

**Minutes of Planning Commission Meeting
held Monday, October 10, 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 7:01 P.M. by Chair Margo Moehring.

A discussion ensued about the previous meeting and additional training for the board.

ROLL CALL

Chair: Margo Moehring

Vice-Chair: Colleen White

Board Members: David Dahl Greg Sutton Justin Lerman

Alternate: Emily Stouffer Nicholas Andrews (absent)

Senior Planner Christian Popoli, Director of Planning and Development Department Heather Ireland, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- September 12, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 18-22** Redevelopment District: RD Zoning Amendment Application
Owner/ Jax Beach II, LLC
Applicant: 177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Agent: Driver, McAfee, Hawthorne, & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 704 1st Street North, 705 2nd Street North & 0 7th Avenue North

PC#18-22 Rezoning Amendment Application for Redevelopment District: RD
Dolphin Depot Redevelopment District: RD Zoning District

Staff Report:

Director of Planning and Development Department Heather Ireland summarized the following report for the record:

The subject property is comprised of three separate but contiguous vacant parcels located on the city block bound by 1st and 2nd Streets North and 6th and 7th Avenues North. The property does not include the existing multiple-family residential building at 160 7th Avenue North. The subject property is under new ownership as of October 2021, and the new owner/developer desires to develop the property as originally imagined under a 2015 rezoning application and 2017 amendment, with some minor modifications to the commercial component to the project.

A previous owner applied to rezone the property to Redevelopment District: RD in 2012 to accommodate a mixed-use multiple-family residential and commercial project. That project was never constructed, and in 2015 a new applicant applied to amend the RD zoning to accommodate a mixed-use, multiple-family residential and commercial development to take advantage of a vested height of 68 feet. The 2015 RD zoning amendment project had 54 residential units, 36 hotel rooms, and 2,500 square feet of retail. In 2017, the previous property owner applied to further amend the RD zoning to accommodate 54 residential units, 57 hotel rooms, and approximately 2,500 square feet of commercial space on the same footprint as the 2015 application. Additionally, the 2017 application proposed a different architectural style than the 2015 application.

The current owner of the property plans to develop the site as originally approved in 2016 and modified in 2017 with some additional minor modifications. The project is still proposed to have 54 multiple-family dwelling units and 57 hotel rooms with an added integrated restaurant space of approximately 4,000 square feet, including outdoor seating and approximately 1,000 sq. ft of retail space. The proposed building height is 67 feet 6 inches, which is permitted through a negotiated settlement with a previous owner. The building's footprint remains unchanged, and parking will be provided through both surface and structured parking. An updated building elevation is provided in Exhibit 3 of the application and does not significantly differ from the 2017 RD Zoning amendment application.

Both the 2015 and 2017 RD Zoning applications were found to be consistent with the Jacksonville Beach Community Redevelopment Plan, and this proposed minor modification to the RD zoning maintains that consistency.

She briefly reviewed the proposed site plan and updated elevations. She noted the Community Redevelopment Agency (CRA) discussed the Redevelopment District: RD Zoning Amendment Request at their regular meeting held on September 26, 2022, and found the request consistent with the Downtown Redevelopment Plan. She stated the CRA recommended approval of the RD Zoning Amendment Request with the following conditions: 1) The applicant reviews the site plan for opportunities to relocate the dumpster, and 2) The applicant identifies opportunities to visually enhance the first street side of the building with art or decorative lighting.

Ex-Parte Communication:

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

Agent:

Steve Diebenow, One Independent Drive, Suite 1200 Jacksonville, reviewed the updated site plan.

Public Hearing:

The following spoke in opposition to the application:

- Joseph Abascal, 768 2nd Street North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about dumpsters and drainage.

Motion: It was moved by Mr. Lerman and seconded by Mr. Sutton to approve PC# 18-22.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated the joint Planning Commission and Board of Adjustment meeting would be held on October 27, 2022.

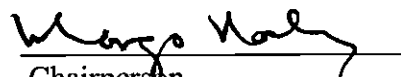
ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:


Chairperson

11/28/22
Date