

**Minutes of Planning Commission Meeting
Held Tuesday, May 29, 2007, 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

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

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

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Schmidt, and passed, to approve the minutes of the October 9, 2006, meeting, as presented.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

PC #14-07 – Miscellaneous Outdoor Recreational Service (Beach Rentals)

Request for conditional use approval for miscellaneous outdoor recreational service (beach rentals) in a Commercial Limited: C-1 zoning district, pursuant to Section 34-34 of the Jacksonville Beach Land Development Code.

Mr. Mann stated that the applicant has leased the first floor tenant space of a three-story commercial building on the west side of 3rd Street between 5th and 6th Avenue S., and operates the Jax Beach Board Shop surf shop there. Hew would like to be able to rent various beach related items at his store and was told that beach equipment rental was considered “miscellaneous outdoor recreations service,” and as such required conditional use approval.

The subject property does have a history of commercial use, and the proposed rental items are similar to the general range of products for sale at the store, so the request is not out of character with the permitted business. The proposed service is not out of character with other uses in the neighborhood, especially since the beach is only three blocks to the east. Adjacent uses include offices and retail buildings to the north and south along 3rd St., and an apartment complex and a rental car business across 3rd St. Property values of these adjacent uses should not be affected by the requested use. Staff recommends approval.

Applicant:

The applicant, Tony Hall, 1224 Seabreeze Ave, Jacksonville Beach, stated that he concurred with Mr. Mann's staff report.

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

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

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

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on Monday, July 9, 2007 with one case.

Adjournment

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

Submitted by: Amber Maria Lehman

Approval:

/s/Terry DeLoach

Chairman

Date: July 23, 2007