

**Minutes of Planning Commission Meeting
Held Monday, September 25, 2006 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 Paul Schmidt.

Roll Call

Terry DeLoach (Chairperson) (*Absent*)
Paul Schmidt (Vice Chairperson)
Lee Dorson
Greg Sutton
Julio Williams
Fred Jones (Absent)
Bill Callan

Bill Mann, Senior Planner, and Amber Lehman, Recording Secretary were also present.

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Sutton, and passed, to table the minutes until the next meeting when the appropriate changes have been made.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

PC#27-06 Value Brakes

Request for conditional use approval of an automotive repair shop in a *Commercial General: C-2* zoning district, pursuant to Section 34-343 (d) (4) of the Jacksonville Beach Land Code, to allow the transfer of ownership of an existing business. The property is located at 1281 Beach Blvd; more specifically described as Lot 22, the west ½ of Lot 23, & the south part of Lot 31 lying thereof, *Pine Grove Unit No. 3*.

Planning Commission Meeting
September 25, 2006

Staff Report:

Mr. Mann provided the following staff report:

He stated that the applicant would like to purchase the existing Value Brakes automotive service facility on the north side of Beach Blvd, between 12th St. and Penman Road. The name of the establishment would remain as Value Brakes. The applicant has applied for conditional use approval in conjunction with this change of ownership.

The existing facilities were constructed in 1988, and operated originally as an *Oil Depot* facility. Since that time, it has changed hands and operated as various other franchise oil change facilities, and then as an automotive brake repair facility. Staff has no record of any major problems with these businesses.

Adjacent uses include a single-family property to the north, a car wash to the east, and retail uses to the west and across Beach Blvd. The adjacent commercial uses should not be negatively impacted by the continuation of the current business operations at his location. Given that this type of business has existed here for over 16 years, abutting the back yards of residential uses along 1st Ave N., a change in ownership should not cause any additional impacts to these properties. Adjacent property values should not negatively be affected.

He concluded by advising that Staff recommends approval.

Applicant:

The applicant was not present at the public hearing.

Mr. Schmidt opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request.

Seeing no one who wished to address the board, Mr. Schmidt closed the public hearing.

Motion:

It was moved by Mr. Williams, seconded by Mr. Dorson to approve the request.

Roll call vote:

Ayes- Dorson, Schmidt, Callan, Sutton, and Williams

Motion carried unanimously.

Planning Commission Meeting
September 25, 2006

Planning & Development Director's Report

Mr. Mann advised that the next Planning Commission meeting will be held on October 9, 2006, with two cases on the agenda.

Adjournment

There being no further business coming before the Board, Vice Chairperson Schmidt adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman, Recording Secretary

Approved:

/s/Terry DeLoach
Chairperson

Date: December 11, 2006