

**Minutes of Planning Commission Meeting
held Monday, December 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 7:01 P.M. by Chair Margo Moehring.

ROLL CALL:

Chairperson: Margo Moehring

Vice-Chairperson: Colleen White

Board Members: David Dahl Justin Lerman (absent) Nicholas Andrews (absent)

Alternates: Debbie Cole Justin Henderson (absent)

Senior Planner Christian Popoli and Administrative Assistant Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Ms. White, seconded by Ms. Cole, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on November 13, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted an email [on file] on the dais from Brad Wester, the agent for PC #19-23.

DISCLOSURE - EX PARTE COMMUNICATION:

Chair Moehring disclosed she received a message from Mr. Wester.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 19-23

Request for Rezoning

Owner: South Jax Rentals, LLC
504 1st Avenue South
Jacksonville Beach, FL 32250

**Applicant/
Agent:** Brad Wester
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive,
Jacksonville, FL 32202

Location: 504 1st Street South

Rezoning Application to Rezone existing Commercial Services: CS Property to Planned Unit Development (PUD), to allow for the addition of a proposed "commissary" use as a permitted

use, in addition to the current permitted and conditional uses established in the CS zoning district.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject parcel has been owned by South Jax Rentals, LLC since 2015 when they acquired the property. The property previously consisted of a small office, housed in a converted former residential house, and a metal industrial building used for storage of cold and dry food products, in support of a chain of local restaurants. The Property is located in the CS zoning district, which is intended as a mix of lower intensity commercial and light industrial uses. The owners recently received approval and will soon be under construction of a new two-story metal structure that would expand the storage uses onto the location of the former residential structure and allow for some office related use as an accessory to the current storage.

The CS zoning district allows for a mix of uses, which range from commercial uses such as office or restaurant uses, or more commercial uses such as light indoor manufacturing or warehousing. This includes uses such as industrial bakeries. The applicant is permitted in the CS zoning district to have indoor warehouse and storage as well as office uses, but there is no opportunity for any sort of food preparation supportive uses allowed in the CS district.

As the owner stores and distributes food items to their local restaurants, they wish to be able to prepare batch food, such as soups and broths and other items that would fall under commissary use. The request would be for all the proposed activity to occur inside the proposed new storage structure. As a commissary is not a permitted nor conditional use in the CS zoning, nor is it specially a use allowed within any of the City's commercial zoning districts, the applicant is requesting a rezoning of the parcel to PUD, to allow the use of commissary on site in conjunction with their permitted storage and distribution.

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 allow for the expansion of commercial and industrial uses within an existing property that is currently used by the owner for other support uses for retail food sales. The addition of the use for a commissary will allow the applicant to make less trips in delivery vans to the various restaurants they service from this site, by combining cold and dry storage, and now preprepared food, all to be picked up at a single location in lieu of two. Staff recommended approval of the request.

Agent: Brad Wester, 1 Independent Drive Suite 1200, Jacksonville, provided background on the item.

Public Hearing:

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

A discussion ensued about hours of operation, neighbors, conditional use, and the application.

Motion: It was moved by Ms. White, seconded by Ms. Cole, to approve #PC 19-23.

Roll Call Vote: Ayes – David Dahl, Colleen White, Debbie Cole, and Margo Moehring.

The application was unanimously approved.

(B) PC# 20-23 Conditional Use Application

**Owner/
Applicant:** Nicolas Notaro – Garrison Motto
700 9th Street South
Jacksonville Beach, FL 32250

Agent: N/A

Location: 700 9th Street South

Conditional Use Application to add a coffee shop and showroom at an existing motorcycle repair shop (Garrison Moto) located in the Industrial: I-1 zoning district, pursuant to Section 34-346(d)(5) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is currently occupied by a metal industrial structure that takes up a majority of the open land. The remainder is mostly paved as driveways. The structure was built for automotive or vehicle repair and is currently used for motorcycle repair and service. The structure was built in 1950. The applicant and owner is requesting to convert one of the bays used for vehicle repair, to be converted into a coffee shop, which will be open to the public. The bay proposed for the coffee shop is currently unused, partially due to it's decreased size in comparison to the other bays. the coffee shop will be roughly 1,200 square feet, with roughly 500 square feet for seating area. the remainder of the structure, three full sized bays, will remain part of the motorcycle repair shop. The applicant has a companion variance scheduled for December 19th, to address issues related to parking and landscaping. Both approval of the Variance and the Conditional Use request must be granted for the project to move forward. All proposed coffee shop uses will be contained inside the bay.

All requirements of the Building Code, Fire Code and Land Development code must be met, as well as compliance with the Public Works requirements for Grease Interceptors and road work. If both applications are approved, building plans will be reviewed by all agencies.

Adjacent uses include a warehouse and office complex to the north, a vehicle storage yard to the west, a private social club to the south, and multifamily uses to the east, across 9th Street South. As the use will be less intense than the current motorcycle repair use, and given the indoor nature of the proposed coffee shop, in conjunction with the surrounding light industrial uses, the Applicant's request should not negatively impact the surrounding property.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends approval of PC#20-23.

Applicant: Nicolas Notaro, 700 9th Street South, Jacksonville Beach, provided background on the item.

Public Hearing:

The following spoke in support of the application:

- Mike Hanna, 134 36th Avenue South, Jacksonville Beach

Chair Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Dahl, seconded by Ms. White, to approve #PC 20-23.

Roll Call Vote: Ayes – Colleen White, David Dahl, Debbie Cole, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be January 8, 2024. There is one scheduled case.

The proposed date for the Comprehensive Plan workshop with all city boards will be January 10, 2024.

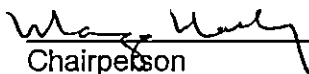
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:40 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

1/22/24
Date