

**Minutes of Planning Commission Meeting
held Monday, September 12, 2022, 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 at 7:00 P.M. by Chair Margo Moehring.

ROLL CALL

Chair: Margo Moehring
Vice-Chair: Colleen White
Board Members: David Dahl Greg Sutton Justin Lerman
Alternate: Emily Stouffer Nicholas Andrews

Senior Planner Christian Popoli and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- August 22, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 20-22** Conditional Use Application
Owner: 831 First Street North, LLC
C/O Vera Duren
77 Hargrove Grade
Palm Coast, FL 32137

Applicant: Vera Duren
77 Hargrove Grade
Palm Coast, FL 32137

Location: 831 1st Street North

Conditional Use Application for transfer of outdoor restaurant seating at an existing restaurant and new conditional use approval for package sale of beer and wine for property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34- 342(d)4 & 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Senior Planner Christian Popoli summarized the following report for the record:

The subject property is an existing restaurant located in the C-1 zoning district and is located on the southeast corner of the intersection of 1st Street North and 8th Avenue North, adjacent to the Atlantic

Ocean. The proposed Conditional Use would allow for the continued use of the existing outside seating and allow for the sale of packaged beer and wine for off-premise consumption. The site is the former location of Southern Kitchen, and prior to that, it was Seachasers. The site has several past approvals, including relief from parking standards related to a rear addition. The approval of these conditional use applications will not negligibly affect the surrounding area.

Adjacent uses include multifamily to the north, south, east, and west. The proposed use of 2 outside restaurant seating and package sales is consistent with the C-1 zoning standards and has been consistent with surrounding commercial development.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant:

Vera Duren, 77 Hargrove Grade, Palm Coast, described the project. She distributed copies of menus [on file] to the Board.

Public Hearing:

The following spoke in support of the application:

- Julia Donoghue, 111 25th Avenue South, Jacksonville Beach
- Laura Goldey, 122-D 4th Avenue North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about parking.

Ms. Duren stated she hired a valet parking company to assist on busy nights.

Motion: It was moved by Mr. Sutton and seconded by Mr. Lerman to approve PC# 20-22.

Roll Call Vote: Ayes – David Dahl, Greg Sutton, Colleen White, Justin Lerman, and Margo Moehring

The application was unanimously approved.

(B) PC# 21-22 Conditional Use Application
Owner: ALO Management LLC
317 North Roscoe Boulevard
Ponte Vedra Beach, FL 32082

Applicant: Colton Bristow
2438 Blackbeard Drive
Jacksonville, FL 32224

Location: 391 1st Avenue North

Conditional Use Application for a transfer of automotive repair shop (except top, body, and upholstery repair and paint shops) for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The property is located at the northeast corner of 1st Avenue North and 4th Street North. The property was previously approved for Conditional Use for automotive repair in 2012. The proposed use would be a continuation of the previous automotive repair use. The site includes a metal industrial building with a fenced parking area. Based on the Property Appraisers data, the structure was built in 1988. The applicant is proposing to use the structure, as it has been in the past, for automotive repair, with the prescribed limitations for the C-1 zoning district.

Adjacent uses include a commercial catering facility to the east, multifamily uses to the north, behind the building, a large church complex to the west, including a school, and an undeveloped lot used for parking and storage to the south. The proposed use of automotive repair is consistent with the C-1 zoning standards and is consistent with surrounding commercial and institutional development.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant:

Colton Bristow, 2438 Blackbeard Drive, Jacksonville, described the business.

Public Hearing:

The following spoke in support of the application:

- Jennifer Peaco, 1507 Declaration Drive, Jacksonville Beach
- Troy Hobbs, 334 2nd Avenue North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about the property.

Motion: It was moved by Mr. Sutton and seconded by Mr. Dahl to approve PC# 21-22.

Roll Call Vote: Ayes – Greg Sutton, Colleen White, Justin Lerman, David Dahl, and Margo Moehring

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated the Board would see the updated Adventure Landing application this week in advance of the September 26, 2022, hearing. He offered the Board the opportunity to schedule individual meetings to review the application.

The next scheduled meeting is Monday, September 26, 2022. There are two scheduled cases.

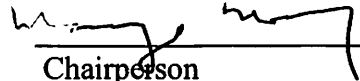
ADJOURNMENT

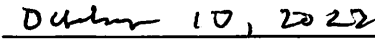
There being no further business, Ms. Moehring adjourned the meeting at 7:24 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:


Chairperson


Date