

**Minutes of Planning Commission Meeting
held Monday, Dec 14, 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 *Absent*
David Dahl
Georgette Dumont

Alternates
Britton Sanders
Jeffrey Jones

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

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

New Business

(A) PC #32-15 - 1224 & 1236 1st Avenue North

Conditional Plat Approval for a proposed six unit townhouse development located in Commercial, general, C-2 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

The applicant is proposing to develop a six unit, multiple family townhouse project on two adjacent lots located on the south side of 1st Avenue North, east of Penman Road. The applicant has received conditional use approval under PC#27-15 to develop the

property into multi-family residential per the RM-1 zoning standards, in a C-2 zoning district, pursuant to Section 34-339 of the Land Development Code.

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 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).

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. Adjacent property values should not be negatively impacted by the proposed use of the subject property.

Applicant:

The applicant, Lisandro Rosales, 7563 Philips Highway, Suite 109, Jacksonville, FL 32256 concurred with the staff report presented by Ms. Ireland.

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 made a motion to approve the Conceptual Plat as presented. The motion was seconded by Ms. Dumont.

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

Planning & Development Director's Report

Ms. Ireland advised the board that the next meeting scheduled for Monday, December 28, 2015 has been cancelled due to lack of agenda items.

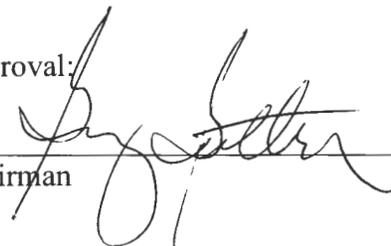
Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:07 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman

A handwritten signature in black ink, appearing to read "D. Sutton", is written over a horizontal line. The signature is cursive and somewhat stylized.

Date:

2-8-2016