

**Minutes of Planning Commission Meeting
held Monday, May 8, 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 7:01 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli, Administrative Assistant Callie Rayeski-Bowling, Recording Secretary Haley Thomas and City Attorney Sandy Robinson were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Andrews, seconded by Ms. White, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on April 10, 2023
- Regular Planning Commission Meeting held on April 24, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 08-23** Conditional Use Application

Owner: Perm And Pooja LLC
7545 Centurion Parkway, Suite 204
Jacksonville, FL 32256

Applicant /Agent: Elizabeth Alfuentes
14603 Plumosa Drive,
Jacksonville, FL 32250

Location: 700 Beach Boulevard

Conditional Use approval for outside restaurant seating area for a new restaurant 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 request is for approval for a communal outside seating area between two structures at the soon to be renovated former Sonic location.

The proposed new project would involve a complete renovation of the former Sonic building, removal of much of the awnings used for car parking, a change to the property's traffic flow and driveways, as well as the construction of a second building and additional space for a rotating food truck. The proposed outside seating will be between the former Sonic structure and a new structure to the south. A new patio will be constructed between the two structures, and combined, the proposed outside seating area will be slightly less than 50% of the combined inside area of the two structures, roughly 1,072 square feet of outside seating. The proposed new use will be a shaved ice franchise.

The proposed location is the site of the former Sonic drive-in, located between Beach Boulevard and Shetter Avenue. The site has sat vacant for many years. The new owners intend to renovate the site while upgrading some of the infrastructure, such as stormwater. Additionally, the new project will realign some of the driveways to better accommodate traffic flow. The new site plan also includes a dedicated space for parking a rotation of food trucks, which will also be able to take advantage of the outside seating. There will be adequate parking, vehicle stacking for the drive-thru, and required landscaping provided.

The adjacent properties include a retail gasoline station with a convenience store to the east. A commercial shopping center to the west, light industrial and storage across Shetter Avenue to the south and multifamily residential across Beach Boulevard to the North. The proposed outside seating area should not negatively impact adjacent properties and is consistent with previous uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#08-23.

Applicant:

Elizabeth Alfuentes and Matt Wycoff, 14603 Plumosa Drive, Jacksonville, provided background information on the item.

Public Hearing:

The following spoke in support of the application:

- Travis Smith, 2009 Waterway Island Lane, Jacksonville Beach

The following expressed concern about parking:

- Chris Brown, 820 Shetter Avenue, Jacksonville Beach

Mr. Popoli confirmed the applicant meets the parking requirements.

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Andrews, seconded by Mr. Dahl, to approve #PC 08-23.

Roll Call Vote: Ayes – David Dahl, Nicholas Andrews, Colleen White, Justin Henderson and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Monday, May 22, 2023. There is one scheduled case. Mr. Popoli noted the Joint Planning Commission, Board of Adjustment, and Community Redevelopment Agency Board workshop on the Land Development Code and Comprehensive Plan update would be held Wednesday, May 31, at 6:00 p.m. in Council Chambers.

Mr. Dahl requested to revisit the discussion of moving Planning Commission meetings from 7:00 P.M. to 6:00 P.M. Mr. Popoli explained the conflict with the City Council briefings and shared speaker system.

ADJOURNMENT:

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

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Nago Wal
Chairperson

5/22/23
Date