

**Minutes of Planning Commission Meeting  
Held Tuesday, October 22, 2007, 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 Chairperson Terry DeLoach.

**Roll Call**

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

Also present was 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 October 8, 2007 minutes as presented.

**Correspondence**

Mr. Mann stated that there was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC #31-07 – Conditional Use Approval**

Request for Conditional Use for drinking establishment use and outdoor bar area, pursuant to LDC Sections 345(d)(2) and (d)(7). The property is located at 602 North 1<sup>st</sup> Street (Mango's), more specifically described as Lots 7 and 8, Block 62, Pablo Beach North S/D.

Due to the applicant requesting a one time continuance, the matter was tabled until the next Planning Commission Meeting scheduled for November 13, 2007.

**Finding of Fact, Downtown Vision Plan**

Request for Approval of the following Finding of Fact related to the proposed Downtown Vision Plan, and its consistency with the adopted 2010 Comprehensive Plan.

Mr. Mann read the following into the record for the Finding of Fact, Downtown Vision Plan.

**Future Land Use**

**Policy LU1.2.2**

The Vision Plan specifically directs future commercial and residential development back into the traditional core of the city. It promotes future commercial and residential growth in a designated redevelopment district.

**Policy LU.1.2.3**

The Vision Plan proposes density and development intensity consistent with existing development in the downtown area, and consistent with the Downtown Redevelopment Plan.

**Policy LU.1.5.10**

The Vision Plan provides for a diversity of uses as prescribed for the Central Business District (CDB), while maintaining and enhancing public access to, and around, the beach and boardwalk.

**Recreation and Open Space**

**Policy RO.1.8.1**

The Vision Plan includes specific improvement for the Beach Blvd., 4<sup>th</sup> Ave.N., 6<sup>th</sup> Ave.N, and 3<sup>rd</sup> Ave.N. street-ends designed to enhance public access to the beach, pier and boardwalk recreation areas.

Recommendation: Approval.

**Motion:**

It was moved by Mr. Schmidt, seconded by Mr. Dorson, to approve the Finding of Fact, Downtown Vision Plan as presented.

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

**Planning & Development Director's Report**

Mr. Mann advised the board that there would be a meeting on November 13, 2007 with one conditional use approval.

**Adjournment**

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman

Approval:

/s/Terry DeLoach

Chairman

Date: March 24, 2008