

**Minutes of Planning Commission Meeting
held Monday, June 12, 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 Nicholas Andrews
Alternates: Justin Henderson Debbie Cole

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

Chair Moehring reminded the Board all Financial Disclosure Form 1's are due July 3, 2023.

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 May 22, 2023
- Joint Board Workshop held on May 31, 2023

CORRESPONDENCE: Mr. Popoli noted an updated Site Plan on the dais.

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 01-23 PUD Rezoning Application

Owner: 1110 Shetter Ave.
Blackburn Michael J
PO Box 3614
Ponte Vedra Beach, FL 32004

1147 S. 1st Ave.
1147 LLC
3646 Crossview Dr.
Jacksonville, FL 32224

Applicant: Beaches Emergency Assistance Ministry (BEAM)
850 S. 6th Avenue
Jacksonville Beach, 32250

Agent: Hunter Faulkner, Esq.
1 Independent Drive
Suite 1400
Jacksonville, FL 32202

Location: 1110 Shetter Avenue & 1147 S. 1st Ave.

Rezoning Application for a Planned Unit Development: PUD for property located at 1110 Shetter Avenue & 1147 S. 1st Ave. for the proposed expansion of the BEAM thrift retail business.

Staff Report:

Mr. Popoli summarized the following report for the record:

In December of 2022, staff met with the owners of the existing BEAM thrift store located on Shetter Avenue. The owners were seeking to expand the thrift retail operation from the rear of their existing structure at 1110 Shetter Ave to another structure located at 1147 S. 1st Ave, which is the structure immediately to the south of 1110. Upon discussion with the owners, it was noted that both the current location and the proposed expansion area were in the I-1 zoning district. General retail sales is not currently a permitted use in this zoning district. It was suggested as an option that they pursue a rezoning to both change the current business from a nonconforming use to conforming and additionally provide the same opportunity for the new property to the south at 1147 S 1st Ave, while also allowing some flexibility with regards to parking and paving materials.

Both properties were previously developed as commercial and/or industrial structures with improved parking. The I-1 zoning district allows for a number of both light industrial and warehousing uses, with some subordinate sales, in association with certain uses, such as industrial baking operations. It does not, however, allow for retail sales as a stand-alone use. The intent of the PUD is to retain all the existing I-1 uses, as the BEAM organization is leasing the structures and does not wish to have a negative impact on the long-term viability of these properties by reducing the potential uses they are currently entitled to in the I-1 zoning district list of permitted and conditional uses. Additionally, although the structures each have a paved parking area, the property at 1110 Shetter does not meet the retail sales requirements for parking.

The applicant is proposing to have the industrial standards for parking uses applied to the proposed new PUD. This would reduce the required parking number to the point that the existing parking on 1110 Shetter would be adequate. However, the 1147 S. 1st Avenue property also includes a large gravel parking area in addition to the required paved parking, and the site plan notes this. In essence, the proposed PUD would allow for this to serve as overflow parking if needed and also addresses the necessary additional parking needed for the 1110 Shetter Avenue property. With the use of the overflow parking in the gravel area, the subject properties combined would well exceed the minimum parking standard were they allowed by the PUD to utilize the gravel parking. Staff has no concerns with the proposed parking material of gravel for the overflow parking, as there will be more than adequate parking available, and each site will have adequate paved parking and required paved ADA spaces for each structure. Additionally, the existing gravel area will meet the 20% open space requirement of the PUD Preliminary Development Plan criteria.

The BEAM organization has been operating out of the 1110 Shetter location for many years, and this proposed application would bring the existing business into compliance as well as allow for the expansion of the use to the new structure. Additionally, with the inclusion of the new structure

in the PUD, the existing parking will be in compliance with the LDC. Additionally, the available overflow parking will alleviate any potential parking demand that exceeds what's currently there.

Based on the contents of the applicant and any supporting material contained in PC#01-23, staff Finds the proposed PUD rezoning request to be consistent with the Comprehensive Plan, as well as consistent with the criteria in section 34- 211(c) 1 through 10, and Section 34-348(j)(3) as applicable to the PUD Preliminary Development Plan.

Agent:

Hunter Faulkner, 1 Independent Drive, Suite 1400, Jacksonville, provided background on the item.

A brief discussion ensued about industrial uses.

Public Hearing:

The following spoke in opposition of the application:

- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach

The following spoke in support of the application:

- Willie McLaurin, 102 11th Street South, Jacksonville Beach

Mr. Faulkner addressed the public concerns.

Chair Moehring closed the public hearing.

Discussion: A brief discussion ensued about the industrial uses and PUD.

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to recommend approval of PC# 01-23.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Monday, June 26, 2023. There is one scheduled case.

Mr. Popoli noted the consultants' results from the Comprehensive Plan / Land Development Code workshops are now available, and staff would begin working on drafts.

Mr. Dahl stated he would be absent from the next meeting on June 26, 2023.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:33 P.M.

Submitted by: Callie Rayeski-Bowling
City Clerk

These minutes were reviewed by Planning & Development.

Approval:

Wang Wang
Chairperson

6/26/23
Date