

**Minutes of Planning Commission Meeting
Held Monday, July 14, 2008, 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 (*absent*)

Also present was Bill Mann, Senior Planner and Recording Secretary Linda Wilkins.

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Jones, and passed, to approve the minutes of the June 9, 2008, meeting as presented.

Correspondence

Mr. Mann stated that the Director had received a letter of resignation from Commissioner Schmidt, effective after tonight's meeting, due to termination of his Jacksonville Beach residency.

Old Business

There was no old business.

New Business

PC #19-08 – Conditional Use Approval

Request for Conditional Use Approval to modify approval conditions relative to an approved conditional use (PC #36-03) to permit a single-family dwelling in an RM-1 zoning district. The property is located at 206 6th Street North.

Staff Report

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

The property owner owns *Global Directories*, a business service company formerly located in the residential structure on the property, and also currently located in a separate building two lots west of the subject property. He gained approval in 2003, via PC #36-03, to use the subject property and structure for his business use, with the condition that there be no exterior changes to the building.

The applicant is in the process of working on the structure and has now applied to convert it back to its former single family residential use. Since the property is in an RM-1 district and the former residential use existed as a nonconforming single family use in a multifamily district, the proposed conversion back to single family residential requires conditional use approval.

Adjacent uses include a small Montessori School immediately adjacent to the west, the Elks Lodge across 1st Avenue to the south, facilities of St. Paul's Catholic Church to the east and southeast across 6th Street and the small multifamily use immediately adjacent to the property to the north. The requested change of use back to residential should have no effect on adjacent property values, and the reinstatement of the former use would not negatively impact the character of the neighborhood.

Recommendation: Approval

Applicant:

Mr. Stephen Hould, 920 Third Street, Ste. D, Neptune Beach, representing the applicant, Traci Mastrocinque, did not wish to add to Mr. Mann's 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 conditional use request.

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

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Planning & Development Director's Report

Mr. Mann advised the board that there would be one case on the agenda for the meeting on July 28, 2008, and also for the August 11, 2008, meeting.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:08 P.M.

Submitted by: Linda M. Wilkins

Approval:

/s/Terry DeLoach

Chairperson

Date: July 28, 2008