

**Minutes of Planning Commission Meeting
held Monday, November 13, 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:

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

Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, City Attorney Sandra Robinson, Deputy City Clerk Jodilynn Byrd, and Administrative Assistant Monica McDaniel 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 October 23, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted an email [on file] and an amended site plan [on file] on the dais.

DISCLOSURE - EX PARTE COMMUNICATION:

Chair Moehring disclosed she received a call and email from Mr. Hainline and spoke with him regarding the application process.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 17-23 Comprehensive Plan Text Amendment

Owner: N/A

Applicant: Planning and Development Department

Agent: Planning and Development Department Staff

Location: N/A

Comprehensive Plan Text Amendment Application to add a new Marine Mixed Use Land Use Future Land Use Category to the adopted Comprehensive Plan.

Staff Report:

Director of Planning and Development Heather Ireland noted all three agenda items were related.

Ms. Ireland summarized the following report for the record:

The Planning and Development Department has initiated an application for an amendment to the text of the 2030 Comprehensive Plan to add a new future land use category. The Future Land Use Element of the Comprehensive Plan contains policies pertaining to the various commercial land uses including the South Beach District, Commercial Professional Office, Commercial Limited, and Commercial Services, Central Business District, Community Commercial, and Public/Institutional. As part of the on-going updates to the Comprehensive Plan and Land Development Code, amendments to the Comprehensive Plan will include policies related to residential and industrial land uses as well. In an effort to support the redevelopment efforts at the beaches' only marina, including the reconstruction and realignment of Second Avenue North, the Planning and Development Department is sponsoring this Comprehensive Plan text amendment to add a new future land use category and related policies. The Marina Mixed-Use (MMU) future land use category is being created to support the marina's mix of water-dependent and water-related uses that support the one public access marina that supports the residents and visitors of Jacksonville Beach and Duval County.

This Planning and Development Department is proposing four new policies that will be added to the Future Land Use Element, if approved. These policies would address the purpose of the new land use category and the general uses permitted in the land use category, the incorporation of residential uses, the location of the uses and impacts on natural habitat, and provision of public access.

Upon approval by the City Council, the proposed text amendment will be transmitted to the State for official review. Once approved by the State reviewing agency, the amendment will be scheduled to be approved by the City Council within the timelines set by Florida Statutes.

Agent: N/A

Public Hearing:

The following submitted a speaker card and email [on file] in opposition to the application (and PC#15-23), but was not present to speak:

- Valerie Britt, 506 15th Avenue North, Jacksonville Beach

The following spoke on the application:

- Lucille Pendleton, 1700 San Pablo Road South, Jacksonville
- Candice Rue, 1244 10th Street North, Jacksonville Beach

Chair Moehring closed the public hearing.

Mr. Popoli explained a motion should be made prior to discussion. He addressed concerns about the Comprehensive Plan policy.

Motion: It was moved by Mr. Andrews, seconded by Mr. Henderson, to approve #PC 17-23.

Ms. Ireland addressed concerns expressed during the public hearing.

Discussion: A discussion ensued about land conversation, zoning, land use, and the Comprehensive Plan.

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

The application was unanimously approved.

(B) PC# 15-23 Comprehensive Plan Text Amendment

Owner/

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

Location:

2315 Beach Boulevard and Adjacent Properties

Small-Scale Land-Use 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.

Staff Report:

Ms. Ireland summarized the following report for the record:

The City of Jacksonville Beach received a Comprehensive Plan Amendment application from Windward Jacksonville Beach Owner, LLC, the owner of the Winward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future Capital Improvement Plan project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The marina also plans to provide additional trailer parking. The road reconstruction and realignment to the north is a part of the long-term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional

property that is currently the right of way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Comprehensive Plan Amendment to change the land use of the property to the newly created future land use category of Marina Mixed-Use (MMU), as created by the City and approved by the State (pending). The applicant has also submitted a companion rezoning application. Windward is proposing additional future land use amendments to their property, as is detailed in the application package and shown graphically in Exhibit "A".

The majority of the marina property will change from another future land use to Marina Mixed-Use; however, some property will be changed from Low Density Residential to Conservation and from Conservation to Recreation/Open Space. The end result is an overall increase in property identified as Recreation/Open Space and Conservation and a decrease in land identified for Low Density Residential Use. This reduces the overall allowable residential density of the entirety of the property.

Staff has reviewed the small-scale land use amendment request against the adopted Comprehensive Plan and Land Development Code and finds that it is consistent with both. The proposed land use change would decrease the allowable residential density of the overall property and facilitate the future development of vacant portions of the marina. Staff recommends approval of the request.

Agent(s): Karl Masters and T.R. Hainline, 1301 Riverplace Boulevard Suite 1500, Jacksonville, provided background on the item.

Public Hearing:

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

Discussion: Ms. Ireland, Mr. Masters, and Matt Ballard of GAI Consultants addressed questions from the board.

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to approve #PC 15-23.

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

The application was unanimously approved.

(C) PC# 16-23 Rezoning Application

Owner/

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

Location: 2315 Beach Boulevard and Adjacent Properties

Rezoning Application to rezone property from Planned Unit Development (PUD), Commercial, General (C-2) and Residential, single-family (RS-1) to Planned Unit Development (PUD) to allow for the redevelopment of the marina, and to accommodate the realignment and reconstruction of Second Avenue North.

Staff Report:

Ms. Ireland and Mr. Popoli summarized the following report for the record:

The City of Jacksonville Beach received a Rezoning Application from Windward Jacksonville Beach Owner, LLC, the owner of the Winward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future Capital Improvement project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The road reconstruction and realignment to the north is a part of the long-term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional property that is currently the right of way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Rezoning Application and companion Comprehensive Plan Amendment application (PC# 15-23). The proposed rezoning, if approved, would replace the existing Planned Unit Development: PUD zoning district at the marina that was approved in 2016. The new PUD zoning would allow all the existing and future planned commercial uses along with expanded car and boat trailer parking and multiple family residential development.

Staff has reviewed the Rezoning request against the Land Development Code and adopted Comprehensive Plan and finds that it is consistent with both. The proposed PUD Rezoning would decrease the allowable residential density of the overall property and facilitate the future development of vacation portions of the marina. Staff recommends approval of the request.

Ms. Ireland summarized the proposed changes from the new property owner. Ms. Ireland stated staff had two proposed conditions: to ensure the existing restaurant's parking is exclusive to patrons and staff through signage and to require all of the development north of the realigned and reconstructed 2nd Avenue North to be completed in one phase.

Agent: T.R. Hainline, 1301 Riverplace Boulevard Suite 1500, Jacksonville, noted they had no objections to the proposed conditions. Mr. Hainline provided background on the item.

Public Hearing:

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

Discussion: A discussion ensued regarding the proposed plan.

Mr. Popoli noted an error in the total density development calculation. Mr. Popoli, Mr. Masters, Mr. Hainline, and Ms. Ireland addressed questions from the board.

Motion: It was moved by Mr. Andrews, seconded by Mr. Henderson, to approve #PC 16-23 with staff-proposed conditions.

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

The application was approved 3-2.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is December 11, 2023. There are two scheduled cases. The November 27 and December 26, 2023 meetings were cancelled.

Ms. Ireland announced a tentative workshop to discuss the Comprehensive Plan on December 6, 2023.

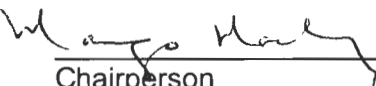
ADJOURNMENT:

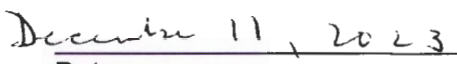
There being no further business, the meeting adjourned at 9:25 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date