

**Minutes of Planning Commission Meeting  
Held Monday, February 26, 2018, 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 at 7:00 P.M. by Board Member Greg Sutton.

**Roll Call**

*Chairman:* Greg Sutton

*Board Members:* Bill Callan David Dahl Georgette Dumont Britton Sanders

*Alternates:* Jason Lee (absent) Margo Moehring

Also present were Senior Planner Heather Ireland, City Clerk Laurie Scott & Part-time Staff Assistant Phyllis Nadeau.

**Approval of Minutes**

There were none.

**Correspondence**

Ms. Ireland reported there was no correspondence.

**Old Business**

There was no old business.

**New Business**

(A) **PC#2-18** 1605 / 1607 North 4th Street

**Conditional Use Application** for multiple family residential use located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

**Staff Report:**

The subject property is located on the northeast corner of 15th Avenue North and 4<sup>th</sup> Street North. A duplex currently exists on the property built in 1955. The applicant is planning to purchase the property and wants to develop it into multiple-family residential. Staff advised the applicant that because the subject property is in a commercial zoning district, that conditional use approval would be required to develop the proposed townhouse project.

The applicant would like to build four attached fee-simple townhouses dwellings. The size of the subject property will support four attached fee-simple townhouses, and development as shown in the application may be subject to any required variances.

Adjacent uses include single-family to the west, office to the north, multi-family to the east, and multi-family and commercial to the south. The proposed use of townhouses on the subject property is consistent with the mixed-use development patterns in the area.

**Agent:**

The agent Scott Ray, 212 Boating Club Road, St. Augustine, FL 32084, provided a diagram showing 4 detached multi-family units, 5 feet apart with a breezeway connector between the units.

Mr. Ray stated his hardship is that the existing duplex has non-conforming setbacks and he is asking for two reduced setbacks. The front setback would be 16 feet, 2.5 inches per the existing and he wants to match the existing setback. Ms. Ireland explained the Planning Commission is just looking at the use of the multi-family conditional use application and not the setbacks.

**Public Hearing:**

The following individual spoke in opposition to the agenda item:

- Mary Phillips, 934 10<sup>th</sup> Street North, Jacksonville Beach, FL 32250

The following individual spoke in favor of the agenda item:

- John McPherson, Builder, 1433 A1A South, Ponte Vedra Beach, FL 32082

Mr. Sutton closed the public meeting.

**Discussion:**

Mr. Sutton asked Mrs. Ireland if the property was zoned Commercial. Ms. Ireland replied it was zoned *Commercial, limited: C-1*. Mr. Sutton asked Ms. Ireland for a list of some potential uses for the property. Ms. Ireland stated the following types of businesses are permitted by the current zoning: business offices such as a dentist office, a doctor's office, restaurant, or any type of personal service business or commercial shopping center. Mr. Dahl asked Ms. Ireland to read the Code for more details regarding the permitted uses under the current *Commercial, limited: C-1* zoning.

Ms. Dumont asked the builder, Mr. McPherson, if he would be willing to scale back to three townhouses. Mr. McPherson stated he would have to explore the economics of three townhouses versus four townhouses before making a decision. Ms. Dumont stated he had the option to pull his application.

A discussion ensued where Board Members expressed their concerns over, traffic, school zones, parking, and lack of sidewalks, the economics of the project and whether the application should be withdrawn. They agreed, however, the extended driveway and 2-car garage for each unit was a good plan.

**Motion:** It was moved by Ms. Dumont to approve PC#2-18. Ms. Dumont then withdrew her Motion referring to the fact that the applicant gave acknowledgment of the condition of 4<sup>th</sup> Street and that it is problematic.

It was moved by Mr. Dahl and seconded by Ms. Dumont, to deny PC#2-18. Mr. Sutton clarified a "yes" vote is in favor of the denial of the application.

**Roll call vote:** Ayes- Bill Callan, David Dahl, Georgette Dumont, Britton Sanders.  
Nays – Greg Sutton.  
The application was denied by a 4-1 vote.

**(B) PC#3-18 4200 Ponte Vedra Boulevard (Lots 8 & 9)**

**Concept Plat Application** for a proposed six lot single-family residential subdivision in a *Residential, single family: RS-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the west side of Ponte Vedra Boulevard, and currently exists as two adjacent lots of record (Lots 8 & 9) in the *Ponte Vedra Unit 2* subdivision. The new owner/applicant wishes to subdivide the oversized lot into six new single-family lots that meet *Residential-single family: RS-1* zoning standards. All six of the proposed new lots are consistent with *RS-1* dimensional and lot size standards and Comprehensive Plan Low Density Residential Land Use standards. The original Covenants and Restrictions for the *Ponte Vedra Unit Two* subdivision, which contained a provision that individual lots could not be further subdivided, expired in 1997 and are no longer applicable to the property.

Adjacent uses include single-family residential to the north, south, and east, and the Ponte Vedra golf course to the west. The proposed subdivision of Lots 8 and 9, as shown on the concept plat, is consistent with *RS-1* zoning standards, and is similar to the subdivision of Lot 7, directly to the south, which was approved in October 2015. Access to the new lots will be from a new cul-de-sac street extending west from Ponte Vedra Boulevard. Adjacent properties should not be negatively impacted.

**Applicant:**

The applicant, Sean Mann, 33 Solano Road, Ponte Vedra Beach, FL, stated he is trying to keep consistent with the neighborhood by not going with a higher density than *RS-1* zoning allows.

Mr. Dahl asked the applicant if he was familiar with the flooding in the area. Mr. Sean Mann stated the property is in Flood Zone X, and he was assured by the civil engineer there are no issues regarding flooding on this site. Stormwater will be stored onsite and the discharge of water will flow out to the ditch in the front of the property.

**Public Hearing:**

There was no one from the public present to speak about the application.

Mr. Sutton closed the public hearing.

**Discussion:**

Ms. Dumont stated she agreed the flooding in this area is bad, but by shifting the water south and not to Lake Duval would be helpful for the neighborhood regarding potential flooding.

Mr. Sanders asked Ms. Ireland if the applicant would need to go before the Board of Adjustment next and if there will be any setbacks. Ms. Ireland stated there were none [setbacks] that she was aware of and the lots are all over 10,000 square feet, therefore, variances should not be needed. She stated it is a possibility that individual owners may come to seek variances through the Board of Adjustment in the future but now the issue is re-subdividing the two existing lots into six new proposed lots.

**Motion:** It was moved by Ms. Dumont to approve PC#3-18. Ms. Dumont then withdrew the Motion for Mr. Sanders to ask a question of Ms. Ireland.

It was moved by Ms. Dumont and seconded by Mr. Sanders, to approve PC#3-18.

**Roll call vote:** Ayes- Georgette Dumont, Britton Sanders, Greg Sutton, Bill Callan and Margo Moehring.

Abstained - David Dahl [*Form 8 on file*]

The motion was approved unanimously.

#### **Planning & Development Director's Report**

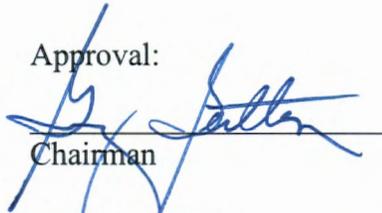
Ms. Ireland noted the next meeting is scheduled for Monday, March 12, 2018.

#### **Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:00 P.M.

Submitted by: Phyllis Nadeau  
Part-time Staff Assistant

Approval:

  
Chairman

March 26, 2018

Date