

**Minutes of City Council Workshop
Tuesday, March 28, 2023 – 5:30 P.M.
City Council Chambers, 1st Floor
11 North 3rd Street, Jacksonville Beach, FL**



The City Council Workshop began at 5:30 P.M.

The following City Council Members were in attendance:

Mayor: Christine Hoffman

Council Members: Sandy Golding Bill Horn (absent) Dan Janson
Fernando Meza (absent) Cory Nichols Greg Sutton

Also present were City Manager Mike Staffopoulos, City Attorney Sandra Robinson, Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, and Blair Knighting and Sophie Brennan of Kimley-Horn via Ring Central.

Purpose of Workshop

The purpose of this workshop was to discuss supplemental standards regarding the Comprehensive Plan and Land Development Code update.

Director of Planning & Development Heather Ireland introduced Blair Knighting and Sophie Brennan with Kimley-Horn, the consultant group to complete the Comprehensive Plan and Land Development Code update. Ms. Ireland provided an update on the data analysis portion of the Comprehensive Plan and upcoming workshops. The topics discussed included the following:

Accessory Structures

A discussion ensued regarding accessory structures and their uses in residential areas. Talking points included conversion into dwelling units, safety, control of location, affordable housing, single-family zoning, long-term rentals, short-term vacation rentals, challenges of regulation, and density concerns.

Alcoholic Beverage Establishments

A discussion ensued regarding rezoning applications, 500-foot proximity requirement for bars, police coverage, proximity to schools and churches, House Bill 639 (square footage and seating requirements), diversity of businesses downtown, establishing a waiver rule, and conducting an analysis of current bar to bar distance.

Recreational Vehicles and Boats

The following were discussed: parking location, allowing vehicles and boats registered to homeowners, RV parking, limiting the number of boats parked, establishing an amount of time allowed when parking for repair and maintenance, and an amount of time allowed for loading and unloading.

Fences

A discussion ensued about allowing eight-foot solid fences in additional areas, fencing height variation, code flexibility, and analyzing where allowing eight-foot solid fences would be most impactful.

Outdoor Restaurants and Bars

Discussion points included the ratio of indoor to outdoor seating allowed and the calculation of outdoor seating permitted.

Vacation Rentals

A discussion ensued regarding state regulations, Senate Bill 714 and House Bill 833, changing the process for operators, and collecting more information from operators.

Balcony Encroachment

A discussion ensued, including the amount of variance requests received for encroachments into setbacks, exemptions, establishing the amount of encroachment allowed in the setback, and changing how balconies are calculated into lot coverage.

Hardscaping

Conversation included clarifying structures such as decks, patios, and walkways in the code, allowing flexibility in materials, and establishing standards for materials.

Standards and Conditions for Specific Uses

A discussion ensued regarding conditional uses, compatibility of uses in a zoning district, conditions including lighting, buffering, hours of operation, parking, and landscaping, and establishing minimum requirements and standards.

The workshop adjourned at 6:58 P.M.

Submitted by: Lauren Loria
Administrative Assistant

Approved: 

Christine Hoffman, Mayor

Date: 4/17/23