

**Minutes of Planning Commission Meeting
held Monday, December 27, 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 Vice Chairman Terry DeLoach.

Roll Call

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

Alternates

Britton Sanders
Margo Moehring

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

Approval of Minutes

None

Correspondence

Ms. Ireland reported that there was additional correspondence received.

Old Business

There was no old business.

New Business

(A) PC #38-16- 1350 13th Avenue South

Planned Unit Development: PUD Zoning Amendment, amending Ordinance No. 2004-7873, as amended, and consolidated in 2011, to allow for an expansion of the hospital, relocation of the helipad, and minor changes to a segment of the parking layout.

Staff Report:

Ms. Ireland read the following into the record:

The proposed *Planned Unit Development: PUD* amendment is being requested to allow modifications to the currently approved building expansion to Beaches Baptist Hospital. The hospital is located on 13th Avenue South between 9th Street South and Roberts Road. The applicant was advised by staff that a PUD amendment would be required for the proposed changes to the approved site plan for the hospital due to the fact that internal roadways are being moved and the south pavilion addition footprint was being modified, because it is a modification to the approved PUD Preliminary Development Plan. The building addition will require the rerouting of traffic around the new addition, reconfiguration of an internal roadway, and a portion of the parking area, and the relocation of the existing helipad. The changes will not add beds to the hospital.

Adjacent property use includes medical office, self-storage, and single- and multifamily residential. The proposed additions to the hospital PUD should not negatively impact adjacent properties.

Applicant:

The agent for the applicant, Paul Harden, 501 Riverside Avenue, Jacksonville, concurred with the staff report presented and entered into the record by Ms. Ireland.

Mr. Harden entered into the record three exhibits.

Mr. Sanders asked if there will be new services offered; is that why the new conversion.

Mr. Harden replied that they may happen at a later date.

Ms. Dumont confirmed with the applicant that the changes are only for the South Pavilion.

Mr. Harden replied yes.

Public Hearing:

Mr. DeLoach 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 in favor of or in opposition to the application.

Motion: It was moved by Ms. Dumont and seconded by Mr. Sanders to approve the PUD Zoning Amendment.

Roll call vote: Ayes – Dahl, Dumont, Sanders, and Moehring.
The zoning amendment was approved unanimously.

Planning & Development Director's Report

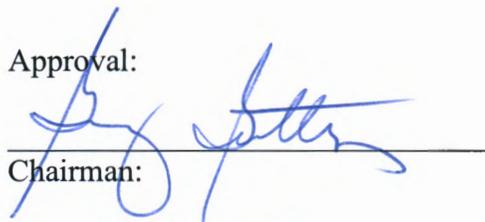
Ms. Ireland advised the board that the next meeting is scheduled for Monday, January 23, 2017 with one item agenda.

Adjournment

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

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:



Chairman:

2-13-2017

Date: