

**Minutes of Planning Commission Meeting  
held Monday, July 11, 2005, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Vice Chairperson Terry DeLoach

Mr. Mann introduced the two new members of the Board, Lee Dorson and Greg Sutton.

**Roll Call**

David Dahl  
Terry DeLoach  
Lee Dorson  
Paul Schmidt  
Julio Williams (*absent*)

Undine McEvoy  
Greg Sutton

Also present was Bill Mann, Senior Planner.

**Approval of Minutes**

It was moved by Mr. Dorson, seconded by Mr. Dahl, and passed, to approve the Minutes of the June 27, 2005, meeting, as presented.

**Correspondence**

There was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC #07-05 – Baptist Medical Center of the Beaches**

Request for a *Planned Unit Development: PUD* rezoning of a 1.3 acre parcel of land located in a *Residential, multiple family: RM-1* zoning district.

Mr. Mann advised the Board that after working to acquire it for over 10 years, the Hospital is now in the process of purchasing the subject church property from the *Jacksonville Beach Congregation of Jehovah's Witnesses*, and they would like to integrate the subject property with the balance of their adjacent facilities. As contained in their PUD narrative and site plan, the Hospital proposes to initially allow the continued use of the existing church by its three congregations for the next two years. After that time, the proposed interim uses of the building and property would be for offices, storage, ancillary hospital functions, and parking. The entire property is ultimately planned for use as surface parking, with landscaping and internal driveway connections to the hospital facilities. There are no new buildings proposed for the property.

Staff proposed to the applicant that, since the balance of the hospital property is governed by a PUD, it would be appropriate to gain approval of their proposed uses of the church property via PUD as well. This was suggested since the use of the subject property would ultimately be tied into the overall hospital master plan, which is specifically approved in their current PUD. As the narrative describes, the two PUDs would function as one unified development, subject to the same development standards and conditions. It is noted, though, in the PUD narrative, that the subject parcel would also be subject to the city-wide maximum 35' building height. This would apply if any buildings were ever proposed for the property via some future PUD amendment.

Given that the subject property is surrounded on three sides by hospital-owned land, it is logical for the hospital to ultimately seek use of it. As with the balance of the hospital property, the subject property is separated from adjacent land uses by public right of way (16<sup>th</sup> Avenue South). The character of the area will not change significantly, given that the hospital proposes to use the existing building initially, and then develop the property into surface parking, consistent with the balance of the hospital's 16<sup>th</sup> Avenue frontage to the east. Any new parking areas will have to conform to minimum LDC landscape standards, and as a PUD, 20% minimum open space must be maintained or provided.

Traffic should not increase upon the discontinuation of the current "assembly" use of the property. The building is only 4,300 s.f. in size and the uses proposed by the hospital should be no more intensive than the building's current use supporting three different congregations, at different times during the week. The application requests a total of two driveways for the property, reflective of the two existing driveways accessing 16<sup>th</sup> Avenue South.

The 2010 Comprehensive Plan Future Land Use map designation of the subject property is *Institutional*, consistent with the proposed uses of the property by the hospital.

Staff recommended approval.

Joe Mittrick, Hospital Administrator, did not wish to add to Mr. Mann's narrative.

Mr. DeLoach 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. Dorson, seconded by Mr. Dahl, to approve the request.

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

**Planning & Development Director's Report**

Mr. Mann advised that there would be three conditional use cases on the agenda for the July 25 meeting.

**Adjournment**

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

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Chairman

/lmw