

**Minutes of Planning Commission Meeting
held Monday, September 27, 2010, 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 Greg Sutton.

Roll Call

Greg Sutton (Chairperson)
Terry DeLoach *Absent*
Lee Dorson
Fred Jones (Vice Chairperson)
Bill Callan
David Dahl
Tom Baker

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

- (A) **PC #18-10 (10-100099) – Conditional Use Approval**
Conditional use approval for a one-hundred (100) bed *elderly-oriented group home* located in a *Residential, Multiple-Family: RM-1* zoning district, pursuant to Sections 34-339(d)(1) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Mann stated that this application was carried over by the Planning Commission following its public hearing at the August 23, 2010 Planning Commission meeting to allow the applicant time to prepare a landscape plan and proposed building elevations for the requested facility.

Applicant:

The applicant, Ernesto Gonzales, 416 South 3rd Street, Suite 1, Jacksonville Beach, stated that the Planning Commission asked that they have a landscape plan and building elevations to present to better educate the members as to the feel and look of the project. Mr. Gonzales presented both the building elevations and landscape plans to the board. Mr. Gonzales pointed

out that the height of the building is 35 feet with a mansford roof to look as close to residential as possible. He also stated that the trees shown on the landscape plan include existing trees that would remain. The landscaping buffer will be a mature 5-6 feet of lush hedging.

Mr. Sutton asked if the main entrance will be on the east of the building.

Mr. Gonzales replied yes.

Mr. Sutton asked if there will be paved access to the dumpster.

Mr. Gonzales replied no, not at the shown location.

Mr. Mann stated that the dumpster will be screened as per Public Works requirements.

Motion: It was moved by Mr. Jones, seconded by Mr. Dorson, to approve the request as submitted and per the landscaping and building elevations plans presented.

Roll call vote: Ayes –Dorson, Jones, Sutton, Callan, and Dahl.
Motion carried unanimously.

New Business

(B) PC #24-10 (10-100114) – Conditional Use Approval

Conditional Use approval for a duplex located in a *Commercial Limited: C-1* zoning district, pursuant to Sections 34-342(d) (15) of the Jacksonville Beach Development Code. The property is located at 115 North 8th Avenue.

Staff Report:

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

The applicant owns an existing single-family residence on the north side of 8th Avenue North, three lots west of 1st Street, in a C-1 zoning district. His lender has requested a re-build letter, but he was informed by staff that a re-build letter could not be written for his property as it exists now, due to the fact that single family homes are neither listed as permitted or conditional uses in C-1 districts. Staff further informed him that multifamily dwellings, per our RM-2 zoning standards, were listed as conditional uses in that district, and if he were to gain conditional use approval for a multifamily use on the lot, then a letter stating the ability to build, or re-build, a multifamily use, per RM-2 standards, could be written. Given the small size of the lot (46' X 71'), the maximum number of units permissible on the property under RM-2 zoning would be two.

Despite the property being in a C-1 commercial district, the area surrounding it is predominantly residential, with a variety of older structures and with several newer approved conditional use residential properties. Adjacent uses include two duplexes to the east, both on the same size lots as the subject property, a multi-story condominium behind the property to the north, a single-family use across the alley to the west, and a mix of single and two-family uses across 8th

Avenue to the south. The subject property is not large enough to support any significant commercial development by itself, and the addition of a dwelling unit or its redevelopment in a two-family residential use would be consistent with the character of the surrounding neighborhood. Adjacent property values should not be negatively impacted by approval of this request. The applicant is aware that some sort of variance(s) might be necessary for the development of a two-family use, depending on how it is designed.

Recommendation: Approval.

Applicant:

The applicant, David Sacks, 1017 LaSalle Street, Jacksonville, stated that he concurred with the staff report.

Public Hearing

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

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

Motion: It was moved by Mr. Jones, seconded by Mr. Dorson, to approve the request.

Roll call vote: Ayes –Dorson, Jones, Sutton, Callan, and Dahl.
Motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that the next meeting will be on October 11, 2010 with likely only one case, that being the EAR-based Comprehensive Plan amendments.

Adjournment

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

Submitted by: Amber Maria Lehman

Approval:

/s/Greg Sutton
Chairman

Date: November 22, 2010