

**Minutes of Planning Commission Meeting  
Held Monday, March 12, 2007 at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairperson DeLoach.

**Roll Call**

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

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

**Approval of Minutes**

It was moved by Mr. Sutton, seconded by Mr. Dorson, and passed to approve the February 12, 2007 minutes as presented.

**Correspondence**

There was no correspondence.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**PC#03-07 – Firehouse Subs**

Request for conditional use approval for outdoor seating in a Commercial General: C-2 zoning district, pursuant to Section 34-343 (d)(14) of the Jacksonville Beach Land Development Code. The property is located at 1200 Beach Blvd, more specifically described as tenant number 1234 (Firehouse Subs).

**Staff Report**

Mr. Mann provided the following staff report:

Mr. Mann stated that the applicant is the westernmost tenant in the new outparcel building at the *Beach Plaza* shopping center. He would like to establish three, 6' x 6' outside seating areas (tables and

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chairs) outside of the *Firehouse Subs* restaurant, on the existing open patios on the north and south side of the building (two tables on the north side, one on the south side).

The new standards for outdoor seating areas adopted via Ordinance No. 2006-7918 were reviewed in the processing of this application. The proposed seating areas collectively add up to less than 300 s.f., which represents the 20% maximum outdoor seating area permissible for a 1,500s.f. tenant space. There are no adjacent residential uses within 150' of the proposed location that are not separated by at least a 1,500 s.f. building.

Staff has confirmed that parking for the entire center, including this proposed seating area is more than adequate. The requested seating area is not being used to qualify as minimum seating for any liquor license. The applicant is aware that no music or other amplified sound or noise will be permitted within this seating area.

Adjacent uses include the balance of the shopping center to the east and west, a trailer park and mini storage facility behind the center to the south, across Shetter Avenue, and a mix of office and service facilities across Beach Blvd. to the north. The requested outdoor seating should not alter the character of this predominantly commercial area, and approval of this request should not negatively affect adjacent property values. Given its location within this commercial area, the presence of the shopping center building itself between the proposed seating area and the nearest residential use (*Golfair Mobile Home Park*), and given that the restaurant does not serve alcoholic beverages, staff does not feel the need to impose any special hours of operation for the seating area.  
Staff recommends approval.

**Applicant:**

The applicant, Greg Brown, 3410 Kori Road, stated that he concurred with Mr. Mann's staff report.

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. Schmidt, seconded by Mr. Dorson to approve the request.

Roll call vote: Ayes- DeLoach, Schmidt, Dorson, Sutton, and Jones. Motion carried unanimously.

**PC#04-07 – Concept Plan for Plat for Lamplight Subdivision**

Concept plat for a proposed ten lot, single-family residential subdivision of a 2.6 acre parcel located at 2115 north 12<sup>th</sup> Avenue in a Residential, Single-Family: RS-2 zoning district. The lots would be served by a new public cul-de-sac street.

**Staff Report**

Mr. Mann provided the following staff report:

Mr. Mann stated that the subject property is on the north side of 12<sup>th</sup> Ave. N. west of Pinewood Ln., in a *Residential, Single-Family: RS-2* zoning district. The applicant is under contract to buy the property, with the intent of developing the ten lot single-family subdivision shown on the submitted concept plat. Lot sizes range from 7,500 s.f. to over 10,000 s.f. The lots would be served by a new public cul-de-sac street extending into the property from the north side of 12<sup>th</sup> Ave.

The concept plat has been reviewed by the appropriate city staff, and the applicant has been provided comments from Fire, Public Works and the Electric Utility. These comments primarily deal with hydrant locations, easements and City access to a large drainage ditch along the east side of the property, and they will be need to be addressed if and when the applicant proceeds to the next step in the subdivision process, Development Plan approval.

The proposed plat is consistent with relevant LDC standards, and is also consistent with the subject property's Future Land Use designation of *Residential Medium Density* (7-20 units per acre). Adequate public facilities for water, sewer, recreation, solid waste and drainage exist to serve the proposed subdivision, but there is not adequate peak hour capacity on Penman Rd., at this point in time, to handle any trips from this or any other project. The City's Proportionate Fair Share Program, related to traffic impacts, is now in place, though, and would be available to the applicant as a means to mitigate any impacts from the subdivision onto Penman Rd.. This issue, as well, will be addressed if and when the applicant applies for Development Plan approval for the subdivision.

The property is surrounded by residential subdivisions of similar lot sizes and zoning, so the subdivision would be compatible from a land use perspective. Adjacent property values should not be negatively impacted by the development of a single family subdivision as proposed on this concept plat.

Staff recommends approval.

**Applicant:**

The applicant, Steve Jarrett, 806 3<sup>rd</sup> Street, stated that he concurred with Mr. Mann's staff report.

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

The following person spoke in opposition to the application:

Richard & Helen Angler, 22630 Oaks Forrest Drive, Jacksonville Beach, stated that they were concerned about the neighboring yards backing up to their yard. Mr. & Mrs. Angler would like bushes or a fence to act as a buffer.

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The following person spoke in favor to the application:

Lance Folsom, 1022 North 23<sup>rd</sup> Street, Jacksonville Beach

Mr. Jarrett stated in response to Mr. & Mrs. Angler that he would be able to possibly install bushes or hedges to act as a buffer.

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

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

Roll call vote: Ayes- DeLoach, Schmidt, Dorson, Sutton, and Jones Motion carried unanimously.

### **PC#05-07 – Concept Plan for Plat for Seagate Shores, Phase II**

Concept plat for a proposed twelve lot, single-family residential subdivision of a 6 acre parcel located at 125 North Marsh Area in a Residential, Single-Family: RS-1 zoning district. The lots would be served by a new public cul-de-sac street off of the south side of Seagate Avenue, east of the Pablo Creek marsh.

#### **Staff Report**

Mr. Mann provided the following staff report:

Mr. Mann stated that according to the concept plat, the subdivision will consist of 12 single-family lots oriented around a new public cul-de sac street that the applicant will construct off of Seagate Ave. S., with six of the lots fronting on the Pablo Creek salt marsh. The lots vary in size from 10, 200 s.f. to over 28,000 s.f., so each exceeds the *RS-1* minimum standard of 10,000 s.f.

The concept plat has been reviewed by the appropriate City staff, and has been determined to be consistent with relevant LDC standards, and is also consistent with the subject property's Future Land Use Map designation of *Residential Low Density* (O-6 units per acre). Adequate public facilities exist to serve the proposed single family lots. The applicant has received certain technical comments related to utility layout and easement requirements, and these comments will be addressed at Development Plan review.

The plat is bounded on the east by single-family residential uses and on the west by the Pablo Creek marsh, and neither should be negatively impacted by the proposed low density subdivision. Adjacent property values should not be negatively impacted by the proposed development.

Staff recommends approval.

#### **Applicant:**

The applicant, Steve Jarrett, 806 3<sup>rd</sup> Street, stated that he concurred with Mr. Mann's staff report.

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

The following person spoke in favor of the application:

Lance Folsom, 1022 North 23<sup>rd</sup> Street, Jacksonville Beach

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

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

Roll call vote: Ayes- DeLoach, Schmidt, Dorson, Sutton, and Jones Motion carried unanimously.

### **Planning & Development Director's Report**

Mr. Mann stated that the next Planning Commission meeting will be on March 26, 2007 with possibly 4 conditional use applications.

### **Adjournment**

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:30 P.M.

Submitted by: Amber Maria Lehman

Approved:

/s/Terry DeLoach

Chairperson

Date: March 26, 2007