

**Minutes of Planning Commission Meeting
held Tuesday, December 27, 2011, 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 Chairman Greg Sutton.

Roll Call

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

Also present were Bill Mann, Senior Planner and Nancy Pyatte, City Clerk's Office.

Approval of Minutes

There were no minutes.

Correspondence

There was no correspondence.

New Business

Owner: ABC Real Estate & Finance, LLC
c/o William Easton
1923 Southampton Road
Jacksonville FL 32207

Applicant: KJ Island Properties, LLC
c/o Kirk A. and Tzy-Yng C. Williams
1227 Salt Creek Island Drive
Ponte Vedra Beach FL 32082

- (A) **PC #19-11** – **Conditional Use Application**
Conditional Use approval for an existing single-family dwelling located in a *Residential Multiple-Family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code. The property is located at 125 5th Avenue South.

Staff Report:

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

The applicants would like to purchase a small, one-story single family house on the north side of 5th Avenue South, between 1st and 2nd Streets South. Property Appraiser data shows that the house was built in 1934, therefore it exists as a legal nonconforming single-family use in an RM-2 zoning district, having pre-dated our current zoning code. In conjunction with the purchase of the house, the applicants would like to perform certain renovations, and, since the house is currently a nonconforming use, they would be limited in the amount of money that they could spend on their proposed renovations (15% of the market value of the structure, on an annual basis). The applicants have applied for conditional use approval to remove the nonconforming status of the house, so they can perform their desired renovations and so they would have the ability to reestablish a single family use on the subject property if something were to happen to the existing house.

Although the house is surrounded by multifamily uses, including a new high rise condominium across 5th Avenue to the south, it pre-dates all adjacent development. Continuation of a single family use at this location should not negatively affect adjacent property values, nor should it alter the character of the surrounding neighborhood.

Recommendation: Approval

Chairman Greg Sutton explained meeting procedure to the attendees.

Applicant:

The applicants, Kirk and Tzy-Yng Williams, asked for approval of this request.

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 else who wished to address the board, Mr. Sutton closed the public hearing.

Motion: It was moved by Mr. Dorson, seconded by Mr. DeLoach, to approve the conditional use approval as requested.

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

Planning & Development Director's Report

Mr. Mann advised the members that the next meeting is scheduled for January 9, 2012 and there will be three items on that agenda.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:11 P.M.

Submitted by: Nancy Pyatte

Approval:

/s/Greg Sutton

Chairman

Date: January 9, 2012