

**Minutes of Planning Commission Meeting  
Held Monday, August 26, 2019, 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 Chairman Greg Sutton.

**Roll Call**

*Chairman:* Greg Sutton  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders Jon Scott Walker  
*Alternates:* Colleen Murphy White Bill Spann

Also present was Senior Planner Heather Ireland.

**Approval of Minutes**

It was moved by David Dahl, seconded by Bill Spann, and passed unanimously to approve the following minutes:

- July 22, 2019

**Correspondence**

Ms. Ireland reported the Planning Division received an email [on file] from Mr. John Locke, 214 6<sup>th</sup> Avenue South #A, Jacksonville Beach, regarding case PC#26-19. A copy was distributed to Board members before the start of the meeting.

**New Business**

(A) **PC#26-19** 514 South 2<sup>nd</sup> Street  
**Owner:** Florida Land Trust  
PO Box 817058  
Hollywood, FL 33081  
**Applicant:** Atkins Builders, Inc.  
PO Box 51262  
Jacksonville Beach, FL 32240  
**Agent:** John Atkins  
PO Box 5262  
Jacksonville Beach, FL 32240

**Conditional Use Approval** for a proposed two-family dwelling 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:**

Ms. Ireland read the following report into the record:

The subject property is located on the west side of South 2<sup>nd</sup> Street between 5<sup>th</sup> and 6<sup>th</sup> Avenue South, and exists as a nonconforming single-family dwelling, that was constructed in 1934. Single-family residential dwellings are not permitted in C-1 zoning districts. The applicant would like to redevelop the property with multi-family residential and was informed by staff that conditional use approval would be required since the property is located in commercial zoning.

Adjacent uses are single-family to the north and multiple-family to the south and east, and west. Given the residential nature of the area, the proposed multi-family residential project should not negatively impact the adjacent uses.

**Agent:**

No one was present representing the applicant in this case.

**Public Hearing:**

No one came before the Commission to speak about this case.

**Discussion:**

A discussion ensued by the Board members regarding lot size and coverage, parking, and status of the alleyways.

**Motion:** It was moved by Britton Sanders, seconded by Margo Moehring, to approve the Conditional Use application.

**Roll call vote:** Ayes - David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker and Greg Sutton.

The application was approved unanimously.

**Planning & Development Director's Report**

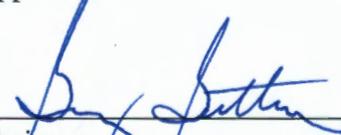
Ms. Ireland noted the next meeting is scheduled for Monday, September 23, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:09 P.M.

Submitted by: Laurie Scott  
City Clerk

Approval:

  
\_\_\_\_\_  
Chairman

9-23-2019  
\_\_\_\_\_  
Date