

**Minutes of Planning Commission Meeting
held Monday, September 11, 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 (absent)
Board Members: David Dahl Justin Lerman Nicholas Andrews (absent)
Alternates: Justin Henderson (absent) Debbie Cole (absent)

Director of Planning and Development Heather Ireland, City Attorney Sandra Robinson, and Administrative Assistant Callie Rayeski-Bowling were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Lerman, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on July 24, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:
No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 13-23 Conditional Use Application

Owner: Jeanell Wilson
3090 3rd Street South
Jacksonville Beach, FL 32250

Applicant: Laura Gamel & Medley Baumgartner
1302 18th Avenue North
Jacksonville Beach, FL 32250

Agent: Alexis Gamel
1302 18th Avenue North
Jacksonville Beach, FL 32250

Location: 3082 3rd Street South

Conditional Use Approval for a new two-chair hair salon for a property located in the Commercial Professional Office: CPO zoning district, pursuant to Section 34-341(d)(2) of the Jacksonville Beach Land Development Code.

Staff Report:

Planning & Development Director Ms. Ireland summarized the following report for the record:

The subject property is located in the CPO zoning district. The site consists of an existing mixed-use office and commercial structure with several rentable units. The site received a variance in 1988 for parking and landscaping reduction in conjunction with a substantial remodel of the existing structure. In a majority of the commercial zoning districts, personal service is an allowable use without conditional use approval needed. In the CPO zoning district, a conditional use is required for a hair salon. The applicant is proposing a 2-chair hair salon, which is a low-intensity use for the CPO district. As part of an existing shopping center, there are no planned external changes. However, internal renovations may be needed. The proposed use will not exceed the minimum parking standard for the existing shopping center.

Surrounding uses include a second mixed-use commercial structure to the north, owned by the same land owner, a multifamily property to the west, office use to the south, across 32nd Avenue South, and a single-family home to the east, across 3rd Street South. Approval of the proposed conditional use for a 2-chair hair salon will not negatively affect the surrounding property or be out of character with the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#13-23.

Applicant: A representative for the case was not present.

Public Hearing:

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

Discussion: None

Motion: It was moved by Mr. Dahl, seconded by Mr. Lerman, to approve #PC 13-23.

Roll Call Vote: Ayes – David Dahl, Justin Lerman, and Margo Moehring.

The application was unanimously approved.

(B) PC# 14-23 Conditional Use Application

Owner: LUBIS Inc.
11633 Beach Blvd
Jacksonville, FL 32246

Applicant: Soberano Restaurant Group III LLC
500 3rd Street
Jacksonville Beach, FL 32250

Agent: Robert Richardson
814 1st Street N, Apt 204
Jacksonville Beach, FL 32250

Location: 500 3rd Street North

Conditional Use Approval for outdoor restaurant seating for a new restaurant on the site of a former restaurant located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland summarized the following report for the record:

The subject property is an existing restaurant structure previously occupied by Pita Pit, located at the southwest corner of 3rd Street North and 4th Avenue North, within the C-1 zoning district. The site was developed as a restaurant initially and has been continuously used for restaurant use. The proposed conditional use would allow the new restaurant to utilize the existing front covered porch facing 3rd Street for outside seating. There is an existing variance for parking off-street parking that was utilized in the construction of the building. The applicant is not proposing any changes to the physical site beyond adding tables and chairs on the front porch. The proposed outside seating conditional use would not negatively affect the surrounding area.

Surrounding uses include commercial / retail to the north, commercial / office use to the south, office use to the west, and office use to the east, across 3rd Street North. The proposed use of a restaurant with outside seating is consistent with the C-1 zoning standards and is consistent with the surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#14-23.

Agent:

Robert Richardson, 814 1st Street North, Apt 204, Jacksonville Beach, 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 14-23.

Roll Call Vote: Ayes – Justin Lerman, David Dahl, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The September 25, 2023, Planning Commission meeting will be canceled for lack of business items.

ADJOURNMENT:

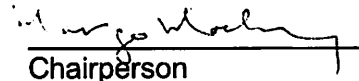
There being no further business, the meeting adjourned at 7:11 P.M.

Minutes of the Planning Commission
September 11, 2023

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

10/23/23
Date