

**Minutes of Planning Commission Meeting
held Wednesday, November 14, 2012 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 Chairman Greg Sutton.

Roll Call

Terry DeLoach, Vice Chairperson
Lee Dorson
Greg Sutton, Chairperson
Fred Jones

Alternates:
Bill Callan *Absent*
David Dahl

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

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Dorson, and passed, to approve the meeting minutes for October 22, 2012 meeting, as presented.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

- (A) **PC #24-12 – Conditional Use**
Conditional Use application for a proposed commercial recreational facility located in a Commercial, General: C-2 zoning district to allow use of the subject property for overflow parking for the adjacent Adventure Landing amusement park, pursuant to Section 34-343 (d) (12) of the Jacksonville Beach Land Development Code.

Staff Report:

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

The applicant would like to lease the subject property on the south side of Beach Boulevard, east of Hopson Road, for use as a grassed overflow parking area for the adjacent *Adventure Landing* recreation facilities. In this capacity, the subject property would be considered as a recreational use, the same as the amusement park itself, and therefore requires conditional use approval.

Adventure Landing first gained conditional use approval in 1994, via PC#03-94, and since that time has secured several other zoning approvals for the existing grassed open space/parking areas adjacent to the south of the facility's existing paved parking lot. This amusement park is a popular attraction with city residents, as well as the entire region, and is operated and maintained as a family-friendly destination. The owner's desire at this point is to provide additional, occasional overflow parking for the existing facilities, especially in the summer months.

There is no expansion of the existing amusement facilities planned in conjunction with this request for overflow parking, meaning that the requested overflow parking would not have to be paved. It would, however, have to be landscaped in conformance with Land Development Code standards.

The subject property formerly existed as marginal quality salt marsh wetlands associated with the Pablo Creek Intracoastal Waterway, but in 1999 the owners of the property gained approval from the US Army Corps of Engineers and the St. Johns River Water Management District to fill the marsh area adjacent to Beach Boulevard, subject to fairly extensive mitigation requirements.

That filling work was accomplished, and in December 2007 the owner filed a Development Plan application for a used car lot business, a permitted C-2 use, for the subject property (Reference SP #07-11, *Hopson Commercial Center*). That application was approved in July 2008, but for whatever reasons, that business was not established.

The applicant has provided a site plan of the proposed overflow parking area. Despite it being a grassed Parking lot, and not paved, it generally conforms to Land Development Code dimensional standards, and if approved, the lot will be required to be landscaped in accordance with LDC landscape standards. The applicant is proposing to utilize an existing curb cut on Beach Boulevard as one access point, and the lot can also be accessed from the east, through the *Adventure Landing* property. Due to its location, the Beach Boulevard driveway would be right in/right out only. The applicant is also showing a driveway to the southerly frontage road of the intracoastal waterway bridge, at the west end of the subject property. This driveway access was established with the referenced filling work performed on the property. It is anticipated by staff that this driveway would serve only as a supplemental exit, though, given that it does not front directly onto Beach Boulevard. Security lighting is shown located on the south side of the parking area, shining north onto the lot, and away from the Hopson Road neighborhood to the south.

Adjacent uses include *Adventure Landing* to the immediate east, Conservation-designated land owned by the applicant to the immediate south, undeveloped residentially zoned land to the southwest, with the Hopson Road residential neighborhood further behind that, and the *Beach Marine* commercial and marina facilities across Beach Boulevard to the north.

Discussion with the applicant has yielded that the primary purpose of the proposed overflow lot is for water park patrons during the warmer months, which are primarily daytime through early evening visitors. The lot would also be available for occasional large special events at the park, but its remote location from the park's main pedestrian entrance will serve to discourage general use of the lot. The applicant does a good job of maintaining his existing facilities year round, and it is expected that the proposed lot would also be well maintained throughout the year. Approval of this request will enhance the public's access to a popular, family-oriented recreational facility, and, as designed, should not negatively impact the surrounding area, especially since the lot would simply exist as grassed and landscaped open space when not in use. Adjacent property values should not be affected, given the potential range of other C-2 permitted uses of the property.

Recommendation: Approval, with three conditions.

1. Any lighting installed within the subject property shall be located on the south side of the parking lot, with all light sources oriented to the north and east, away from the residential neighborhood to the south and southwest.
2. The driveway onto the Beach Boulevard frontage road, if installed, shall not be identified as an *Adventure Landing* entry point by signage visible from Beach Boulevard, and shall be used primarily for exit from the parking lot.
3. The parking lot shall comply with LDC Article VIII, Division 3. *Site Clearing and Landscape Standards*.

Applicant:

Agent for the applicant, Michael Bueme, with Bueme Engineering, Inc., stated that he consulted with the applicant and has no issues with the additional conditions presented by Mr. Mann.

Public Hearing:

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

The following persons spoke in opposition to the application:

John Spriviero, 21 Hopson Road, Jacksonville Beach.
Mark Gorman, 13 Hopson Road, Jacksonville Beach.

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

Motion: It was moved by Mr. Dahl, seconded by Mr. DeLoach, to approve the conditional use with the following conditions:

1. Any lighting installed within the subject property shall be located on the south

side of the parking lot, with all light sources oriented to the north and east, away from the residential neighborhood to the south and southwest.

2. The driveway onto the Beach Boulevard frontage road, if installed, shall not be identified as an *Adventure Landing* entry point by signage visible from Beach Boulevard, and shall be used primarily for exit from the parking lot.
3. The parking lot shall comply with LDC Article VIII, Division 3. *Site Clearing and Landscape Standards*.
4. This approval is for the benevolent grassed parking for the existing Adventure Landing facilities only. Any expansion of existing amusement park will require conditional use approval.
5. Applicant required to install 6' tall opaque fence along southwest and south parking lot boundaries.

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

(B) PC #26—12 – Conditional Use

Conditional Use application for a proposed single-family dwelling located in a Residential, multiple-family: RM-2 zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

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

The applicant would like to construct a single family home on a vacant lot on the east side of 1st Street South, several lots south of 22nd Avenue South, in an RM-2 zoning district. He was instructed by staff that he would first need to obtain conditional use approval, and if successful, he could pursue development of a single-family use on the property, subject to our RS-3 single-family zoning standards.

Adjacent uses include multifamily apartments to the immediate north, single-family and multifamily uses behind the property to the east on Ocean Drive, a duplex to the south, and a mix of single-family and multi-family uses across 1st Street to the west. The primary difference in these surrounding uses is varying lot sizes, with the subject property being one of the smaller lots.

Given the small size of the subject property (40'x65'), its proposed use for a single-family home is actually preferable over its potential use to support a permitted two-family use, which is the maximum density for the property given its RM-2 zoning. The applicant is aware that, even with a single-family use, the property will likely need some sort of dimensional and/or lot coverage relief via variance in order to be developed. A new single-family home on the subject property would not be out of character with the mix of residential uses in the surrounding neighborhood, nor should adjacent property values be negatively impacted.

Recommendation: Approval.

Applicant:

Agent for the applicant, Stephen Williams, New Atlantic Builders, stated that he concurred with the staff report presented by Mr. Mann.

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 members, Mr. Sutton closed the public hearing.

Motion: It was Mr. Jones, seconded by Mr. Dorson, to approve the conditional use as presented.

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

Planning & Development Director's Report

Mr. Mann advised the members that the next meeting is scheduled for Monday, November 26, 2012 with two cases.

Adjournment

There being no further business coming before the Planning Commission, Mr. Sutton adjourned the meeting at 7:40 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

/s/Greg Sutton
Chairman

Date: November 26, 2012