

**Minutes of Planning Commission Meeting
held Monday, April 12, 2010, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

Roll Call

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

Also present was Jon Hays, Building Official and Recording Secretary Amber Lehman.

Approval of Minutes

It was moved by Mr. Sutton, seconded by Mr. Dorson, to approve the minutes for February 8, 2010 as presented.

Correspondence

Mr. Hays stated that there was no correspondence.

Old Business

Mr. Hays stated that there was no old business

New Business

(A) PC #04-10 (10-10035) – Conditional Use Approval

For a restaurant in *Commercial Service: CS* zoning district, pursuant to Section 34-344 (d)4 of the Jacksonville Beach Development Code.

Staff Report:

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

The owner of the subject Shetter Avenue property has recently redeveloped it from the former *Second Hand Rose* plant nursery, into a new multi-tenant nursery and home products establishment called *Casa Bella Village*. The applicant, who now operates a small tearoom in *Ashes Boutique* at 322 S. 2nd Street, would also like to operate a tea room/catered event space in *Casa Bella Village*. She indicates that all food preparation for the business would remain at her S. 2nd Street address, but since her proposed

business at the subject property involves food and beverage service to customers, it would still be classified as a restaurant. Restaurants are listed as conditional uses in the CS zoning district.

The subject property is located on the southwest corner of Shetter Avenue and S. 5th Street, between the commercial developments along Beach Blvd. and the multifamily neighborhoods south of 1st Avenue S. Adjacent uses include the new *Publix* shopping center across 5th Street to the east, an arts and crafts store and a vacant restaurant across Shetter Avenue to the north, a tile store to the immediate west, and several vacant lots and a single family residence across the alley to the south. The addition of a small tearoom style restaurant space to the mix of uses on the subject property now should not negatively impact the character of the surrounding neighborhood. Adjacent property values will not be affected by its operation.

Recommendation: Approval

Applicant

Applicant, Dana Roby, 332 S. 2nd Street, Jacksonville Beach, FL 32250, stated that she concurred with the staff report presented by Mr. DeLoach.

Public Hearing

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

The following person spoke neither for nor against the application:

Patricia Raines, 505 S. 2nd Avenue, Jacksonville Beach, FL 32250 expressed concerns about parking.

Ms. Roby explained that all parking will remain on her property and will not affect any of the surrounding properties.

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

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

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

Minutes of Planning Commission Meeting
held April 12, 2010

(B) **PC #05-10 (10-1000049) - Conditional Use Approval**

For a commercial recreational facility (temporary-carnival) in a *Commercial General: C-2* zoning district, pursuant to Section 34-343(d)13 of the Jacksonville Beach Land Development Code.

Mr. Hays advised that the applicant has withdrawn his request.

Planning & Development Director's Report

Mr. Hays advised the board that there would be a meeting on April 26, 2010 with one case for Conditional Use Approval.

Adjournment

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

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

/s/Terry DeLoach
Chairperson

Date: April 26, 2010