

**Minutes of Planning Commission Meeting
held Monday, October 26, 2015, 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)
Bill Callan
David Dahl
Georgette Dumont

Alternates
Britton Sanders
Jeffrey Jones *absent*

Also present were Heather Ireland, Senior Planner and Laurie Scott, City Clerk.

Approval of Minutes

Mr. DeLoach moved approval of the September 14 and September 28 minutes, seconded by Ms. Dumont. Motion to approve the minutes was approved unanimously.

Correspondence

There was no correspondence.

Old Business

There was no new business.

New Business

(A) PC #27-15 - 1224 and 1236 1st Avenue North

Conditional Use Approval for a proposed six unit multiple family townhouse project located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code.

Staff Report:

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

The applicant is proposing to develop a six unit multiple family townhouse project on two adjacent lots on the south side of 1st Avenue North, east of Penman Road. The westerly lot (#1236) contains a single family structure, and the lot to the east is vacant. The applicant would like to utilize both lots to develop the townhouse project. If approved, the project could be built in accordance with *Residential, multiple family: RM-1* zoning standards, pursuant to Section 34-339 of the Land Development Code.

Conditional use approval was granted to a different applicant in July of 2013, via PC#23-13, for a six unit multiple family townhouse project. Application PC#27-15, then, requests the same approval for a new applicant. A variance was also approved in 2013 (BOA#13-100143) for a rear yard setback of 20 feet in lieu of 30 feet. That variance was approved, but was limited to the townhouse project "... as shown and discussed" (in that application at the July 2013 Board of Adjustment meeting).

Adjacent uses include a beauty salon directly to the east in a residential structure, single-family homes adjacent to the west and to the north across 1st Avenue North, and a car wash and auto repair business to the south behind the lots. The subject properties also contain three large oak trees along their frontage, and staff will work with the applicant in an effort to minimize impacts to that tree canopy. The proposed use of the subject properties as two story multifamily residential development is not out of character with the mix of uses in the immediate vicinity. This project will serve to reinforce the predominant residential character of this stretch of 1st Avenue North. Adjacent property values should not be negatively impacted by the proposed use of the subject property.

Applicant:

The applicant, Alex Sifakis, 440 7th Avenue South, stated that this was a conditional use already approved to be put in their name.

Mr. DeLoach asked about the tree canopy, asking what the level of commitment was to maintain the canopy. Mr. Sifakis noted that they will do whatever they can do to maintain the trees, particularly the large live oaks. Mr. DeLoach stated that they would like to see the tree maintained if at all possible.

Public Hearing:

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

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

Motion: Mr. DeLoach moved approval of the application. The motion was seconded by Ms. Dumont.

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

(B) PC #28-15 - 834 4th Avenue South

Conceptual Plat Application for a proposed five-unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

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

The subject property is located on the south side of 4th Avenue South, at the corner of 9th Street South. Currently, a single family home is located on the site. The applicant would like to redevelop the subject property into a five unit, fee simple townhouse development. Adjacent uses include a single-family home to the east of the property, and multi-family units to the north, the west, and the south.

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 lot sizes for the proposed townhouse units comply with *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 Comprehensive Plan Future Land Use designation of the subject property is *Medium Density Residential*, which allows residential density of up to 20 units per acre, consistent with *RM-1* zoning designation.

The concept plan provided with the application provides preliminary information on lot coverage and setbacks. As a final note, a variance requested for the subject property through BOA#15-100128 for zero driveway setback in lieu of five feet minimum to a property line for interior parking areas and walkways was approved, and would be available for the proposed development.

Applicant:

The applicant, Alex Sifakis, 440 7th Avenue South, stated that this is typical standard development of what you see around the beaches.

Ms. Dumont asked about the remainder of a lot on 4th Avenue South as described in the legal description. Mr. Sifakis stated that is not part of their property.

Mr. DeLoach asked about the house on the east side and whether there will be a buffer. Mr. Sifakis responded that they will build their own fence on their property.

Public Hearing

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

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

Motion: Ms. Dumont moved approval of the application. The motion was seconded by Mr. Dahl.

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

(C) PC #29-15 - 123 Mills Lane

Conceptual Plat Application for a proposed three lot single-family residential subdivision located in a *Residential, single family: RS-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The subject property is located at 123 Mills Lane.

Staff Report:

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

The subject property is located at the northwest corner of Mills Lane and Ponte Vedra Boulevard. The original lot of record is *Lot 7, Block D10, Ponte Vedra-Unit Two* Subdivision, as recorded in Plat Book No. 26, Page 6. The applicant split the northern portion of the platted Lot 7 off in 2013 for a single-family home, and that lot met the RS-1 zoning standards for minimum lot size and width. The applicant now wishes to subdivide the southerly remainder of Lot 7 into two additional lots, effectively creating three single family parcels from Lot 7, all in conformance with *RS-1* regulations and Comprehensive Plan *Low Density Residential* standards.

The applicant provided information with his application showing that the original Covenants and Restrictions for the *Ponte Vedra-Unit Two* subdivision expired in 1997 and are no longer applicable to the subject property. This means that the Building Restriction Lines (BRLs) shown on the survey of Lot 7 are no longer applicable to the development of Lot 7 or any portion thereof.

Applicant:

The applicant, Chris Polanco, 44 Philips Avenue, Ponte Vedra Beach, stated that they were subdividing into 3 lots and trying to meet all standards.

Mr. DeLoach noted that he had discussed the case with Mr. Polanco. The other commissioners noted that he had called them and left messages, but they had not discussed the case.

Public Hearing

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

Mr. Patrick Lanahan, 119 Mills Lane, stated that he was in favor of the application.

Discussion:

Ms. Dumont asked if they were going to build a driveway for the house. Mr. Polanco stated that there will be individual driveways for each lot onto Mills Lane.

Motion: Ms. Dumont moved approval of the application. The motion was seconded by Mr. DeLoach.

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

Planning & Development Department Report

Ms. Ireland stated that there would be no meeting on November 9 or November 23, but reminded the members of the November 4th special meeting.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:20 P.M.

Submitted by: Amber Maria Lehman

Approval

Chairman
Date: 12-8-2016