

**Minutes of Planning Commission Meeting
held Monday, June 14, 2021, 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 7:02 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders Colleen Murphy White
Alternates: Justin Lerman

Also present were Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd.

Approval of Minutes

The following minutes were passed unanimously by a voice vote:

- May 10, 2021

Correspondence

Board Members disclosed conversations they had with the applicant regarding PC#05-21

New Business

(A) PC#05-21 Conditional Use Application

Owner: Beach House of Jacksonville Beach, LLC
645 Mayport Road, Ste 5
Atlantic Beach, FL 32233

Applicant: PRH Jacksonville Beach, LLC
2850 Tigertail Avenue, 8th Floor
Miami, FL 33131

Agent: Rick Welch/Connelly & Wicker Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 1401 South 1st Street

Conditional Use Application for the transfer of ownership and renewal of a previously approved temporary real estate sales office for a condominium project located in a Residential, multiple-family: RM-2 zoning district, pursuant to Section 34-340 (d) (13) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli read the following report into the record:

The subject property is located on the southeast corner of the intersection of South 14th Avenue and South 1st Street. The site is currently a vacant multi-family zoned property with a temporary sales office. The existing temporary sales office has been previously approved for a Conditional Use on November 13, 2017, and was granted extensions on two other occasions, September 23, 2019, for six months and June 8, 2020, for an additional six months in each case. The last extension expired on December 14, 2020. To date, there has been no construction activity on the proposed condominium project.

Real Estate offices are only allowed in the RM-2 Zoning District by Conditional Use approval. The real estate office is supplemental to the primary use, which will be a condominium structure, which received site plan review and approval on April 26, 2021. Renovations to the sales trailer began after the expiration of the most recent Conditional Use extension and without approved building permits. The applicant has since applied for the necessary permits. The included landscape & site plans show an intensification of the use on the lot proposed. These plans were included with the recently applied for building permit. The plans include new walkways from the trailer to the beach walkover, extended decks front and back with outside seating in the rear, as well as sculpting of the land in the form of berms and additional landscaping throughout the lot.

Adjacent uses include single-family dwellings to the west, multi-family dwellings to the north and south, and the Atlantic Ocean to the east. The proposed continued use of a real estate sales office is not inconsistent with the surrounding uses and should not negatively impact adjacent uses. While the use of the temporary sales office can be approved conditionally, the condominium project has not made any meaningful progress towards actual construction. The property is in the process of changing ownership, and the new owner may have a different timeline for completion that may be taken into consideration.

Should the Commission decide to approve the application for renewal of the Conditional Use, possible conditions could be to require submission of a building permit application for the construction of the project and a limited timeframe for the extension to encourage progress towards completion of construction rather than perpetual use of the site as a temporary sales office. If the Commission does not renew the use, staff would expect removal of the office to begin in a reasonably short timeframe.

Public Hearing:

Attorney Steve Diebenow (representing agent) and Applicant Michael Hammon (Related Group) reviewed the plans for the location. In addition, Mr. Hammon presented a handout [on file] to the Board providing proposed details of improvements to the sales trailer and the lot.

The following addressed the Board regarding the application:

- Nancy O'Grady, 1420 1st Street South, Jacksonville Beach
- Johann Bowman, 1410 1st Street South, Unit E, Jacksonville Beach

Discussion:

A conversation ensued regarding timelines for construction and sales of units.

Motion: It was moved by Mr. Lerman and seconded by Mr. Sanders to approve the Conditional Use Application and revisit it in one year.

Roll call vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, and Greg Sutton
Nays – Colleen M. White
The motion to approve passed with a 4-1 vote.

Planning & Development Director's Report

Mr. Popoli announced the next meeting was scheduled for Monday, July 12, 2021.

Adjournment

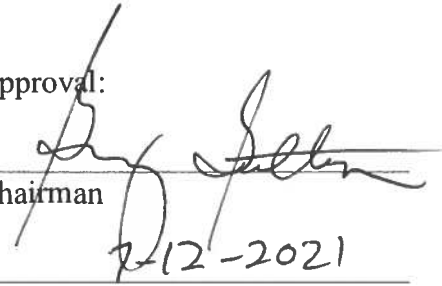
There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:42 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date


7-12-2021