

**Minutes of Planning Commission Meeting
Held Monday, June 9, 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)
Julio Williams
Greg Sutton
Fred Jones
Bill Callan (*absent*)

Also present was Bill Mann, Senior Planner and Recording Secretary Linda Wilkins.

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Schmidt to approve the minutes for March 10, 2008 and May 27, 2008, as presented.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

PC #14-08 – Conditional Use Approval

Request for conditional use approval of educational services in a *Commercial General: C2* zoning district to allow for new classroom buildings for an existing private school, pursuant to Section 34-343 (d)(8) of the Jacksonville Beach Land Development Code. The property is located at 523 Pablo Avenue.

Staff Report

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

Minutes of Planning Commission Meeting
held June 9, 2008

The applicant, St. Paul's Catholic Church, is requesting the ability to place three modular classroom buildings on their property on the northeast corner of 6th St. N. and Pablo Ave.

Religious organizations are permitted uses in the C-2 district, but educational services, whether private or public, are conditional uses in that district. The applicant has included a site plan showing the location of the proposed classrooms, immediately east of the church's Thrift Store building.

The church owns the balance of the block except for the southeast corner which is occupied by the Cypress Recording Studio. Across Pablo Ave. to the south is San Pablo Historical Park, and there are commercial uses across 6th St to the west. The balance of the church's facilities lie to the north of the location for the proposed facilities.

The applicant has had control of the subject property for many years and its most recently constructed facilities lie immediately adjacent to the proposed site. The only other immediately adjacent use, the recording studio, is separated from the proposed site by a 6-foot high opaque wooden fence. So long as the buildings are properly landscaped around their foundations so as not to look like temporary facilities, their presence should not impact the character of the balance of the site. The applicant indicated that they are intending to lease the buildings for a five year period.

Recommendation: Approval with two conditions:

1. That the applicant landscape the perimeters of each building sufficiently to screen the buildings' foundations in addition to providing any LDC required landscaping. This landscaping is to be reviewed and approved through development plan review or through building permit review for each building.
2. That the use be approved for a five year period, to commence upon the grant of Certificates of Occupancy for the three buildings by the Building Inspection Division.

Applicant:

John R. Bowler, agent for St. Paul's Catholic Church, advised that they are in concurrence with Mr. Mann's staff report.

Public Hearing

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

Minutes of Planning Commission Meeting
held June 9, 2008

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

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

Roll call vote: Ayes - DeLoach, Dorson, Schmidt, Sutton and Williams. Motion approved unanimously.

PC #15-08 – Conditional Use Approval

Request for conditional use approval of a package liquor store in a *Commercial Limited: C-1* zoning district, pursuant to Section 34-342 (d)(4) of the Jacksonville Beach Land Development Code. The property is located at 1850 South 3rd Street.

Staff Report

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

The applicant owns the *Monkey's Uncle Tavern* and package store located in the north end of the *Pablo Plaza* shopping center on S. 3rd St. in a C-1 zoning district. The tenant space adjacent to the east of their business has become vacant and they would like to expand the package store part of the existing business into that tenant space.

Monkey's Uncle exists as a legal nonconforming bar and package store, having pre-existed our current Land Development Code regulations. As such they may not expand their business. They have applied for conditional use "package liquor store" approval to relieve that nonconformity, thereby allowing them to expand the package store into the adjacent tenant space. The parking requirement will not change for the business as a result of the expansion, as the entire center is parked at the 1 space per 250 s.f. ratio, regardless of tenant mix.

Adjacent uses beyond the balance of the shopping center include commercial and office uses to the north and south, Huguenot Park to the east across 3rd St., and single-family neighborhoods behind the center to the west. The balance of the center and its general orientation towards 3rd St. serve to buffer the residential areas to the west from the commercial activity within the center.

Given that the applicant's business has existed at this location for quite some time, and there are no records of any incidents relative to its current package sales, expansion of it should not negatively impact surrounding uses. Adjacent property values should not be affected.

Recommendation: Approval

Minutes of Planning Commission Meeting
held June 9, 2008

Applicant

Carter Quillen, owner of Monkey's Uncle Tavern, stated that he is in concurrence with Mr. Mann's staff report. He also advised that the new addition would be approximately 1000 sq. ft. in size.

Public Hearing

Mr. DeLoach 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. DeLoach closed the public hearing.

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

Roll call vote: Ayes - Dorson, Schmidt, Sutton, Williams and DeLoach. Motion approved unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that the next meeting would be on June 23, 2008, with one application.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:16 P.M.

Submitted by: Linda M. Wilkins

Approval:

/s/Terry DeLoach

Chairperson

Date: July 14, 2008