

**Minutes of Planning Commission Meeting  
held Monday, August 24, 2015, 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 Chairman Sutton

**Roll Call**

Greg Sutton, Chairperson  
Terry DeLoach, Vice Chairperson  
Bill Callan  
David Dahl  
Georgette Dumont

Alternates:

Britton Sanders  
Jeffrey Jones

Also present were Bill Mann, Planning Director, Heather Ireland, Senior Planner, and Recording Secretary Amber Lehman.

**Approval of Minutes**

There were no minutes to approve.

**Correspondence**

There was no correspondence.

**Old Business**

Ms. Chandra Tolman, with the Planning Department, explained the new process for striving for paperless agendas that will be forthcoming for future meetings. Mr. Mann added that the general public would see the same agenda format on-line. Mr. Mann requested that if they have questions for Ms. Ireland to ask ahead of time in case Mr. Mann cannot attend a meeting.

**New Business**

(A) **PC #22-15** - 124 & 132 South 10<sup>th</sup> Street

Conceptual Plan for Plat Approval for a proposed three unit townhouse development located in a Residential, multiple family: RM-1 zoning district, pursuant to Section 34-503 of the Land Development Code.

**Staff Report:**

Ms. Ireland read the following staff report into the record:

The applicant owns two adjacent platted lots (subject property) on the west side of 10<sup>th</sup> Street South, between 1<sup>st</sup> and 2<sup>nd</sup> Avenues South. The two lots are currently vacant with houses adjacent to the south, west and north. The applicant would like to redevelop the two properties together as a three unit townhouse dwelling. 11<sup>th</sup> Avenue South serves as a boundary in this area between *RM-1* zoning on the east side of the road and I-1 Industrial on the west side of the road. The alley north of 1<sup>st</sup> Avenue South serves as a boundary in this area between *RM-1* zoning on the south side of the block and *Commercial Services: CS* zoning on the north side of the block.

Staff has reviewed the concept plat for conformance with relevant Comprehensive Plan and Zoning regulations. The subject property is zoned *RM-1* which permits townhouse developments. The Comprehensive Plan Future Land Use designation of the subject property is Medium Density Residential, consistent with its *RM-1* zoning designation.

Both designations permit the use of the subject property for multifamily residential use, including townhouses. Additionally, the lot size for each of the proposed three townhouse units complies with the *RM-1* standards for townhouse development (2,500 s.f. minimum lot size for exterior units and 1,500 s.f. minimum lot size for interior units). The concept plan provided with the application provides preliminary information on lot coverage and setbacks. This proposal is consistent with the subject property's Comprehensive Plan and Zoning designations. As a final note, certain variances may be required for the project based on the proposed improvements shown on the concept plat.

**Applicant:**

The applicant, Lisandro Rosales, 7563 Philips Highway, Suite 109, Jacksonville, stated that he was in concurrence with the staff report.

Mr. Sanders stated that he drove by and thought there was a house in the backyard. Mr. Rosales confirmed that there was, and they could still access the property via 11<sup>th</sup> Street. Mr. Rosales reviewed the properties that they owned in the area.

Mr. Sutton asked about the parcel extents, which Mr. Mann confirmed that it was a dual lot.

**Public Hearing:**

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

There was no one present to speak for or against the application.

**Motion:** It was moved by Mr. DeLoach, seconded by Ms. Dumont, to approve the application as submitted, seconded by Ms. Dumont.

**Roll call vote:** Ayes – Dahl, Dumont, DeLoach, Sutton, and Callan; the application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland advised that the next meeting was scheduled for September 14<sup>th</sup> and there were two conditional use applications on the agenda. Mr. Mann noted that one was the transfer of ownership of Freebird.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:16 P.M.

Submitted by: Amber Maria Lehman  
Staff Assistant

Approval:

//s/ Greg Sutton  
Chairman

Date: September 14, 2015