

**Minutes of Planning Commission Meeting
held Tuesday, May 29, 2012, 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
Bill Callan
David Dahl *Absent*
Tom Baker *Absent*

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

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. DeLoach, and passed, to approve the meeting minutes for May 14, 2012 as presented.

Correspondence

There was no correspondence.

New Business

- (A) **PC #8-12 (12-100066)– Conditional Use**
Conditional Use approval for a Type II Home Occupation (Colleen A. White, Attorney) located in a Residential, Single-Use Family: RS-1 zoning district, pursuant to Section 34-336(d)(1) of the Jacksonville Beach Development Code. The property is located at 2731 Madrid Street.

Staff Report:

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

The applicant currently has an approved Type I Home Occupation at her residence, the subject property. She is an attorney, and she would now like her secretary to be able to work at her home with her. Type I Home Occupations do not allow non-resident employees, but if she could be approved as a Type II Home Occupation, she would be allowed one non-resident employee at her home.

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The applicant's home is located on the south side of Madrid Street, west of 2nd Street South, in a single-family residential neighborhood. The subject property is surrounded on all four sides by other single-family residences.

The applicant's residence has a two-car garage which is accessed by a wide driveway. There appears to be adequate on-site parking for an additional automobile. The applicant is aware that her home business cannot generate excessive vehicular traffic, and that her home address cannot be used in conjunction with any advertising of her business.

Approval of this request should not affect the established residential character of the surrounding neighborhood, and adjacent property values should not be impacted.

Recommendation: Approval.

Applicant:

Applicant, Colleen White, 2731 Madrid Street, Jacksonville Beach, stated that she would like to bring her full-time secretary into her home office.

Mr. DeLoach asked Ms. White why she hasn't considered having an office space outside of her home.

Ms. White replied that having office space outside of her home would be too costly.

Mr. DeLoach asked Ms. White about the traffic on her street.

Ms. White stated that she does not see clients at her home on a daily basis. Traffic would be kept to a minimal where her business is concerned.

Mr. Sutton asked Mr. Mann if there were any Type II businesses in Jacksonville Beach.

Mr. Mann replied yes, that there had been two approved, that he remembered. He stated his recollection was that both are realtors working out of their homes.

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. Jones, to approve the conditional use as presented for one year.

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

Planning & Development Director's Report

Mr. Mann advised the members that the next meeting is tentatively scheduled for June 25, 2012.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:25 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

/s/Greg Sutton

Chairman

Date: July 23, 2012