

**Minutes of Planning Commission Meeting
held Monday, November 14, 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 (*absent*)
Julio Williams

Alternates:

Undine McEvoy (*absent*)
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 October 24, 2005, meeting, as presented.

Correspondence

There was no correspondence.

Old 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 3rd Street.

Mr. Mann advised the Board that, following the public hearing on this case, the Planning Commission moved to carry the decision over to allow the applicant to develop a better site plan showing the proposed ingress and egress from the property. Attached are a revised site plan and a copy of a “Meeting Summary” of a meeting that the applicant had with the FDOT during the development of this site plan.

The FDOT has indicated that either a single two-way driveway or the one-way pair of driveways, as shown, would be acceptable. Regardless of the driveway configuration, our Land Development Code standards dictate that a 10' site clearance triangle be maintained on both sides of any driveway at its intersection with the right of way line. This standard is in place for both vehicular and pedestrian safety.

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?

Sandy Golding, 1203 18th Avenue North, Jacksonville Beach, expressed concerns about the amount of commercial property that has been granted conditional use for residential purposes.

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

Motion: It was moved by Mr. Dahl, seconded by Mr. Dorson, to approve the request with a pair of one-way driveways.

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

Planning & Development Director's Report

Mr. Mann advised the Board that there would be 3 conditional use cases on the November 28, 2005, agenda.

He also advised that there will be a transportation workshop at 6:00 on Thursday, November 17, 2005, which is open to the public and he urged the Board members to attend.

Mr. DeLoach asked if anyone wished to address the Board on a non-agenda item?

Jim Overby, 21 Burling Way, Jacksonville Beach, spoke on inconsistencies in the staff recommendations.

Mr. DeLoach advised that, in the future, he would be interested in a workshop to address the possibility of having more mixed-use projects instead of converting whole properties to residential use.

Mr. Dahl stated that he would like for the Board to have training on quasi-judicial proceedings, on the contents and intent of the Comprehensive Plan and the Land Development Code, and how to interpret the words in those documents. He also stated he would like some training on the competent substantial test for evidentiary submissions in quasi-judicial proceedings. He advised that Holland & Knight has a very good primer on quasi-judicial proceedings. He stated that he would also like to talk about the Annual Facilities Report, what's in it, what's required on the planning side to report Levels of Service, etc.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:20 P.M.

Chairperson

/lmw