

**Minutes of Planning Commission Meeting  
held Monday, October 24, 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 Paul Schmidt.

**Roll Call**

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

Alternates:

Undine McEvoy  
Greg Sutton

Also present was Bill Mann, Senior Planner.

**Approval of Minutes**

It was moved by Mr. Dorson, seconded by Mr. Williams, and passed, to approve the Minutes of the October 10, 2005, meeting, as presented.

**Correspondence**

There was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC #18-05 – The Lofts of North Beach, LLC**

Request for conditional use approval of a proposed multi-family residential use in a *Commercial General: C-1* zoning district, pursuant to section 34-343(d)(11) of the Jacksonville Beach Land Development Code. The property is located at 2017 North 3<sup>rd</sup> Street.

Mr. Mann advised the Board that the applicants recently purchased the subject property from the owner of the adjacent property to the north, an attorney's office. They propose to develop the

100' X 110' lot into a seven-unit multifamily residential use with one unit and parking on the ground floors, and three units each on a second and third floor.

Adjacent uses to the vacant lot include the referenced attorneys' office to the immediate north, Fletcher high school across 3<sup>rd</sup> Street, and multifamily and single family residential uses in the balance of the block bounded by 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, 19<sup>th</sup> Avenue, and Seagate Avenue. Despite its commercial zoning designation, this part of North 3<sup>rd</sup> Street is predominantly residential in character, as is the 3<sup>rd</sup> Street frontage in Neptune Beach just to the north. Commercial uses become more prevalent only as you head south on 3<sup>rd</sup> Street from 18<sup>th</sup> Avenue North. The proposed residential use is not out of character in this location. The proposed use should not negatively affect adjacent property values. From a traffic safety standpoint, it should be noted that the property is located within a school-crossing zone on 3<sup>rd</sup> Street. The proposed residential use would likely generate fewer trips than the site would if it were developed into a permitted commercial use such as a restaurant, retail or office use.

Upon completion of an arterial investment study performed on the roadway in 1998, FDOT classified A-1-A as a "constrained" facility, meaning that the addition of more travel lanes to the roadway was not feasible. Our concurrency standards provide that no project may add traffic that would significantly deteriorate the conditions of a constrained facility. Significant deterioration is described as an increase in peak hour volumes by 10% or a decrease in average travel speed by one mile per hour. The maximum peak hour level of service volume for this portion of A-1-A is roughly 1,700 vehicles, so 10% is 170 vehicles. The applicant has provided PM peak hour traffic generation counts for the seven units indicating that the project would add four PM peak hour trips to A-1-A, and this number of trips is not considered to be significant.

Staff recommended approval.

Pete Russo, representing the applicant, took the floor and stated he did not have anything to add to Mr. Manns' statement. Mr. Russo stated he had a letter of support from the attorney Mr. Anderson, of Anderson & Howell.

A lengthy discussion ensued about ingress and egress on 3<sup>rd</sup> Street and site visibility for this proposed project. The applicant did not have any documentation to support these issues. There was correspondence attached to the application from Transportation Planners Engineers, Inc. wherein it stated the site access must meet FDOT standards.

The project architect, Roy Williams, addressed the questions about ingress and egress on 3<sup>rd</sup> Street and site visibility for this proposed project.

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

**Motion:** It was moved by Mr. Dorson, to approve the request. Motion failed for lack of a second.

**Substitute Motion:** A substitute motion was made by Mr. Dahl to carry over this case to the November 14, 2005 meeting to allow the applicant time to obtain and submit a site plan showing the 3<sup>rd</sup> Street ingress and egress for this proposed project. The substitute motion was seconded by Ms. McEvoy.

Substitute motion carried.

**Planning & Development Director's Report**

Mr. Mann advised that PC#18-05 would be the only case on the November 14, 2005, agenda.

**Adjournment**

There being no further business coming before the Board, Mr. Schmidt adjourned the meeting at 7:25 P.M.

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Chairperson

/njp