

**Minutes of Planning Commission Meeting  
held Monday, February 25, 2013 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 Vice-Chairman DeLoach.

**Roll Call**

Terry DeLoach, Vice Chairperson  
Lee Dorson  
Greg Sutton, Chairperson *Absent*  
Fred Jones  
Bill Callan

Alternates: David Dahl

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

**Approval of Minutes**

It was moved by Mr. Dorson, seconded by Mr. Jones, to approve the meeting minutes for February 11, 2013 as presented.

**Correspondence**

There was no correspondence.

**OLD BUSINESS:**

Concerning Application PC#30-12, Mr. DeLoach asked staff if any action needed to be taken by the Planning Commission relative to the definition of a pistol range versus a shooting gallery. Mr. Mann responded that the Land Development Code directs that interpretation of uses in zoning districts be per the North American Industry Classification System (NAICS), and that system classifies the two uses similarly.

**NEW BUSINESS:**

- (A) **PC #2-13 (13-10025) 185 South 4<sup>th</sup> Avenue**  
**Conditional Use Conditional Use** (transfer of ownership) of an existing bed and breakfast hotel located in a *Residential, multiple family: RM-2* 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 into the record:

The applicant is in the process of purchasing the four-room *Fig Tree Inn* bed and breakfast style hotel, located on the northeast corner of 4th Avenue South and 2nd Street South, in an RM-2 zoning district. As a conditional use in that district, the hotel business is not automatically transferrable from one owner to another, so the buyer has applied for approval in her name.

The two-story structure in use as the hotel was built in 1917, according to Property Appraiser records, and was used for rental apartments until 1998 when it was converted to the *Fig Tree Inn* bed and breakfast (Ref. PC# 3-98). A year after it was established, the hotel was sold to the current owner, who has operated it since that ownership transfer was approved in July 1999 (Ref. PC# 23-99). Parking for guests is located on the avenue in front of the hotel, and in a small parking lot in the rear of the building. There are no records of any significant problems with the hotel since it opened.

Adjacent uses include single-family homes to the immediate east and north, apartments across the avenue, and a mix of businesses and residential uses across 2nd Street to the west. Second Street is the boundary between C-1 and RM-2 zoning districts in this portion of the city. Given that the hotel use has been established for over 13 years, that it lies across the street from commercial zoning, and that the structure containing the hotel pre-dates all of its surrounding development, the continuation of the hotel use here, under new ownership, should not negatively impact the character of this mixed-use neighborhood. Adjacent property values should not be affected.

**Recommendation:** Approval.

**Applicant:**

The applicant, Lori Watson, 12709 Cool Water Drive, Jacksonville, stated that she concurred with the staff report presented by Mr. Mann.

**Public Hearing:**

Mr. DeLoach 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. DeLoach closed the public hearing.

**Motion:** It was Mr. Dorson, seconded by Mr. Jones, to approve the conditional as presented.

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

**(B) PC #3-13 (13-10026)**

Land Development Code Text Amendment, to repeal current flood hazard area regulations and adopt new floodplain management regulations that are coordinated with the 2010 Florida Building Code, and to adopt local administrative amendments to the Florida Building Code.

**Staff Report:**

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

The 2010 Florida Building Code became effective in the spring of 2012. One key provision in this latest version of the Building Code is that it contains flood provisions governing the flood resistant design of buildings in mapped flood hazard areas. Some of these regulations are not consistent with Florida counties' and cities' existing floodplain regulations, so the Division of Emergency (DEM) developed a model ordinance to be used by counties and cities to repeal their current regulations and replace them with regulations consistent with the flood regulations in the new Building Code.

The attached ordinance incorporates the State's model language into our Land Development Code. These new regulations are not only coordinated with the Florida Building Code, they are also improved in some respects. Floodplain management provisions and definitions are clearer and more detailed, and include administrative provisions and requirements for development other than buildings, and for structures that are exempt from Building Code requirements. Detailed elevation requirements for flood zone area buildings that require permits are now contained in the Building Code, whereas they had traditionally been found in cities' local zoning regulations. There are no increased regulations in the ordinance relative to development in floodplain areas in the City. The regulations for such development have simply been moved, in large part, from our zoning code to the Building Code. The ordinance has been reviewed and approved by the DEM for adoption by the City.

**Recommendation:** Approval.

**Motion:** It was Mr. Jones, seconded by Mr. Dorson, to approve the Land Development Text Code Amendment as presented.

**Roll call vote:**

Ayes – Dorson, Jones, Callan, Dahl, and DeLoach; motion passed unanimously.

(C) **PC #4-13 (13-100027) 1012, 1016, 1020, 1028, and 1034 North 1<sup>st</sup> Street**

Concept Plat approval for a six lot, zero lot line, single-family residential subdivision, Pursuant to Article X, Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

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

The applicant would like to purchase the subject vacant property on the west side of 1st Street North, between 9th and 10th Avenues North, located in a *Residential, multiple family:RM-2* zoning district, and develop it into a six lot, zero lot line subdivision, pursuant to LDC Sec. 34-340(e)(2) standards. The Comprehensive Plan Future Land Use designation for the property is *Residential - High Density*, consistent with its *RM-2* zoning.

The subject property is actually four adjacent platted lots, currently owned by a Georgia bank. The assembled lots were formerly slated for condominium development several years ago when that market was active. Before that, the subject property existed as four separate single-family rental properties. The applicant wants to develop the property into a less intensive, single-family subdivision, with three lots fronting on 1st Street and three fronting on 10th Avenue North.

Staff has reviewed the concept plat layout submitted by the applicant, and it does conform to our *RM-2* standards for zero lot line detached single-family dwellings. Minimum lot size for this lot type is 4,000 square feet. The proposed lots fronting on 10th Avenue North are 4,094 square feet each and the proposed lots fronting on 1st Street are 5,520 square feet each. All six lots equal or exceed the minimum lot width of 40 feet. Adequate public facilities exist to serve all of the 1 lots.

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Development of the subject property into a zero lot line residential subdivision is consistent with relevant zoning and Comprehensive Plan standards. It is also compatible with surrounding development, all of which is residential, and should positively affect property values in the vicinity.

**Recommendation:** Approval.

**Applicant:**

The applicant, Jason Sessions, stated that he concurred with the staff report presented by Mr. Mann.

Mr. Jones asked Mr. Session if the proposed units will have detached or attached garages.

Mr. Sessions replied that three of the six will have detached garages and the other three will have attached garages.

**Public Hearing:**

Mr. DeLoach 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. DeLoach closed the public hearing.

**Motion:** It was Mr. Jones seconded by Mr. Dorson, to approve the conditional as presented.

**Roll call vote:** Ayes – Dorson, Jones, Callan, Dahl, and DeLoach motion passed unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the members that the next meeting is scheduled for Monday, March 25, 2013 with two cases.

**Adjournment**

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

Submitted by: Amber Maria Lehman  
Senior Secretary

Approval:

/s/Terry DeLoach

Chairman

Date: March 25, 2013