

**Minutes of Planning Commission Meeting
held Monday, January 23, 2017, 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

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

Alternates
Britton Sanders
Margo Moehring (*absent*)

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

Approval of Minutes

None

Correspondence

None

New Business

(A) PC #39-16 231 19th Avenue North

Conditional Use Application for multiple family located in a *Commercial, limited: C-1* zoning district pursuant to Section 34-343(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject property is located at the northeast corner of 19th Avenue North and 3rd Street North. The property currently exists in multifamily residential use with a two-story duplex structure and a one-story, one-dwelling unit structure, both constructed prior to 1980. Since the property was constructed prior to the current code, it exists as a legal nonconforming use. The applicants are planning to replace the single-story building on the east end of the

property with a new three-story, single-family structure for their personal use, and maintain the duplex on the west end of the property. The applicants were advised by staff that this constituted a substantial improvement and would require conditional use approval.

Adjacent property use includes medical office, and multifamily residential to the south, single-family and multifamily to the east, vacant commercial directly to the north, and a high school to the west across 3rd Street. Based on the historical and current use of the property as multifamily residential and other adjacent residential properties, the subject property should not negatively impact adjacent properties.

Applicant:

The applicant, Debra Brinker, 4853 Registry Walk, Kennesaw, GA., stated that she concurred with the staff report presented by Ms. Ireland.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed application.

Motion: It was moved by Mr. DeLoach and seconded by Mr. Dahl, to approve the application.

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

(B) PC #40-16 – 1325 Beach Blvd

Conditional Use Application for outdoor seating at an existing restaurant located in a *Commercial, limited: C-1* zoning district pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject property is located on the north side of Beach Boulevard east of Penman Road. The subject property has existed as a *Dunkin Donuts* restaurant for over 25 years. The applicant wishes to provide an outdoor patio for customers and is requesting conditional use approval for outdoor seating. Based on the size of the existing enclosed restaurant, any approved outdoor seating would be limited to 350 square feet in size. The outdoor seating shown on the applicant's site plan would be located on the south side of the building where a required parking space currently exists. The outdoor seating would also require additional parking at a ratio of one space per 100 square feet of restaurant. If approved, the applicant would be required to either provide additional on-site parking, or request a parking variance if additional on-site parking cannot be provided.

Adjacent uses include single-family to the north across 1st Avenue North, commercial to the east and west, and commercial to the south across Beach Boulevard. The addition of

outside seating at this location should not negatively impact adjacent properties and is consistent with other outdoor seating areas.

Applicant:

The agent for applicant, Dana Chimbumbolo, stated that she concurred with the staff report presented by Ms. Ireland.

Public Hearing:

There was no one present to speak in favor of or in opposition to the proposed application.

Motion: It was moved by Mr. Dahl and seconded by Ms. Dumont, to approve the application.

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

Planning & Development Director's Report

Ms. Ireland reported that the next meeting will be held on February 13, 2017 with two items on the agenda.

Adjournment

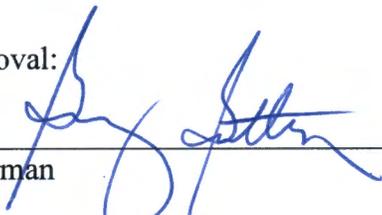
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:11 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman

Date:



2-13-2017