

**Minutes of Planning Commission Meeting
Held Tuesday, January 28, 2008, 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) *Absent*
Julio Williams
Greg Sutton
Fred Jones
Bill Callan

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

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Sutton, and passed, to approve the minutes for November 13, 2007, November 26, 2007, and December 10, 2007 as presented.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

PC #01-08 – Conditional Use Approval

Request for Conditional Use approval of an auto repair (brake repair) business in a Commercial: C-2 zoning district, pursuant to Section 34-343 (d)(4) of the Jacksonville Beach Code Land Development Code. The property is located at 1281 Beach Boulevard.

Mr. Mann read the following staff report into the record:

The applicant would like to purchase the existing *Value Brakes* automotive service facility on the north side of Beach Blvd, between 12th Street and Penman Road. The name of the establishment

would be changed to *Brakes 4 Less*. 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 change facility. Since that time, it has operated as various other franchise oil change facilities, and then most recently as an automotive brake repair facility. PC #27-06 was approved for *Value Brakes* in September 2006. Staff has no record of any major problems with the operation of any of these former 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 Boulevard. The adjacent commercial uses should not be negatively impacted by the continuation of an automotive service facility at this location. Given that this type of business has existed here for nearly 20 years, abutting the back yards of residential uses along 1st Avenue North, a simple change in ownership should not cause any additional impacts to these properties. Adjacent property values should not negatively be affected.

Recommendation: Approval

Applicant:

The applicant, Albert Lehecka, 1920 Belhaven Drive, Orange Park, stated that he concurred with Mr. Mann's staff report. He did however state that he would be removing the pole sign and will be repainting the building.

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

The following person spoke neither in favor nor against the application:

Michael Breen, 1213 1st Avenue North, owner of Beauty Salon caddy corner to applicant, stated that he had a couple of concerns about dumpster issues, broken sewer pipes, water drainage issues, and fence issues.

The following person spoke in opposition to the application:

Sam Dish, 1257 1st Avenue North, Jacksonville Beach, spoke about noise concerns.

Mr. Lehecka, stated that the air guns will only be used inside the shop. Brake fluid will be the only waste and it will be stored in container drums. As for the fence, Mr. Lehecka is willing to take some responsibility with maintaining it.

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

Motion:

It was moved by Mr. Dorson, seconded by Mr. Jones, to approve the request for a Conditional Use for an auto repair shop.

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

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on February 25, 2008 with one case.

Adjournment

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

Submitted by: Amber Maria Lehman

Approval:

/s/Terry DeLoach

Chairman

Date: February 25, 2008