

**Minutes of Planning Commission Meeting
Held Monday, December 8, 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
Julio Williams (Vice Chairperson)
Greg Sutton
Fred Jones
Bill Callan
David Dahl

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

Approval of Minutes

It was moved by Mr. Dorson, seconded by Mr. Sutton, to approve the minutes for November 24, 2008, as presented.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

(A) Election of new Chairperson and Vice Chairperson

Motion: It was moved by Mr. Dorson, seconded by Mr. Sutton, to have Mr. DeLoach continue as Chairperson of the Planning Commission.

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

Motion: It was moved by Mr. Sutton, seconded by Mr. Jones to elect Mr. Williams as Vice Chairperson of the Planning Commission.

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

(B) PC #33-08 – Conditional Use Approval

Request of an existing drinking establishment in a Commercial limited: C-1 zoning district, pursuant to Section 34-342 (d) (3) of the Jacksonville Beach Land Development Code, to allow transfer of ownership of an existing billiards room. The property is located at 1323 South 3rd Street, more specifically described as Lots 7, 8, 9, and 10, Block 133, Pablo Beach South.

Staff Report:

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

The applicant is in the process of purchasing the existing billiards room located on the subject property from its current owner, and was informed by staff that the “drinking establishment” approval obtained for the billiards room by its current owner (PC#09-07) was not automatically transferable, and that if he wished to continue to serve beer and wine, he would need to seek that approval in his name.

Adjacent uses to the small shopping center containing the billiards room include a bank immediately to the north, multi-family residential behind the center to the east, a small strip commercial center across 14th Avenue to the south, and a real estate office and convenience store across 3rd Street to the west. Given that the proposed business will be entirely within and existing structure in a developed commercial area, there should be no negative impacts on its existing character. There is adequate parking on-site for his use and the other two tenant of the center.

Staff is not aware of any problems associated within the current or original owner’s operation of the billiards room with beer and wine consumption on-premises. As an established existing use, adjacent property values should not be negatively affected by approval of a request to continue the use under different ownership.

Recommendation: Approval.

Applicant: The applicant, Derek Lowe, 3942 Bess Road, Jacksonville, FL 32277, stated that he concurred with the staff report as presented.

Public Hearing

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

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The following person spoke in favor of the application:

Wai Lia Chan, owner of the property spoke in favor of the application.

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 recommend approval.

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

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on December 22, 2008, with three items on the agenda.

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
Recording Secretary

Approval:

/s/Terry DeLoach
Chairman

Date: July 13, 2009