

**Minutes of Planning Commission Meeting
held Monday, June 26, 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 (absent)

Justin Lerman

Nicholas Andrews (absent)

Alternates: Justin Henderson

Debbie Cole (absent)

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

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 June 12, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 11-23 Transfer of Conditional Use Application

Owner: EHP Jacksonville Hola, LLC
55 Fifth Avenue South, Suite 1605,
New York, NY 10003

**Applicant/
Agent:** Sage Gainesville Hospitality, LLC
1824 Town Center Blvd. Suite 202,
Fleming Island, FL 32003

Location: 1220 Marsh Landing Parkway

Conditional Use application for the transfer of ownership of an existing hotel in the Industrial District: I-1 Zoning District, pursuant to section 34-346(d)(7) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located south of JTB, on the south side of Marsh Landing Parkway, to the west of the intersection of Marsh Landing Parkway and South Beach Parkway. The property is currently developed as a roughly 58,000-square-foot hotel, constructed in 1999. The hotel has been in continuous operation from construction to the present day. The use of the hotel is a Conditional Use in the I-1 zoning district. The property was initially approved for Conditional Use in 1998 and has changed ownership several times with a transfer of Conditional Use approval. Most recently, through the approval of PC#4-18 in March of 2018.

The current applicant is the new buyer of the property. As part of the agreement for sale, the new owners (applicants) will have to obtain a transfer of Conditional Use approval for the sale to go through. The intent is to continue to operate the location as a hotel. Surrounding Zoning Districts include I-1 adjacent to the west, PUD adjacent to the south, PUD adjacent to the east, and RS-1 across JTB to the north. Current surrounding uses are as follows: office use to the west, multifamily to the south, commercial shopping center to the east, and single-family across JTB to the north. Based on the existing hotel's past performance and the intent to continue to operate the location as a hotel, the continued use as a hotel would not negatively impact the surrounding area.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends Approval of PC#11-23.

Agent:

Gary Patel, 1824 Town Center Blvd, Suite 202, Fleming Island, provided a brief background on the item.

Public Hearing:

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

Discussion: A brief discussion ensued about conditional use.

Motion: It was moved by Mr. Henderson, seconded by Ms. White, to recommend approval of PC# 11-23.

Roll Call Vote: Ayes – Colleen White, Justin Lerman, Justin Henderson, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Monday, July 24, 2023. There is one scheduled case.

A brief discussion ensued about the next round of Comprehensive Plan/Land Development Code workshops.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:10 P.M.

Minutes of the Planning Commission
June 26, 2023

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Wang Hee
Chairperson

7 | 24 | 23
Date