

**Minutes of Planning Commission Meeting
held Monday, August 9, 2010, 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 Vice Chairman Greg Sutton.

Roll Call

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

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

Approval of Minutes

There were no minutes to approve.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

(A) PC #13-10 (10-100076) – Conditional Use Approval

Conditional use approval for a religious organization use located in a Residential, Single Family: RS-1 zoning district, pursuant to Section 34-336(d) of the Jacksonville Beach Land Development Code. The property is located at 1359 Palm Circle.

Mr. Mann stated that this application is a carryover from a previous meeting due to concerns from audience members at the public hearing.

Applicant:

The agent for the applicant, Rob Wortelboer, 128 Belvedere Place, Ponte Vedra Beach, stated that he is legal counsel for, and a member of, Bethlehem Lutheran Church and that the church has entered into a contractual agreement with their current tenant to extend their lease nine months, commencing on July 9, 2010. This will allow for the tenant to find adequate placement for their residents. Mr. Wortelboer further stated that with the agreement there are no objections from the tenant to move forward with the school.

Minutes of Planning Commission Meeting
held August 9, 2010

As for the traffic concerns that were previously questioned, Mr. Wortelboer presented the Planning Commission with a map that showed the locations of all the buildings and adjacent streets. He explained that the square footage calculations determine the amount of children that will be able to attend and that will be approximately 35 children. Of the 35 children that will attend the school only 18 of these children will actually be picked up in the circular driveway. This driveway can easily accommodate at least eight cars at one time.

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

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

New Business

(A) **PC #20-10 (10-100107) – Conditional Use Approval**

Conditional use approval for a beauty salon located in a *Commercial Professional Office: CPO* zoning district, pursuant to Section 34-341(d)(2) of the Jacksonville Beach Land Development Code. The property is located at 3200 3rd Street South..

Staff Report:

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

The applicant would like to lease the north half of the 1st floor of the existing two-story commercial/office building located on the southwest corner of 3rd Street South and 32nd Avenue South to open a Beauty Salon/Spa. The entire first floor of the building is vacant. It was most recently occupied by an interior design studio, *Designs for Real Living*. That business received conditional use approval in 2003 for “boutique retail sales” in conjunction with their operations.

If this application is approved, the salon would occupy the north half of the first floor, with another leasable tenant space being created out of the balance of the first floor space. There should be no changes to the overall appearance of the building, and parking is adequate for the proposed use.

Adjacent uses to the subject property include an office building to the north across 32nd Avenue, a bank immediately to the south, and single-family homes to the west and to the east across 3rd Street. Given the nature of the proposed use, and that it would be going into an existing multi-tenant building, the mixed use character of the surrounding neighborhood should not be negatively impacted. Adjacent property values should not be affected.

Recommendation: Approval.

Applicant:

The applicant, David Laurie, 139 32nd Avenue South, Jacksonville Beach, stated that he concurred with Mr. Mann’s staff report.

Mr. Sutton asked about the smell of the products that will be used.

Minutes of Planning Commission Meeting
held August 9, 2010

Mr. Laurie replied that harsh chemicals that are used for acrylic nails produce a pungent smell and his business typically worked on the customers' own actual nails.

Public Hearing

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

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

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

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

Planning & Development Director's Report

Mr. Mann advised the board that the next meeting will be on August 23, 2010 with a possibility of two cases.

Adjournment

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

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

/s/Greg Sutton

Chairperson

Date: September 13, 2010