Minutes of Planning Commission Meeting
held Tuesday, November 12, 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	Colleen White
Alternates:	Debbie Cole (absent)	Justin Henderson	

Senior Planner Christian Popoli and Operations Support Specialist I Monica McDaniel were also present.

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

- Regular Planning Commission Meeting held on September 9, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 14-24 Conditional Use Application

Owner: Ocean Crown LLC
3948 3rd Street S. #373
Jacksonville Beach, FL 32250

Applicant: BAAD BOYS, LLC
931 7th Avenue North
Jacksonville Beach, FL 32250

Agent: Robert Tilka

Location: 333 1st Street North, Unit# 110

Conditional Use Application for restaurant outdoor seating for a property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is situated on the east side of 1st Street North, on the southeast corner of the intersection with 3rd Avenue North. The location has been home to several different restaurants, most recently Salt. The applicant is now seeking Conditional Use approval to continue outside restaurant seating along the boardwalk and in the covered area at the rear of the structure, in conjunction with a new restaurant. As the proposed use will be a restaurant in the Central Business District Zoning District, as well as inside the Downtown Community Redevelopment Area (CRA) and the Downtown Investment Zone (DIZ), which was granted approval by the State Legislature to allow for restaurants of a smaller footprint and seating, to qualify for a full Special Restaurant liquor license, and would be bound by the state requirements for 51% total sales from food. The proposed site is one of several units inside the larger building, which also contains bars and office space.

Adjacent uses include a hotel to the south, a bar to the north, a large mixed commercial and residential structure to the west, and the Atlantic Ocean to the east.

The proposed use does not conflict with the standards set forth in Section 34-345(d)(7) of the Jacksonville Beach Land Development Code. Generally, the CBD zoning district is intended to be a more densely concentrated commercial center for the City and is also contained within the DIZ district as well as the Downtown CRA. Both the DIZ and the CRA are intended to encourage growth and redevelopment in the CBD district.

The proposed use is substantially similar to both other uses within the CBD zoning, and also the previous restaurants that occupied this space. The use of the Boardwalk for additional outside restaurant seating is regulated by a separate ordinance, not contained within the LDC, however the ability to use such space still requires a Conditional Use approval by the Planning Commission. The applicant will have to adhere to both the LDC supplemental standards for outside seating and any other limitations placed on the boardwalk by other regulations of the City.

The surrounding area along 1st Street North is part of the core commercial area downtown, adjacent to the beach. It has been the goal of the City to promote more infill commercial development, including restaurants. Approval of this application will further fulfill the intent of the DIZ and the CRA.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends Approval of the proposed Conditional Use Request."

Agent: Robert Tilka, 3584 Trident Court, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about the type of restaurant planned.

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

Motion: It was moved by Mr. Henderson, seconded by Ms. White, to approve #PC 14-24.

Discussion: None.

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

The motion was unanimously approved.

(B) PC# 15-24 Conditional Use Application

Owner: PREM AND POOJA LLC
7545 Centurion Pkwy Ste 204
Jacksonville, FL 32256

Applicant: Matthew Wycoff and Elizabeth Alfuente
14603 Plumosa Drive
Jacksonville, FL 32250

Agent: Allmand Architecture

Location: 700 Beach Boulevard

Conditional Use Application for a drinking establishment and outdoor bar seating for a property located in the Commercial Limited: C-2 zoning district, pursuant to Section 34-343(d)(1) and 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 situated on the south side of Beach Boulevard, near its intersection with 7th Street South. The establishment was previously approved for outside restaurant seating associated with a shaved ice business under the name Bahama Bucks. The applicant is now seeking Conditional Use approval to also operate a drinking establishment serving beer and wine, and will include outside bar seating, not to exceed 25% of the gross square footage of the new proposed building. The prior approval for outdoor restaurant seating is associated with the former Sonic Drive-In structure, and the drinking establishment will be a separate business on the same lot. The uses will share parking, and currently the previously approved designs include the code required minimum parking.

Adjacent uses include a commercial strip center to the west, a retail gasoline station to the east, a commercial building contractor and warehouse facility to the south across Shetter Avenue, and a multifamily structure to the north, across Beach Blvd.

The proposed use does not conflict with the standards set forth in 34-343(d)(1) and 34-343(d)(14) of the Jacksonville Beach Land Development Code, which permits drinking establishments with outdoor seating in the C-2 zoning district, provided that the proposed use does not create a nuisance and is generally in keeping with the uses in the surrounding area.

The proposed new structure has changed design since the first conditional use request was

approved. Originally, the second structure was basically covered restaurant seating space with roll down doors and indoor restrooms. The new design includes restrooms, and the addition of a large cooler and bar, with beer taps. As the property is under construction currently, the applicant is on hold for the construction of this second structure until the Planning Commission decides this request, as the design will include facilities to serve beer and wine, which is different from the original building plans.

The surrounding area on the south side of Beach Boulevard comprises many different commercial and light industrial uses, due to the nature of Shetter Avenue, with C-2 zoning on Beach Boulevard, and CS zoning along the north side of Shetter Avenue. The Multifamily Structures to the north are on the opposite side of a five-lane, 120 foot wide FDOT right of way, and the proposed use is not expected to impact the multiple-family dwellings to the north. The proposed use is similar to other more intense commercial uses on the south side of Beach Boulevard, and is appropriate for C-2 Commercial Zoning.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends Approval of the proposed Conditional Use Request."

Applicant: Matthew Wycoff and Elizabeth Alfuente, 14603 Plumosa Drive, Jacksonville, were sworn in and provided background on the item.

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

A discussion ensued about hours of operation.

Motion: It was moved by Ms. White, seconded by Mr. Dahl, to approve #PC 15-24.

Discussion: None.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:
Mr. Popoli noted a draft of the proposed LDC updates would be provided to the Board for feedback. The next scheduled meeting will be held on November 25, 2024.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:21 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

1/27/25
Date