

**Minutes of Planning Commission Meeting
held Monday, September 26, 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 Vice Chairperson Terry DeLoach

Roll Call

David Dahl
Terry DeLoach
Lee Dorson
Paul Schmidt
Julio Williams

Undine McEvoy
Greg Sutton (*absent*)

Also present was Bill Mann, Senior Planner.

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Schmidt, and passed, to approve the Minutes of the September 12, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

Mr. DeLoach advised that he was going to amend the agenda and move PC #16-05 and PC #17-05 to the beginning of the meeting because PC #15-05 would probably take the longest amount of time to hear and act upon.

PC #16-05 – Tim Benner

Request for approval of a concept plat for a proposed three parcel subdivision located at 1200 Shetter Avenue in an *Industrial: I-1* zoning district.

Mr. Mann advised the Board that the owner of the subject property proposes to create and sell two out-parcels from the existing *Jax Beaches Self-Storage* property, at 1200 Shetter Avenue. As shown on the concept plat drawing, both of the out-parcels would front on Shetter Avenue, one on either side of the existing storage facilities. The easterly parcel would be roughly 0.9 acres, and the westerly parcel would be roughly 0.6 acres.

The division of a parcel of land into three or more constitute a subdivision by our Land Development Code (LDC) standards, and the applicant was instructed to initiate the subdivision process with this concept plat submittal. The concept plat has been reviewed by the Planning, Fire and Public Works Departments, and by Beaches Energy Service, and all reviewers have approved it. Utilities and stormwater treatment facilities are already available to each of the out-parcels. They were installed as part of the development of the existing storage facility.

There is no minimum size standard for *I-1* lots, but both proposed out-parcels are of adequate size to support a range of *I-1* permitted uses. Adjacent uses include a trailer park to the west, contractor and warehouse facilities and several homes to the east, and the City's Golf Course and *Seabreeze* elementary school's playground to the south behind the storage facilities. The subdivision of the subject property into three parcels, as shown, should have no impact on these uses, and adjacent property values should not be negatively affected.

Staff recommended approval.

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

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.

Motion: It was moved by Mr. Dorson, seconded by Mr. Dahl, to approve the request.

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

PC #17-05 – Michael McCann/BB Riverside Development

Request for approval of a concept plat for a proposed nine lot single-family residential subdivision located at 222 15th Street South in a *Residential, Single Family: RS-1* zoning district.

Mr. Mann advised the Board that the applicant owns this 7.2 acre tract of land located on the west side of the 200 block of 15th Street South, predominately located in a *Residential, single family: RS-1* zoning district. The westerly portion of the property is actually located in a *Residential, multiple family: RM-1* zoning district, but the applicant has already appeared before the Planning Commission and received conditional use approval to use that portion of the

property for his single-family subdivision (PC #01-04, February 22, 2004). The property currently contains a vacant single family home, and the applicant proposes to raze that structure, and develop the property into *Teagan's Cove*, a nine lot single-family residential subdivision.

As shown on the concept plat, the subdivision will consist of nine single-family lots oriented around a new public cul-de-sac street that the applicant will construct off of 15th Street South. The lots vary in size, but each exceeds the *RS-1* minimum standard of 10,000 s.f.

The concept plat has been reviewed by the appropriate city staff, and all have recommended approval. It is consistent with relevant LDC standards, and is also consistent with the subject property's Future Land Use designation of *Residential Low Density* (0-6 unit per acre).

The plat is bounded on either side by single-family residential uses, and neither should be negatively impacted by the proposed subdivision. Adjacent property values should be positively impacted by the proposed development.

Staff recommended approval.

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

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

The following people spoke in opposition:

Brian , 200 15th Street South, Jacksonville Beach
Jim Overby, 21 Burling Way, Jacksonville Beach

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

Motion: It was moved by Mr. Williams, seconded by Mr. Schmidt, to approve the request.

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

PC #15-05 – Toll Brothers

Request for conditional use approval of a proposed multi-family residential use in a *Commercial General: C-2* zoning district. The property is located at 2600 Beach Boulevard, and is currently occupied by the *Lighthouse Grille* restaurant.

Mr. Mann advised the Board that the applicant is interested in converting the entire *Lighthouse Grille* property into multi-family residential use. He was instructed that conditional uses zoning approval would be required in order to develop any proposed multifamily use, and that, if approved, the use would need to conform to our RM-1 Residential, multiple family: RM-1 zoning standards.

A site plan and building elevation drawing submitted with the application illustrate the proposed 47-unit project. There are three three-story buildings, each with garage parking on the first floor, and condominium units on floors two and three. The easterly two buildings would each contain 16 units and the westerly building would contain 15 units. A large pool, with cabana, would be developed between the westerly building and the existing boat docks, in the area now occupied by the existing restaurant buildings.

Adjacent land uses include the Beach Boulevard right-of-way and *Beach Marine* commercial uses and marina to the north and the Hopson Road single-family residential neighborhood to the immediate east. The property is bounded by Pablo Creek and the salt marsh to the west and south.

The development is designed right at the maximum 20 unit per acre density allowed by RM-1 standards, and the buildings and parking areas shown on the submitted drawings do meet the balance of RM-1 standards, including building height, yard setbacks and lot coverage.

Staff did not request that the applicant provide traffic calculations, as we have received similar calculations from recent comparable applications, such as the *Acquilus III* condominium project (1st St. Grille). The impacts from a proposed 47-unit residential development should be no greater than those from the existing 11,000+ s.f. restaurant use.

The property owners had authorized another applicant to seek conditional multifamily use of the property in September 2003, prior to our city-wide building height cap, and at a time when conditional uses in C-2 zoning were allowed at densities of up to 40 units per acre. That proposal was for a single 94-unit, 80 to 100 ft. tall, and 600 ft long structure situated along the bulkhead. Staff recommended disapproval of that application due to the inconsistency of the size of the proposed structure, compared with the surrounding development on Hopson Road, and even across Beach Blvd at *Beach Marine*. The Planning Commission subsequently voted to deny the application. (PC #43-03)

The site plan and elevations shown in this application are far more consistent with the development of the surrounding area, and with other multifamily uses west of 3rd Street. Approval of this request should not have a negative effect on adjacent property values, nor should the resulting development negatively impact the level of service on Beach Boulevard. There have been several noise complaints from residential properties in the vicinity related to

noise from the restaurant and bar, and the potential for future such complaints should lessen significantly if the property is developed into residential use.

Staff recommended approval.

Karl Sanders, representing the applicant, stated that they wish to build three units, three stories each. The buildings would have parking on the first level and condos on the second and third levels for a total of 47 units. He presented a preliminary site plan showing the proposed layout of the property.

Mr. Sanders introduced Mike Balanki, Chase Properties, a partner in the project. Mr. Balanki stated that they met with the neighbors on Hopson Road and, as a result of that meeting, agreed to dredge the canal that runs from the development to the end of Hopson Road. He also advised that they would be willing to have that agreement made a condition of the conditional use approval.

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

The following people spoke in favor:

Kendall Taylor, 2315 Beach Boulevard, Jacksonville Beach
Jorge Suazo, 500 South 3rd Street, Jacksonville Beach
Joe Bidetti, 2002 Oceanfront, Neptune Beach
Spike Cissel, 14 Hopson Road, Jacksonville Beach
Alan Glenn, 2100 Beach Boulevard, Jacksonville Beach
Art Meade, 10 Hopson Road, Jacksonville Beach
Maurice Madovich, 61 Tifton Way North
Leman Rosenberg, 530 15th Avenue South
John Sproviero, 21 Hopson Road, Jacksonville Beach
Bob Poland, 24 Hopson Road, Jacksonville Beach

The following people spoke in opposition:

Wendell Fenner, 420 Lower 8th Avenue South, Jacksonville Beach
Sandy Golding, 1203 18th Avenue North, Jacksonville Beach, distributed a copy of her statement concerning this request.
Jim Overby, 21 Burling Way, Jacksonville Beach

Linda Case, Lighthouse Point subdivision across the intracoastal, stated that she was not against the project, but requested that the applicants rename the complex.

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

Motion: It was moved by Mr. Schmidt, seconded by Mr. Williams, to defer this case to the next meeting on October 10, 2005, to give the applicant time to furnish requested traffic data and for the Board to receive an updated version of the Annual Public Facilities Report.

Roll call vote: Ayes – Dorson, Schmidt, Williams and DeLoach. Nays – Dahl. Motion carried by a vote of 4 to 1.

Planning & Development Director's Report

Mr. Mann advised that it was time to elect a permanent Chairman and Vice-Chairman.

It was moved by Mr. Dahl, seconded by Mr. Williams, to nominate Terry DeLoach for Chairman and Paul Schmidt for Vice-Chairman.

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

Mr. Mann advised that PC #15-05 would be the only case on the October 10, 2005, agenda.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 8:45 P.M.

/lmw

Chairman

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