

**Minutes of Planning Commission Meeting
Held Monday, August 28, 2017, 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 Mr. Dahl.

Roll Call

Greg Sutton (Chairperson) *absent*
Britton Sanders
Bill Callan
David Dahl
Georgette Dumont

Alternates

Jason Lee *absent*
Margo Moehring

Also present were Heather Ireland, Senior Planner, and Staff Assistant Amber Lehman.

Approval of Minutes

There were none.

Correspondence

Ms. Ireland reported that there no correspondence.

Old Business

There was no old business.

New Business

(A) PC #43-17- 255 18th Avenue North

Conditional Use Application for a proposed motor vehicle dealer business located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(2) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is a commercial building on the northeast corner of 18th Avenue North and 3rd Street North. The building is a multi-tenant use. The applicant wishes to lease a tenant space at the property for his motor vehicle dealer business. Staff advised him that conditional use approval would be required.

The applicant has stated that the tenant space would be used for his office only for internet motor vehicle sales, and that he would not be storing cars at the property, and that sales are by appointment only. He has obtained approval for his business at this location from the Florida Department of Motor Vehicles.

Adjacent uses include commercial in the balance of the building, commercial to the north, residential to the east, commercial to the south and commercial to the west across 3rd Street. The use of the subject property as an office for a motor vehicle broker with no auto storage on the site should not negatively impact adjacent property and is consistent with other offices in *C-1*.

Applicant:

The applicant, Mr. Brian Paphides, 334 9th Street, Atlantic Beach, FL, stated that this would be his third location. He stated his existing location is going in a different direction and he needs a place and would like to stay at the beach. He stated that there will never be a car stored on the site.

Ms. Dumont asked if there was a website. Mr. Paphides stated no, he uses other websites like eBay, etc. He added that when he wasn't using the car, and it was stored at this home.

Public Hearing:

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

Mr. Dahl noted that two cards were submitted from persons who opposed the proposal but did not wish to speak. However, Ms. Joy Esler, 136 19th Avenue North, stated that no cars should be stored on the property. She noted that the school was across the corner and worried about those test-driving the vehicles.

Mr. Paphides stated that test-drives would be infrequent, and they would have to follow all safety requirements.

Ms. Dumont stated that she would be comfortable approving this if no cars were stored on site.

Motion: Ms. Dumont made a motion to approve the application, with the condition that there will be no car storage on site. The motion was seconded by Mr. Callan.

Roll call vote: Ayes – Dahl, Sanders, Dumont, Moehring, and Callan. The motion was approved unanimously.

Planning & Development Director's Report

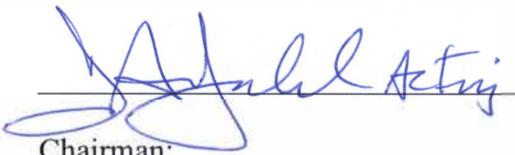
Ms. Ireland noted that the next meeting is scheduled for September 11, 2017. There are three cases scheduled.

Adjournment

There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:12 P.M.

Submitted by: Amber Maria Lehman

Approval:


Chairman:

09 OCT 17
Date: