Minutes of Planning Commission Meeting
held Monday, March 25, 2024, 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:	Nicholas Andrews (absent)		
Board Members:	David Dahl	Justin Lerman (absent)	Colleen White (absent)
Alternates:	Debbie Cole	Justin Henderson	

Senior Planner Christian Popoli, City Attorney David Migut, and Administrative Assistant Monica McDaniel were also present.

APPROVAL OF MINUTES:
It was moved by Mr. Dahl, seconded by Ms. Cole, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on February 12, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 02-24 Conditional Use Application

Owner: Parrish Rentals, LLC
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

Applicant: Brent Parrish
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

Agent: Brent Parrish
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

Location: 725 3rd Street North

Conditional Use Application to allow for the renovation of a multifamily structure located in the C-1 Zoning District, using the RM-1 Standards Pursuant to Section34-342(d)15 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property was formerly used as a mixed-use retail and multifamily structure. In 2023, the property received a variance for parking and landscaping for a new beauty salon. The salon never opened, and the property has recently been purchased by the applicant. The applicant has requested to convert the structure into only multifamily units, with a maximum of three units allowed by the density per the 2030 Comprehensive Plan. The property did have three residential dwelling units historically, but these were nonconforming due to age, and had never received conditional use approval. The applicant intends to convert the downstairs commercial space, and convert the three units upstairs, into two larger units. The property is small, even for a C-1 zoned property, but with the restoration of the historic garage to the rear, the property will have enough parking to meet the two spaces per dwelling unit standard of the LDC.

The subject property is located on the east side of 3rd Street North, in the middle of the block, located between 6th Avenue North and 7th Avenue North. Access to the property has historically been, and will continue to be, through the mid-block alley. The adjacent uses include a retail commercial space to the north, a multifamily structure to the east, Beach United Methodist Church to the west across 3rd Street, and a private fitness gym, owned by the applicant. As the property has previously housed three dwelling units and commercial uses, the proposed three dwelling units are in fact less intense, as they will now include the space previously used for retail. The proposed use is consistent with the C-1 zoning standards of the Land Development Code and has been consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#02-24.**

Applicant: Brent Parrish, 13236 Grant Logan Lane, Jacksonville, was sworn in and provided background on the item.

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

A brief discussion ensued about parking.

Motion: It was moved by Mr. Henderson, seconded by Mr. Dahl, to approve #PC 02-24.

Discussion: None

Roll Call Vote: Ayes – David Dahl, Justin Henderson, Debbie Cole, and Margo Moehring.

The motion was unanimously approved.

(B) PC# 03-24 Conditional Use Application

Owner: Orender Group LLC
7845 Baymeadows Way
Jacksonville E, FL 32256

Applicant: New Orender
Mgr. Orender Group
3909 Duval Dr.
Jacksonville Beach, FL 32250

Agent: Paul Frase
212 E Street
St Augustine, FL 32080

Location: 0 St Augustine Blvd

Conditional Use Application to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located in the C-1 Zoning District, which allows multifamily use with Conditional Use approval, using the RM-1 standards. The subject property comprises one full lot of record, and an additional half lot. The property is located on the northeast side of the intersection of St. Augustine Blvd. and Almonaster St. The property is currently vacant. The applicant is proposing to build a two-unit multifamily structure, with one unit facing St. Augustine Blvd. and the other facing Almonaster St. Each unit will have a two-car garage with a two- car driveway.

The surrounding uses include a medical office to the east, across St. Augustine Blvd., a commercial office to the northeast and adjacent, a professional office to the north and adjacent, and a multifamily structure to the southwest across Almonaster St. The proposed use will have limited impact on the surrounding area, as a two-unit multifamily structure is one of the least intense uses allowed in the C-1 zoning district. The proposed use is consistent with the C-1 zoning standards of the Land Development Code and will be consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#03-24.**

Agent: Paul Frase, 212 E St. Augustine, and Nicholas Renard, 160 Crossroads Lakes Drive, Ponte Vedra Beach, were sworn in and provided background on the item.

A brief discussion ensued about the units.

Public Hearing:
The following spoke in opposition to the application:

- Charles Hutcherson, 359 St. Augustine Boulevard, Jacksonville Beach
- Sam Sissine, 344 St. Augustine Boulevard, Jacksonville Beach
- Brett Morgan, 403 St. Augustine Boulevard, Jacksonville Beach

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Dahl, seconded by Mr. Henderson, to approve #PC 03-24.

Discussion: A discussion ensued about parking, zoning, drainage, single-family/multi-family homes, and elevation.

The following spoke and provided additional comments on the matter:

- Brett Morgan, 403 St. Augustine Boulevard, Jacksonville Beach
- Charles Hutcherson, 359 St. Augustine Boulevard, Jacksonville Beach

Roll Call Vote: Ayes – David Dahl, Justin Henderson, and Margo Moehring
Nays – Debbie Cole

The motion was approved 3-1.

PLANNING DEPARTMENT REPORT:
The April 8, 2024, meeting was cancelled due to no cases.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:38 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

Minutes reviewed by Planning & Development.

Approval:

Chairperson

4/22/24
Date