  
Held Monday, May 27, 2008 at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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**

It was moved by Mr. Dorson, seconded by Mr. Schmidt to approve the minutes for March 24, 2008; April 14, 2008; and May 12, 2008 as presented.

**Correspondence**

Mr. Mann stated that there was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC # PC #13-08 –Conditional Use Approval**

Request for an existing single-family use in a *Residential, Multiple-family: RM-2 Zoning District* to allow an addition to the structure, pursuant to Section 34-340 (d)(12) of the Jacksonville Beach Land Development Code. The property is located at 134 8<sup>th</sup> Avenue South.

**Staff Report**

Mr. Mann read the following staff report into the record:

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The applicant owns the subject property on the southeast corner of 2<sup>nd</sup> Street and 8<sup>th</sup> Avenue South, and would like to construct an addition to the existing single-family home on the property. The house was constructed in 1942, according to the Property Appraiser's Office.

Staff informed the applicant that his house existed as a legal nonconforming use in an RM-2 District, and nonconforming uses cannot be expanded in floor area. His only potential remedy is to file for conditional use approval for the existing single-family use, and relieve the nonconforming use characteristic of the property. If approved, the house would be considered an allowable use, and could potentially be re-built and/or expanded, pursuant to RS-3 single-family zoning standards.

Given the small size of the property (roughly 41'x65'), its current and proposed future use as a single-family home site would be significantly less impactful than any permissible multi-family use of the property. The house encroaches into several of the minimum yard setbacks now, and the applicant is aware that any significant renovation or addition to the structure will likely require certain variances. That process will help to ensure that the house remains in character with the surrounding neighborhood.

Adjacent uses include a duplex and multi-family uses across 8<sup>th</sup> Avenue to the north, multi-family uses adjacent to the east and west across 2<sup>nd</sup> Street, and a duplex immediately to the south. It is likely that the home on the subject property pre-dates much of the surrounding development. It is a well-maintained and attractively landscaped part of the character of this older beach neighborhood. Adjacent property values should not be negatively impacted by approval of this application.

Recommendation: Approval

**Applicant:**

The applicant, Larry D. Bean, 134 8<sup>th</sup> Avenue South, Jacksonville Beach, FL, advised that he is in concurrence with Mr. Mann's staff report.

**Public Hearing**

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.

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**Roll call vote:** Ayes - Dorson, Schmidt, DeLoach, Williams, and Jones; motion approved unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the board that the next meeting would be on June 9, 2008, with three conditional-use applications.

**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

Approval:

/s/Terry DeLoach

Chairperson

Date: June 9, 2008