

**Minutes of Planning Commission Meeting
held Monday, January 23, 2023, 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 7:02 P.M. by Vice Chair Colleen White.

ROLL CALL:

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

Senior Planner Christian Popoli, Planning and Development Director Heather Ireland, City Attorney Sandra Robinson, and Administrative Assistant Callie Rayeski-Bowling were also present.

ELECTION OF OFFICERS

A brief discussion ensued about postponing the election to the February 13, 2023, meeting.

In a voice vote, the Board unanimously approved postponing the election.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on November 28, 2022
- Regular Planning Commission Meeting held on December 12, 2022

CORRESPONDENCE:

Mr. Popoli distributed additional emails [on file] to the Board.

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 3-23** Land Development Code Text Amendment Application

Applicant: City of Jacksonville Beach Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Agent: Staff

Location: N/A

Land Development Code Text Amendment for the approval to amend Section 34-467 - Flood Hazard Area, of the Jacksonville Beach Land Development Code to maintain compliance with the Federal Emergency Management Agency, National Flood Insurance Program, Community Rating System Program.

Staff Report:

Planning and Development Director Heather Ireland provided background on the item.

Ex-Parte Communication: Ms. White did not ask for ex-parte communication.

Public Hearing:

No one came forth to speak. Ms. White closed the public hearing.

Discussion: None

Motion: It was moved by Ms. Stouffer, seconded by Mr. Dahl, to approve PC# 3-23.

Roll Call Vote: Ayes – David Dahl, Justin Lerman, Emily Stouffer, and Colleen White

The application was unanimously approved.

(B) PC# 2-23 Planned Unit Development: PUD for North Beach Townhomes

Owner Beach Block Townhomes, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Applicant JWB Real Estate Capital, LLC

Agent: Zachary Miller, Esq.
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Location: 1005 1st Avenue North
115 1st Avenue North
1010 2nd Avenue North

Planned Unit Development: PUD Rezoning Application to change 1.41 acres of property from Residential Multi-family: RM-1 to Planned Unit Development: PUD Zoning for the "North Beach Townhomes" project.

Staff Report:

Mr. Popoli summarized the following report for the record:

The property that is the subject of the "North Beach Townhomes" project rezoning application is located on the full block bounded by Tenth Street North, First Avenue North, Eleventh Street North and Second Avenue North. The property consists of 1.41 acres of contiguous property. The property consists of three separate parcels with unique real estate numbers and is under common ownership. The property is currently occupied by two multi-family structures. A third structure was removed in the past three years. Prior to the demolition of the third structure, the property had 21 residential multi-family units. Adjacent uses include a City park to the north, multi-family units to the east, a commercial strip center and retail gas sales with a convenience store to the south, and single-family dwellings to the west. The subject property is one block north of Beach Boulevard. The property is currently zoned RM-1 and is a transitional zoning district between the Commercial

Community: C-2 zoning district along Beach Boulevard and the Residential Single Family: RS-1 to the north and west.

The property is currently located in the Residential High Density future land use category, which allows up to 40 units an acre within one block of a major transportation corridor, which Beach Boulevard qualifies for. The applicant is proposing a 34-unit town home project, at a maximum density of 24.11+- units per acre. This is the maximum density proposed by the applicant. Upon engineering review during the Development Plan review stage of the project, it may be such that they will be able to provide one or two less units than proposed, so the density requested is a maximum.

The proposed project will consist of fee-simple townhomes contained in one large project. As townhomes, each unit will provide two required parking spaces inside an attached garage for each unit. Additionally, a majority of the townhomes will be accessed from an internal private road that will be owned by the developer / homeowners once the units are sold. The project is intended to be developed in a single phase.

As previously noted, and further enumerated in the proposed site plan (sheet C.1), the project will consist of 34 individually platted town homes to be sold as fee-simple dwellings. The proposed design differs from standard townhome dimensional standards noted in the standard zoning districts in a number of ways. First, the structures are arranged in such a way as a majority of the townhomes will be accessed from an internal, private street. Secondly, setbacks have been reduced on the front and rear, to allow the combination of space into larger community open spaces and a community amenity center.

The townhomes will have a range of setbacks that depends on their location within the project, which will go from a minimum of zero feet, to a maximum of 10 feet. There are no internal setbacks between each unit attached in groups of 6. Additionally, some of the reduced front and rear yard square footage has been allocated to the private internal road. Third, the reduction in front and rear yard setbacks. The overall lot sizes per unit have been reduced as well from the standard. Fourth, balconies and other projections are also allowed to protrude beyond the property line into the common areas, unlike standard zoning. Fifth, overall lot coverage is higher, but the applicant has attempted to mitigate some of the impact of the road and driveways through the use of previous pavers, a common solution found throughout the City. Sixth, the required access from a public street has been waived for those units that will have frontage on the internal road.

Staff's analysis of this project is that it is consistent with the adopted Comprehensive Plan and the current LDC. The proposed project serves to provide a creative approach to townhome development while providing a more compact design with the use of internal permeable pavers and stormwater retention. The project will have common amenities for the prospective owners, much like a condominium community, while still allowing for individual home ownership. The overall density is just over half of the allowed maximum, which potentially could be achieved through a multifamily project. The reduced impact in population and traffic versus the maximum density that could be achieved is a net improvement for the City. Additionally, the proposed project furthers the Goals and Objectives of the Comprehensive Plan, promoting infill development in previously developed areas and locating more intensive residential development within one block of a major transportation corridor with access to mass transit in the form of JTA bus stops along the north side of Beach Boulevard.

Staff Recommends that the Planning Commission APPROVE the rezoning request for the North Beach Townhomes PUD project. The application is scheduled for consideration by the City Council on February 6th and February 21st, 2023, and the recommendation of the Planning Commission will be provided to the City Council at that time.

Ex-Parte Communication: Ms. White did not ask for ex-parte communication.

Agent:

Zachary Miller, 3202 Old Barn Court, Ponte Vedra Beach, provided background on the item. He reviewed the project renderings, utility easements, and a traffic study.

A brief discussion ensued about the garages, dumpster, lot coverage, egress and ingress, and traffic.

Public Hearing:

The following submitted speaker cards in support of the application but did not wish to speak:

- Mackenzie Robinson, 406 3rd Avenue North, Jacksonville Beach
- Sam Hall, 404 3rd Avenue North, Jacksonville Beach
- Leah Hudson, 414 3rd Avenue North, Jacksonville Beach

The following spoke in opposition to the application:

- Roger Whiting, 1103 2nd Avenue North, Jacksonville Beach
- Michael Dunlap, 1120 2nd Avenue North, Jacksonville Beach
- Lisa Sandstrom, 1171 3rd Avenue North, Jacksonville Beach
- Ronda Steinke-McDonald, 1120 2nd Avenue North, Jacksonville Beach
- Ryan Walls, 1104 2nd Avenue North, Jacksonville Beach
- Slade Richardson, 1141 3rd Avenue North, Jacksonville Beach
- Cynthia Simpson, 1005 1st Avenue North, Jacksonville Beach

The following submitted speaker cards in opposition to the application but did not wish to speak:

- Jacques Corneau, 1129 2nd Avenue North, Jacksonville Beach
- Austin & Shirley Dutcher, 1122 3rd Avenue North, Jacksonville Beach

Ms. White closed the public hearing.

Mr. Miller addressed the public concerns.

A discussion ensued about guest parking, handicapped parking, and fencing.

Alex Sifakis, 34 8th Street, Atlantic Beach, spoke on the PUD criteria and the project. He acknowledged the public's concerns.

Discussion:

A discussion continued about parking, neighborhood impact, and traffic.

Motion: It was moved by Ms. Stouffer, seconded by Mr. Lerman, to deny PC# 2-23.
Roll Call Vote: Ayes –Justin Lerman, David Dahl, Emily Stouffer, and Colleen White

The application was unanimously denied.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Monday, February 13, 2023, at 7:00 P.M. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS: None

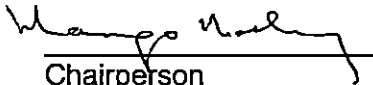
ADJOURNMENT:

There being no further business, the meeting adjourned at 8:07 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

February 13, 2023
Date