Minutes of Planning Commission Meeting held Monday, February 13, 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 7:00 P.M. by Chair Margo Moehring.

ROLL CALL:

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

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

ELECTION OF OFFICERS
Mr. Popoli opened the floor for Chair nominations.

Motion: It was moved by Mr. Dahl, seconded by Mr. Lerman, to nominate Margo Moehring for the Chair position.

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

The motion was unanimously approved.

Chair Moehring opened the floor for Vice-Chair nominations.

Motion: It was moved by Mr. Dahl, seconded by Mr. Lerman, to nominate Colleen White for the Vice-Chair position.

Roll Call Vote: Ayes – Justin Lerman, David Dahl, Emily Stouffer, Margo Moehring, Nicholas Andrews, and Justin Henderson

The motion was unanimously approved.

APPROVAL OF MINUTES:
It was moved by Ms. White, seconded by Mr. Lerman, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on January 23, 2023

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 04-23 Conditional Use Application

Owner: Travus Investments LLC
1368 Beach Boulevard
Jacksonville Beach, FL 32250

Applicant: Jax Seafood Factory Bar & Grill
1396 Beach Boulevard
Jacksonville Beach, FL 32250

Agent: Lawrence Yancy
1309 St. Johns Bluff Road North
Suite 2, Building A
Jacksonville, FL 32225

Location: 1368 Beach Boulevard, #1396

Conditional Use transfer of ownership for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code.

Staff Report:
Mr. Popoli summarized the following report for the record:

The subject property is located at the southeast corner of the intersection of Beach Boulevard and Penman Road South. The property is a large commercial shopping center, with the specific structure being a multi-tenant building, roughly 70,000 square feet in area. The subject restaurant space is 6,053 square feet and will have 250 seats. The existing space was designed with a fenced outside seating area with roughly 24 seats.

The restaurant space has had four separate Conditional Use approvals for outside seating dating from 2003 and the most recent in 2017. Past restaurants include the former Crabcake Factory and, most recently, Yummy Crab and Seafood. The oldest two approvals, from 2003 and 2008, included conditions for no outside speakers in the front of the restaurant and the outside seating area. The two more recent, from 2010 and 2017, did not include such conditions.

Adjacent uses include a commercial shopping center to the east, commercial and office uses to the north across Beach Boulevard, the Jacksonville Beach Police Department to the south, and Lee Kirkland Cemetery to the west. The proposed use of Outside Restaurant Seating is consistent with the C-2 zoning standards and with surrounding commercial development. Based on the location and design of the outside seating area and the fact that the outside seating has been utilized by previous restaurants since 2003, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#04-23.

Ex-Parte Communication:
No Board member had ex-parte communication.

Applicant:
Lawrence Yancy, 1309 St. Johns Bluff Road North, Suite 2, Building A, Jacksonville, provided background on the item.

Public Hearing:
No one came forth to speak. Chair Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Lerman, seconded by Mr. Dahl, to approve PC# 04-23.

Roll Call Vote: Ayes – David Dahl, Emily Stouffer, Colleen White, Justin Lerman, Margo Moehring.

The application was unanimously approved.

(B) PC# 05-23 Conditional Use Application

Owner: Commercial Net Lease Realty LP
450 S Orange Ave., #900
Orlando, FL 32801

Applicant: Lawrence R. Pilon
51 Mapleview Drive
Pennellville, NY 13132

Agent: Scott Farmer
1176 N Irving Street
Allentown, PA 18109

Location: 2517 3rd Street South

Conditional Use Application for transfer of ownership at an existing gasoline service station for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(2) of the Jacksonville Beach Land Development Code.

Staff Report:
Mr. Popoli summarized the following report for the record:

The subject property is a former gas station and convenience store that has been closed and vacant for several years. The original structure was built in 1967, and the gas service pumps and equipment were recently serviced or replaced. The applicant is requesting to transfer the Conditional Use approval for the gasoline service station use. With that approval, reconstruct a canopy over the four proposed gas pumps, complete renovations on the main structure, and new signage.

The subject property is located at the intersection of 3rd Street South, St. Augustine Boulevard and 25th Avenue South, creating a triangle parcel surrounded on three sides by roads, located

on the east side of third. The property is roughly 28,000 square feet in area, with a driveway located on each of the three rights of way adjacent to the structure. The main structure is 8,701 gross square feet in area.

Adjacent uses include the Costa Verde Plaza commercial shopping center to the north, across 25th Avenue South, a Gate gas/convenience store to the west across 3rd Street, and single-family residences and vacant lots across St. Augustine Blvd. to the southeast. St. Augustine Blvd in this area is a zoning boundary between C-1 and RS-1 districts, east of 3rd Street. There are no active Code Enforcement cases. Given the historical use as a gasoline service and convenience store and the fact that all adjacent uses are across one of three roads, the proposed use should not negatively impact the adjacent uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#05-23.

Ex-Parte Communication: No Board member had ex-parte communication.

Agent:
John Anderson, Cornerstone Consulting Architectural Inc., 1176 N Irving Street, Allentown, PA provided background on the item.

Public Hearing:
No one came forth to speak. Chair Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Andrews, seconded by Ms. White, to approve PC# 05-23.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:
Mr. Popoli stated a Training Workshop would be held on February 27 at 6:00 P.M. in place of the regularly scheduled meeting. He announced a City Council Workshop on the Comprehensive Plan was being held on February 23, and Planning Commissioners were welcome to attend. The next regular meeting would be held on March 27. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:20 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

4/10/23

Date