

**Amended Minutes of Planning Commission Meeting
held Monday, April 22, 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
Alternates: Debbie Cole Justin Henderson

Senior Planner Christian Popoli, City Attorney David Migut, Planning and Development Director Heather Ireland and Administrative Assistant Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on March 25, 2024

CORRESPONDENCE:

Mr. Popoli distributed an email [on file] to the Board.

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 05-24** **Conditional Use Application**

Owner: Tavus Investments, LLC
 7880 Gate Parkway, STE 300
 Jacksonville, FL 32256

Applicant: Talkin'Taco
 1300 Beach Boulevard,
 Jacksonville Beach, Florida, 32250

Agent: Lawrence Yancy
 1309 St Johns Bluff Road North
 Jacksonville, FL 32225

Location: 1300 Beach Boulevard

Conditional Use Application to allow for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is an existing restaurant location, located in the Commercial General: C-2 zoning district. The subject property is located in a unit at the 1200 Beach Boulevard building, with a specific address of 1300 Beach Boulevard. The shopping center is located in between Beach Boulevard to the north, Shetter Avenue to the south, Penman Road to the west and 12th Street South to the east. The subject site is part of a large commercial strip center and occupies one tenant space, which includes a large patio area. The site was most recently the location of Minibar Donuts. Currently, the site is occupied by the new restaurant, Talkin' Taco. The site, being a portion of a large shopping center, has adequate parking as each tenant space was calculated and accounted for in the overall parking design. The proposed outside seating will be in the existing courtyard, which is flush with the primary facade of the main structure, and as such will not impact parking or pedestrian access.

The surrounding uses outside the shopping center include a city-owned open green space with entrance-sign, a city-owned cemetery, and a commercial propane facility to the west across Penman Road, a commercial car wash, multiple office spaces, several restaurants and other commercial uses, across Beach Boulevard to the North, a City park, multifamily residential, and industrial storage to the south across Shetter Avenue, and office space, commercial retail and an automotive repair shop to the east, across 12th Street South. The proposed use will not negatively impact the surrounding uses and is not inconsistent with the Jacksonville Beach Land Development Code.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#05-24.**"

Agent: Lawrence Yancy, 1309 St Johns Bluff Road North, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued regarding the courtyard and amplified music.

There were no speaker cards on this item, and no one came forth to speak.

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 05-24.

Discussion: None

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

The motion was unanimously approved.

(B) PC# 04-24 Rezoning Application

Owner: Jointly owned by:
Jax Beach Investment Holding LLC & Duck Dive LLC

Applicant: Emily G. Pierce
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 3220

Agent: Emily G. Pierce & Wyman R. Duggan
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Location: 602 1st Street North, 123 5th Avenue North, 129 5th Avenue North & 135 5th Avenue North.

Rezoning Application for property currently zoned Central Business District: CBD and Redevelopment District: RD, to Redevelopment District: RD to allow for the redevelopment of property downtown into a mixed-use commercial development.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is currently partially occupied by Mangos's Beach Bar, while the remainder to the west is occupied by several small multifamily structures and a small office space. The property has a split zoning, with the western portion used for multifamily being in the Central Business District: CBD zoning district, while the eastern portion is currently in the Redevelopment District: RD zoning district. The current RD zoning is for the portion where Mango's is located. The previous RD zoning district was created in 2014, and was intended to be the home of Surfer the Bar. Surfer has since located to the corner of 1st Street North and 1st Avenue North.

In the past three years, Mango's has been working to improve the building they are currently in, with internal renovations to provide better bathroom space and better traffic flow for customers. The current RD zoning is tied to a very specific site plan and uses, and this has limited the options for Mango's to expand beyond the current envelope of the existing building. The first reason of this rezoning request is to allow Mango's to expand outside their existing footprint. The owners plan to add an addition to the north side of the current structure to accommodate a new men's restroom, as well as expand the covered outside patio area to the south and east.

Under the proposed site plan, the western portion of the property between Mango's and 2nd Street North would be fully redeveloped, removing the existing multifamily structures, and building a new mixed-use structure with a small first floor footprint, and a larger upstairs area. The design would allow for commercial and retail spaces on the first floor, and new restaurant spaces upstairs, with a large outside seating area all on the second floor. The site plan also addresses traffic circulation and parking. Adequate parking to meet the required parking requirement per the LDC will be provided on site, and a new traffic circulation pattern will be constructed to limit traffic to and from 1st Street North, a predominantly pedestrian oriented street, and make the current driveway on 1st Street a one-way "in only" access. Most traffic will enter and exit on 5th Avenue North and 2nd

Street North, as encouraged by the CBD zoning district design standards. Landscaping will be a mix of normally planted landscaping and "urban" or potted landscaping, as is an option allowed in the CBD standards.

The proposed uses outlined in the written description would include a majority of the permitted and conditional uses in the CBD zoning district, but all use would be permitted, and would not require conditional approval, but rather the approval of the RD zoning request would serve as approval. There are a number of specifically prohibited uses as well, and these proposed prohibited uses are those that would be substantially incompatible with the surrounding area and are not intended for the downtown commercial core at large.

Staff finds that the application's Preliminary Development Plan is consistent with the standards outlined in Section 34-347(i) 1 through 13. Standards include land area, permitted uses, prohibited uses, residential density (not applicable), area and setbacks, traffic circulation and parking, off-street parking and loading, open space (not applicable), signage, landscaping, easements, public facilities, and the comprehensive plan.

Staff has reviewed the rezoning request against the Land Development Code and adopted 2030 Comprehensive Plan and finds that it is consistent with both. The proposed RD Rezoning would allow for the redevelopment and expansion of commercial uses within an existing property that is currently used for a bar and older multifamily housing stock. The additional uses and new commercial structure will help generate more economic growth in the downtown core and help to realize the vision of the Council for a thriving downtown area. Staff recommends **approval** of the request."

A brief discussion ensued about the Comprehensive Plan, downtown development, and alcohol.

Agent: Wyman R. Duggan, 1301 Riverplace Blvd., Suite 1500, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

The following spoke in opposition to the application:

- David Smith, 130 5th Avenue North, #201, Jacksonville Beach

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 04-24.

Discussion: A discussion ensued about redevelopment, rezoning, parking, and the restaurant.

Applicant: Mr. Greg Saig, 1402 1st Street, Jacksonville Beach, was sworn in and provided additional background.

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

The motion was approved (4-1).

(C) PC# 06-24 Comprehensive Plan Amendment Approval Application

Owner: N/A

Applicant: City of Jacksonville Beach, Planning and Development Department

Agent: Heather Ireland, Planning and Development Director

Location: N/A

Comprehensive Plan Amendment Approval to Update the 2030 Comprehensive Plan to a 2050 Comprehensive Plan with New Data and Analysis, Maps, Tables, and Visions, Intents and Strategies, and provide recommendation to the City Council regarding the transmittal of the 2050 Comprehensive Plan to the State for review.

Staff Report:

Ms. Ireland summarized the following report for the record:

"In 2022, the City began the process of updating the 2030 Comprehensive Plan and outdated Land Development Code, to follow on the progress made in creating organizational Core Values, and a city-wide Vision, Mission, and Strategic Plan. The staff have been working with a project team from Kimley-Horn as a consultant to the project. The project started with the development of a project website (www.cojbupdate.com) that was designed to provide documents and resources, post meeting information, and to collect input from stakeholders. In the fall/winter of 2022, staff and the consultant team hosted a series of five stakeholder workshops focused on collecting input from citizens, businesses, city board members, City Council and staff. The workshops were well attended, and in addition to the information collected at the workshops, the consultant collected feedback from stakeholder submissions through the project website.

In 2023, the project team analyzed and organized all the information collected at the stakeholder workshops and began the process of developing recommendations for changes to the Comprehensive Plan and Land Development Code. A series of topic specific workshops were held with the City Council that focused on the parking standards, zoning standards, and supplemental standards sections of the Land Development Code. Updated future land use and zoning maps were completed and posted to the project website as well. A second round of stakeholder workshops was held in May and June 2023 to present a summary of the proposed changes to both the Comprehensive Plan and Land Development Code that were developed following the first round of workshops and the review of several documents and the updated data and analysis, and best practices on a variety of topics.

During the remainder of 2023, the project team completed the updated required data and analysis sections of each element of the Comprehensive Plan and completed work to update all required and relevant maps and tables. Finally, the goals, objectives and policies in the 2030 Comprehensive Plan were updated and edited into Visions, Intents and Strategies to modernize the document and better align it with the City's Vision, Mission, and Strategic Plan.

In 2024, a final set of workshops were held with city board members and City Council members to review the draft 2050 Comprehensive Plan, answer questions, take feedback and talk through outstanding issues. The draft document was also posted to the project website and made

available for review. On April 8th 2024, City Council was briefed on the progress of the project and future hearing dates, and the status of the update to the Land Development Code.

Staff and the consultant team continue to work on changes to the Land Development Code based on the updated Comprehensive Plan, workshops, community feedback, review of best practices from around the state, and Florida Statutory requirements. The next round of workshops will be scheduled to review the proposed updated Land Development Code sections that are undergoing major changes. Ideally, the 2050 Comprehensive Plan and updated Land Development Code will be adopted at the same time to ensure that consistency is maintained. The target date for final adoption of both is the end of 2024.”

Ms. Blair Knighting, representative from Kimley-Horn, provided additional background on the item.

There were no speaker cards on this item, and no one came forth to speak.

Motion: It was moved by Ms. Cole, seconded by Mr. Henderson, to approve #PC 06-24.

Discussion: None

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on May 13, 2024.

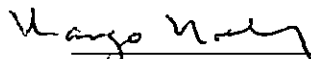
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:49 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

Minutes reviewed by Planning & Development.

Approval:


Chairperson

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Date