

**Minutes of Planning Commission Meeting
held Monday, February 8, 2016 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 Chairman Sutton.

Roll Call

Greg Sutton (Chairperson)
Terry DeLoach (Vice Chairperson) *Absent*
Bill Callan
David Dahl
Georgette Dumont

Alternates

Britton Sanders *Absent*
Jeffrey Jones

Also present were Heather Ireland, Senior Planner and Recording Secretary Amber Lehman.

Approval of Minutes

It was moved by Ms. Dumont, seconded by Mr. Jones and passed unanimously, to approve the following minutes as presented:

- Planning Commission meeting held on October 26, 2015
- Planning Commission meeting held on November 4, 2015
- Planning Commission meeting held on December 14, 2015

Correspondence

There was no correspondence.

New Business

(A) PC #2-16- 1300 North 3rd Street

Conditional Use Application for a proposed automotive service and repair shop located in *Commercial, Limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code.

Staff Report:

The applicant, JBRE, LLC, is looking to lease existing space located at 1300 N. 3rd Street for a *Just Brakes* business and is requesting conditional use approval for automotive service and repair in the *Commercial, Limited: C-1* zoning district. Historically, the property has been used or leased for various automobile service and repair businesses. However, its use had originally been established before the need to obtain conditional use approval for this activity. The most recent automotive business has been closed for more than six months. Therefore, conditional use approval is required for the new business.

Adjacent property uses include retail to the immediate north, multi-family residential to the west and northwest, automotive service and repair, and multi-family residential to the south, and retail/commercial/office use to the east across 3rd Street. Use of the subject property as an automotive service and repair shop is consistent with the surrounding land uses and is consistent with the past use of the property for the last 30 plus years. Adjacent property values should not be negatively impacted.

Applicant:

The agent for the applicant, Ted Barker, Long Bay Drive, Palm City, FL stated that *Just Brakes* will be leasing the building from the current landlord and will comply with standards regarding adding additional signage.

Public Hearing:

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

The following person spoke in favor of the application:

Stanton Hudman, 2652 Roselle Street, Jacksonville, FL 32205

Seeing no one else who wished to address the Board, Mr. Sutton closed the public hearing.

Motion: Ms. Dumont made a motion to approve the Conditional Use as presented. The motion was seconded by Mr. Callan.

Roll call vote: Ayes – Dahl, Dumont, Callan and Sutton.
The application was approved unanimously.

(B) PC #3-16- 1728 1st Street North

Conceptual Plat Approval for a proposed four-unit townhouse development located in *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

The applicant is proposing to develop a fee simple, four-unit multiple family townhouse projects on property at the southwest corner of 1st Street North and 17th Avenue North, one block from the ocean. The applicant received a variance approval under BOA#15-100185 to develop a four-unit townhouse project with a 5 foot westerly side yard, and 8 foot rear yard, with the condition that all driveways access 17th Avenue North.

The staff has reviewed the concept plat for conformance with relevant Comprehensive Plan and Zoning Regulations. The lot sizes for the proposed townhouse units comply with the RM-2 standards for townhouse development (2,500 sq. ft. minimum lot size for exterior units and 1,500 sq. ft. minimum lot size for interior units).

Adjacent property uses include multiple family residential dwelling units to the east, to the south, to the north of 17th Avenue North and to the west. A four-unit townhouse development is compatible with the adjacent uses. The proposed project should not negatively impact surrounding property values.

Applicant:

The applicant, John Adkins stated that he concurred with the staff report presented by Ms. Ireland.

Public Hearing:

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

Seeing no one who wished to address the Board, Mr. Sutton closed the public hearing.

Motion: Mr. Dahl made a motion to approve the Conceptual Plat as presented. The motion was seconded by Mr. Callen.

Roll call vote: Ayes – Dahl, Dumont, Callan and Sutton.
The application was approved unanimously.

Planning & Development Director's Report

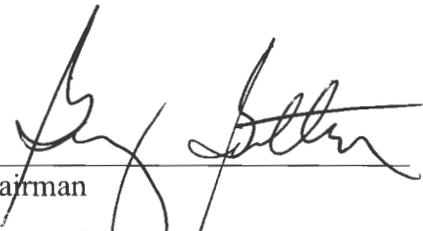
Ms. Ireland advised the Board that the next meeting on Monday, February 22, 2016 was canceled and the next scheduled meeting will be Monday, March 14, 2016 with at least 1 agenda item.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman

Approval:


Chairman

Date:

3-14-2016