

**Minutes of Planning Commission Meeting
held Monday, January 24, 2005, 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 Chairperson Bill Wilson.

Roll Call

David Dahl
Terry DeLoach
Paul Schmidt
Julio Williams (*absent*)
Bill Wilson (*Chairperson*)

Undine McEvoy
Robert Ermovick

Also present was Bill Mann, Senior Planner.

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Dahl, and passed, to approve the Minutes of the January 10, 2004, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

PC #12-04 - Findings of Fact

It was moved by Mr. Dahl, seconded by Mr. DeLoach, and passed, to carry this item over to the next meeting to give the Board time to study the document before discussion.

New Business

PC #41-04 – Philip & Luanne Ackley

Request for conditional use approval of a new multi-family residential use in a *Commercial, limited: C-1* zoning district.

Mr. Mann advised that the applicants own an existing single-family home on the southeast corner of 9th Avenue North and 2nd Street, in a C-1 district. They would like to replace the existing nonconforming single-family structure with a two-family dwelling. They were

instructed that they would first need conditional use approval and, if they received it, they could then develop the property subject to the RM-2 standards for two-family dwellings.

The property lies in a C-1 district. 9th Avenue North is the boundary between this C-1 district and the RM-2 multifamily district to the north. Despite this boundary location, the historical use of both sides of 9th Avenue North has been residential. The property is totally surrounded by existing residential uses, including a new townhouse project immediately to the south. That multifamily use was approved by the Planning Commission in July, 2000. (PC #12-00) It, too, was a replacement of an existing residential use with a new one.

The existing single family home has no on-site parking. There is simply a paved pad within the 9th Avenue North right of way in front of the house. The proposed use would have to provide all required parking on-site in conformance with LDC parking standards.

The proposed use of the subject property is consistent with the other uses in the neighborhood, and it should not negatively affect adjacent property values.

The requested approval is for two-family use of the property, and not a specific site plan. As noted on the provided site plan, the applicant is aware that he will need to seek certain yard variances for the specific layout he has shown, but he must first gain use approval for the two-family use. The plan is provided to show the layout that he will pursue with the Board of Adjustment should he receive approval of this conditional use request.

Staff recommended approval.

The applicant did not wish to add to Mr. Mann's statement.

Mr. Wilson opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request?

Sandy Golding, 1203 18th Avenue North, did not speak either in favor of or in opposition, she questioned the number of residential properties in some C-1 zoning districts.

Seeing no one else who wished to address the Board, Mr. Wilson closed the public hearing.

Mr. DeLoach stated that he would like it put into the record that he was approving this conditional use request because there is a difference between this project and others on the oceanfront.

Roll call vote: Ayes – Dahl, DeLoach, Schmidt, Wilson and McEvoy. Motion carried unanimously.

PC 42-04 – George A. Lindley

Request for conditional use approval of a two-bay oil change facility addition to an existing business in a *Commercial general: C-2* zoning district.

Mr. Mann advised the Board that the applicant owns Beaches Carwash on the northeast corner of Beach Boulevard and Penman Road. He would like to replace the existing covered two-lane detail and prep station in front of the building with a two-lane oil change facility. This use is classified as auto repair/maintenance and therefore required conditional use approval.

The applicant did not provide details of the proposed use, but staff is assuming that the facility would be pull in/drive out, similar to other oil change facilities in the city. Provided that it is designed that way, with the entry and exist oriented east to west, the existing parking and vehicular movement into the carwash would not be disrupted. Basically the existing awning covered lanes would be replaced with a building that the two lane would pass through. Patrons coming off of penman to go through the carwash or to park would still be able to do so with the building designed in this fashion. A two-bay facility would require two parking spaces per bay, and as part of the permitting process, the applicant will have to show how he intends to provide this parking.

Adjacent uses include a single-family home behind the carwash, Dunkin' Donuts to the immediate east, the City cemetery across Penman Road and a used car lot and produce market across Beach Boulevard. Given that the proposed use would be accommodated without disruption to the current flow of traffic and parking layout on-site, that the proposed location is already an area where vehicles are cleaned and detailed and that there is a similar type facility also in this are for which staff has no records of any operational or other problems, the requested use should not negatively impact the other uses in the area. Adjacent property values should not be affected by the proposed development.

Staff recommended approval, provided the facility is limited to a two-bay drive through design facility oriented in the east-west direction, generally located as shown on the site plan except filed with the application.

The applicant advised that, if he receives approval, he plans to build this facility provided it does not disrupt the carwash business.

Mr. Wilson opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request? Seeing no one, he closed the public hearing.

It was moved by Mr. Dahl, seconded by Mr. DeLoach, to approve the request subject to staff recommendations.

Roll call vote: Ayes – DeLoach, Schmidt, Wilson, McEvoy and Dahl. Motion carried unanimously.

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Planning & Development Director's Report

Mr. Mann advised the Board that the Target PUD amendment would be on the next agenda.

Adjournment

There being no further business coming before the Board, Mr. Wilson adjourned the meeting at 7:30 P.M.

Chairman

/lmw