

**Minutes of Planning Commission Meeting
held Monday, October 10, 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 Terry DeLoach

Roll Call

David Dahl
Terry DeLoach
Lee Dorson
Paul Schmidt
Julio Williams

Undine McEvoy (*absent*)
Greg Sutton

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 26, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old Business

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, advised that they would not be making a presentation but would be available for questions.

Mike Balanki, representing Chase Properties, a partner in the project stated that they were going to extend the dredging to begin at the first house that has frontage on the canal.

Mr. DeLoach 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, Jacksonville Beach, spoke concerning the amount of land zoned for commercial use versus residential use.

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

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

Roll call vote: Ayes – DeLoach, Dorson and Schmidt. Nays – Dahl and Williams. Motion carried by a vote of 3 to 2.

New Business

There was no new business.

Planning & Development Director's Report

Mr. Mann advised that he thought there would be one case on the October 24, 2005, agenda.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:14 P.M.

/lmw

Chairman

*Minutes of Planning Commission Meeting
Held Monday, October 10, 2005
Page 4*