

**Minutes of Planning Commission Meeting  
held Monday, December 12, 2011, 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 Chairman Greg Sutton.

**Roll Call**

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

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

**Approval of Minutes**

It was moved by Mr. Dorson, seconded by Mr. DeLoach, to approve the meeting minutes of October 10, 2011, as presented. Motion carried unanimously.

**Correspondence**

There was no correspondence.

**New Business**

- (A) **PC #18-11 (11-100176) – Conditional Use Application**  
**Conditional Use approval** for a proposed two-family dwelling located in a *Commercial Limited: C-1* zoning district, pursuant to Section 34-342(d) (15) of the Jacksonville Beach Land Development Code.

**Staff Report:**

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

The applicant would like to purchase the subject vacant C-1 zoned property on the southwest corner of 2<sup>nd</sup> Street and 10<sup>th</sup> Avenue South in order to construct a two-family dwelling. The property currently contains a one-story block garage structure on it, and at one time also had a one-story single family structure on it, both of which were used for many years as offices and storage for Bivens Electric Company. Adjacent uses include a vacant lot to the west, multifamily uses to the south, to the north across 10<sup>th</sup> Avenue, and diagonally across the intersection to the northeast, and a single family home directly across 2<sup>nd</sup> Street to the east. Given the residential character of the surrounding neighborhood,

the requested use of the subject property for a two-family dwelling is actually more appropriate than was the former contractor office/storage use. If approved, the existing block garage structure would be demolished prior to the construction of the two-family dwelling. Adjacent property values should not be negatively impacted by the proposed development.

**Recommendation:** Approval.

**Applicant:**

Applicant, Tim Millard, 2301 11<sup>th</sup> Avenue North, Jacksonville Beach stated that he concurred with the staff report given by Mr. Mann.

**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. DeLoach, seconded by Mr. Dorson, to approve the conditional use approval as requested.

**Roll call vote:** Ayes – DeLoach, Dorson, Jones, Sutton, and Dahl; motion carried unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the board that the next meeting is scheduled for December 27, 2011, with two cases.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman  
Senior Secretary, Office of the City Clerk

Approval:

/s/Greg Sutton  
Chairman

Date: January 9, 2012