

**Minutes of Planning Commission Meeting
held Monday, June 10, 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 7:00 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli, City Attorney David Migut, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

The April 22, 2024 Regular Planning Commission Meeting minutes were not addressed at this meeting.

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 07-24 Conditional Use Application

Owner: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

Applicant: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

Agent: Tammara Yuhas
6005 Powers Avenue
STE 210
Jacksonville, FL 32217

Location: 211 8th Avenue South

Conditional Use Application to allow for the continued use and change in ownership of an existing 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 has been continuously used as multifamily prior to the purchase by the current owner in 2022. The primary structure on the property was constructed in 1947, as noted on the Duval County Property Appraiser's website. The structure sits on a small lot, comprised of the southern 45 feet of a platted lot in the Pablo Beach plat. The lot was subdivided prior to the adoption of the 2030 comprehensive plan, and therefore is a lot of record under the current LDC. The property owner wished to perform renovations to the structure, and when applying for a permit, it was noted that conditional use was never approved for this property, due to its location in the C-1 zoning district.

The subject property is located one lot to the west of the intersection of 8th Avenue South and 2nd Street South, on the north side of 8th Avenue South. As the structure was built in 1947, and the fact that the lot is only 45 feet deep and 50 feet in width along 8th Avenue South with a total area of 2,250 square feet, the structure does not have, nor has it ever had onsite parking. The current parking consists of gravel parking in the right of way, as is common along both the north and south sides of 8th Avenue North along this block.

Adjacent uses include multifamily to the east, multifamily to the west, multifamily to the north, and mixed use residential to the south, across 8th avenue north. The proposed use is consistent with the C-1 zoning district and RM-1 standards, pursuant to Section 34-342(d)15 (RM-1 Standards) and has been and will continue to be consistent with the surrounding multifamily residential uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends approval of PC#07-24."

Agent: Tammara Yuhas, 13444 Gran Bay Parkway, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

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

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to approve #PC 07-24.

Discussion: None

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

The motion was unanimously approved.

(B) PC# 08-24 Conditional Use Application

Owner: Pierce Henry Properties, LLC
2776 Ft. Scott Drive
Arlington, VA 22202

Applicant: Tides Edge Recovery Services, LLC
75 12th Street South
Jacksonville Beach, FL 32250

Agent: N/A

Location: 142 11th Avenue North

Conditional Use Application for the use of Group Home (6 or more) at a property located in the Residential Multi-Family 2 zoning district, pursuant to Section 34- 340(d)(1) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is currently in use as part of a residential treatment facility, associated with the Tides Edge Recovery Services. The applicant is requesting to transition the use from its current state as recovery housing, with temporary lodging and convert the use into a group care home of more than (6) individuals. The State of Florida Statute 393.063 defines a group home as: "Group home facility" means a residential facility licensed under this chapter which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of its residents..." Under Florida law, a group home of four (4) or less residents must be treated as a single family residence under the local zoning code, anything above four (4) residents may be regulated as a separate use. The Jacksonville Beach LDC splits group homes into two types, no more than six (6) residents, and more than six (6) residents. In the RM-2 zoning district, a group home of six (6) or less is allowed as a permitted use. A group home of six (6) or more is allowed by conditional use, as well as half-way houses, nursing facilities, rooming and boarding houses and other more intense uses. The current use most closely relates to that of a halfway house.

The subject site is located on the south side of 11th Avenue North, mid-block, between 2nd Street North and 1st Street North. The site has some parking, but based on the applicant's testimony to staff, the residents will not have cars, and the only vehicles that would be present daily would be the staff. Occasionally, family members may come by to visit the residents, but the site has roughly 5-6 parking spaces worth of driveway and paved access to the rear of the structures. The site is adjacent to the following uses: multifamily to the east and west, multifamily to the south, and multifamily to the north, across 11th Avenue North. The proposed use will be of a lesser intensity than the current residential treatment facility and should not differ in character to that of any other multi-tenant use in the surrounding area. The proposed use is consistent with the RM-2 zoning district standards of the Land Development Code and will be more consistent with surrounding multifamily development if the new use is approved.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#08-24."

Agent: Jim Griffis, 207 Oak Street, Neptune Beach, was sworn in and provided background on the item.

A discussion ensued about the facility, access, clients, number of rooms, outreach to neighbors, staffing, funding, police response, and security.

Public Hearing:

The following spoke in opposition of the application:

- Teresa Miller, 1236 1st Street North, #504, Jacksonville Beach
- Mike B., 102 10th Avenue North, Jacksonville Beach
- Mike Kibler, 1236 1st Street North, Jacksonville Beach

The following spoke in support of the application:

- Kate Clifford, 422 Jacksonville Drive, Jacksonville Beach

The following did not wish to speak but submitted a speaker card [on file] in opposition of the application:

- Maria Sawicki, 1236 1st Street North, Jacksonville Beach

Chair Moehring closed the public hearing.

Discussion: A discussion ensued about number of residents, rooms, beds, police activity, parking, and conditional use.

City Attorney, David Migut, provided additional information about the land development code and conditional use criteria.

Motion: It was moved by Mr. Henderson approve PC #08-24. Motion died due to lack of second.

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to deny PC #08-24.

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

The motion was approved (4-1).

PLANNING DEPARTMENT REPORT:

Mr. Popoli announced Form 1 was due by the July deadline. The next scheduled meeting will be held on July 22, 2024.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:59 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Mary Nally
Chairperson

7/22/24
Date