



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, November 13, 2023

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Colleen White (Vice-Chair), Dave Dahl, Justin Lerman, Nicholas Andrews
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

A. Minutes for October 23, 2023 Planning Commission meeting

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 17-23
APPLICANT: Planning and Development Department
AGENT: Staff
SUMMARY OF APPLICATION: Comprehensive Plan Text Amendment to add the Marina Mixed Use Land Use Future Land Use Category.
- B. **PC#** 15-23
ADDRESS: 2315 Beach Boulevard and Adjacent Properties (Windward Marina)
OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180
APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180
AGENT: Rogers Towers, P.A.
1301 Riverplace Boulevard Suite 1500
Jacksonville, FL 32207
SUMMARY OF APPLICATION: Comprehensive Plan Amendment Application to Amend

Future Land Uses at Winward Marina FROM Commercial, Recreation/Open Space, Conservation, and Low Density Residential TO Marina Mixed-Use, Recreation/Open Space, and Conservation.

- C. **PC#** 16-23
ADDRESS: 2315 Beach Boulevard and Adjacent Properties (Winward Marina)
OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180
APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180
AGENT: Rogers Towers, P.A.
1301 Roverplace Boulevard, Suite 1500
Jacksonville, FL 32207

SUMMARY OF APPLICATION: Rezoning Application to rezone property from Planned Unit Development: PUD, Residential, single-family: RS-1 and Commercial, general: C-2 to Planned Unit Development: PUD.

PLANNING DEPARTMENT REPORT

- A. Meetings for November 27th and December 26th are canceled, based on a vote by the Commission at their last meeting.
- B. There are two items for the December 11th meeting.

ADJOURNMENT

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to

ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.