

**Minutes of Planning Commission Meeting
held Monday, November 28, 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.

ROLL CALL

Chair: Margo Moehring
Vice-Chair: Colleen White (absent)
Board Members: David Dahl (absent) Justin Lerman
Alternates: Emily Stouffer (absent) Nicholas Andrews

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

APPROVAL OF MINUTES:

It was moved by Mr. Lerman, seconded by Mr. Andrews, and passed unanimously to approve the following Minutes:

- Joint Board Workshop held on October 27, 2022
- Regular Planning Commission Meeting held on October 10, 2022
- Regular Planning Commission Meeting held on October 24, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 25-22** Concept Plan for Plat Application

**Owner/
Applicant** 1318 1st Street N LLC
109 12th Avenue North,
Jacksonville Beach, FL 32250

Agent: Rob Zinn
1022 Park Street, #407
Jacksonville, FL 32204

Location: 1312, 1314, 1316 & 1318 1st Street North

Concept Plan for Plat Application for a proposed four-unit fee-simple townhouse development for property located in a Residential Multifamily: RM-2 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located mid-block, between 12th Avenue North and 13th Avenue North, fronting on 1st Street North. The site consists of two platted lots of record, circa 1913. Townhomes are a permitted use in the RM-2 zoning district, so no conditional use application is required.

Adjacent uses include Multifamily to the east, north and west, and single family to the south. There is a rear paved alley to the west. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards and is consistent with the surrounding multi-family development.

Ex-Parte Communication:

No Board member had ex-parte communication.

Applicant:

Rob Zinn, 1022 Park Street #407, Jacksonville, provided a brief background on the application.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about parking.

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to approve PC# 25-22.

Roll Call Vote: Ayes – Nicholas Andrews, Justin Lerman, and Margo Moehring

The application was unanimously approved.

(B) PC# 26-22 Conditional Use Application

Owner: Beach Boulevard Facility Inc.
221 Deer Colony Lane
Ponte Vedra Beach, FL 32082

**Applicant/
Agent** Michael Akel
Famous Quick Lube
281 Islebrook Parkway,
St. Johns, Florida 32259

Location: 1281 Beach Boulevard

Conditional Use Application for an existing automotive service use located in the Community Commercial: C-2 zoning district, pursuant to Section 34-343(d)(4) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is currently occupied by an automotive repair and service facility. The structure was built in 1988. The site has had three previous conditional-use applications for automotive-related uses in its history. The new applicant will be running a quick oil change facility in the same location, with no change to the exterior of the structure or parking. Per 34-233, Conditional Use approvals are not assignable or transferable, so each new entity operating an automotive repair and service facility must get a new Conditional Use approval.

Adjacent property uses include newly platted townhomes to the north, commercial retail to the east, commercial retail to the south and a carwash to the west.

Ex-Parte Communication:

No Board member had ex-parte communication.

Applicant:

Terry Fowler, 221 Deer Colony, Ponte Vedra Beach, answered questions from the board.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about parking.

Motion: It was moved by Mr. Lerman, seconded by Mr. Andrews, to approve PC# 26-22.

Roll Call Vote: Ayes – Justin Lerman, Nicholas Andrews, and Margo Moehring

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted the City Council would appoint a member to fill Greg Sutton's vacant position. He provided a brief update from the City Council workshop [November 17, 2022] regarding the Comprehensive Plan and Land Development Code process.

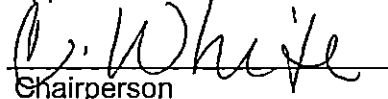
ADJOURNMENT

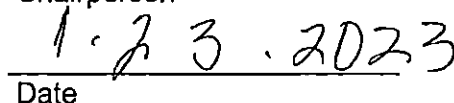
There being no further business, Ms. Moehring adjourned the meeting at 7:17 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:


Chairperson


Date