

**Minutes of Planning Commission Meeting
held Tuesday, May 27, 2025, 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 7:07 P.M. by Chair Pro Tem Margo Moehring

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews (absent)		
<i>Vice-Chairperson:</i>	Justin Henderson (absent)		
<i>Board Members:</i>	Debbie Cole (absent)	David Dahl	Margo Moehring
<i>Alternates:</i>	Matthew Filer (absent)	Dean Haddock	

Planning and Development Director Heather Ireland, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Haddock, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on April 14, 2025
- Regular Planning Commission Meeting held on April 28, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS:

Ms. Ireland shared the new meeting time survey results but recommended delaying the item until more Board members were in attendance.

NEW BUSINESS:

(A)	PC# 08-25	Rezoning Application
	Owner:	1036 Beach Boulevard Inc. PO Box 330108 Atlantic Beach, FL 32333-0108
	Applicant:	Corner Lots Development Group, LLC 1000 Riverside Avenue, Suite 600 Jacksonville, FL 32202
	Agent:	Driver, McAfee, Hawthorne & Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, FL 32202
	Location:	102 Sixth Avenue North RE# 173940-0000

Approval of a Redevelopment District: RD Rezoning Application for 102 Sixth Avenue North for a mixed-use commercial and residential building in the Downtown Community Redevelopment District.

Staff Report:

Ms. Ireland summarized the following report for the record:

"The subject application is to rezone the property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD. The subject property consists of the northern half of the block located at the intersection of First Street North and Sixth Avenue North. Currently, the property is occupied by a strip commercial shopping center, originally constructed in 1975. This structure has seen some improvements over its lifespan, but it is now proposed to be demolished for the site to be redeveloped into a five (5) story mixed-use commercial and residential (36 dwelling units) or hotel (125 rooms) structure.

The subject property is located within the Central Business District (CBD) zoning district, and is one of the few remaining sites with legacy height entitlements of 59 feet. This developer will be able to utilize those height entitlements to exceed the 35-foot height limit, and build a structure that will be five (5) stories. The proposed design will be one complete structure with first floor commercial spaces along Sixth Avenue North, that will wrap the eastern corner onto First Street North. The structure will include both private parking for the residential units, or hotel parking, and the first floor will be public parking for the retail uses. The private parking will have separate access from the public parking. Per Sec. 34-623(f), First Street North and Sixth Avenue North are both designated as pedestrian-oriented streets. Therefore, the main entrance and exit for parking, both public and private, will be located on the west side of the building, adjacent to Second Street North, as noted on the preliminary Development Plan.

The proposed RD site plan will deviate slightly from the CBD general design standards and layout, specifically related to lot coverage and setbacks. The structure will meet all required sight triangles located at each intersection. The CBD required standards call for a maximum lot coverage of 90%, and a minimum rear yard setback of 10 feet. The proposed plan will have 92% lot coverage and no rear yard setback. The applicant has committed to providing all necessary storm water collection required by the Public Works Department. The property to the rear is the Mango's RD redevelopment, approved by the City Council in 2024. The Mango's RD project will have surface parking adjacent to the rear of the new structure that is the subject of this application, and is also commercial in use, so no compatibility issues will be created.

RD zoning districts are allowed within the Community Redevelopment Area Downtown District as part of the adopted Redevelopment Plan. The RD rezoning request must be compliant with both the standards outlined in Article V, Division 3 standards for all rezoning requests, the required criteria within Section 34-621 related to the written description and preliminary development plan and not be in conflict with the adopted 2050 Comprehensive Plan.

As stated in the proposed RD application and in conjunction with the proposed site plan, the project will not include any of the outlined prohibited uses in RD zoning. The overall residential density of the property will not exceed 40 units per acre. A parking study provided with the application demonstrates that the design will provide adequate parking for each proposed use, including options for both condos or a hotel. A site-specific traffic study has not been supplied, as it is not required at this point in the project. However, the downtown area is intended to be a

walkable commercial corridor, and as such, the traffic circulation will not be similar to that of commercial located along Beach Blvd or A1A. With the proposed vehicular access located on the west side of the property, the majority of the vehicle traffic will not be in conflict with the pedestrian corridors of 1st Street North or 6th Avenue North. Additionally, the applicant has proposed possibly providing alternative parking designs for bicycle, golf cart and EV parking. These options help reduce vehicular parking demand, and discourage driving from one downtown location to another, based on existing parking constraints.

The Community Redevelopment Agency considered the application for RD rezoning at their regular meeting held on May 14, 2025, following a public workshop where the applicant presented the project and answered questions from CRA members, and found that the proposed redevelopment project is consistent with the Downtown Redevelopment Plan and recommended approval by the City Council.

Based on the rezoning application, project narrative, preliminary development plan, and all additional information provided by the applicant, the Planning and Development Department recommends approval of the proposed RD rezoning.”

Applicant and Applicant: Billy Zeits, 502 Ericola Avenue, St. Augustine, and Cindy Trimmer, One Independent Drive, Jacksonville, were sworn in and provided background on the item.

A brief discussion ensued about bike parking.

Public Hearing:

The following did not speak in support or opposition but expressed concerns about building height.

- Roger Whiting, 1103 2nd Avenue North, Jacksonville Beach

Ms. Ireland addressed Mr. Whiting’s concerns.

Chair Pro Tem Moehring closed the public hearing.

Motion: It was moved by Mr. Dahl, seconded by Mr. Haddock, to approve #PC 08-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, and Dean Haddock.

The motion was unanimously approved.

(B) PC# 06-25 Conditional Use Application

Owner: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

Applicant: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

Agent: Michael Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 510 3rd Street South
RE# 175971-0000

Conditional Use Application to allow for the conversion of a professional office into a multifamily dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34- 558(n)(1).

Staff Report:

Ms. Ireland summarized the following report for the record:

“The subject property, located a 510 S. 3rd Street, was originally constructed in 1948. The structure has seen many changes and renovations in that time. The structure is located on a lot of record, roughly 6,250 sq. ft. in size. The property has been used for a variety of purposes, but most recently was used for professional offices.

Sometime in the last 10 years, the structure was illegally converted into five (5) dwelling units. The Planning and Building Divisions have no records of any permits for this level of renovation, change in use, or Conditional Use approval for multifamily use in C-1 zoning. The property was purchased by a new owner in 2022, and the new owner began an extensive renovation, again without permits, to upgrade and reconfigure the dwelling units. The renovation was noted by Code Enforcement, and the work was halted. Unfortunately, by the time the City Staff were able to stop the work, the structure had been basically gutted on the inside.

The property was sold again in 2024, to the current owner. The current owner immediately came to speak with staff to explore what could be done with the structure, and how to get to legal status. Building, Planning and Fire Inspection Staff met with the owner and their representative to discuss all the possibilities for the use of the property. The structure takes up the majority of the lot, and has minimal off-street parking. As such, options are limited, and regardless of the use, a variance would be required. Based on the age and location of the structure, as it does not meet setbacks or lot coverage requirements of the current LDC.

After much discussion, the applicant decided that the best use of the property would be two multifamily dwelling units. Based on the density of the Future Land Use category, the minimum lot size for multifamily and the available parking on the property, the site can support two units. The existing limited parking is adequate for the use as two (2) dwelling units, and the reduction in intensity, both from office use or five (5) dwelling units, down to two (2), will be more compatible with the surrounding area, and lower the demand on parking and traffic.

Adjacent uses include the following: commercial office to the north, parking and vacant commercial to the west, mixed-use commercial to the south, and multifamily to the east, across 3rd Street South. The proposed use is not inconsistent with the comprehensive plan, and staff does not believe the proposed use will be a nuisance to the adjoining properties, as the use is less intense, and use of the multifamily will likely have opposing times to the commercial uses.

Minutes of the Planning Commission
May 27, 2025

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends approval of PC#06-25 as submitted."

Applicant: Michael Sittner, One Independent Drive, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

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

Motion: It was moved by Mr. Haddock, seconded by Mr. Dahl to approve #PC 06-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, and Dean Haddock.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on June 9, 2025.

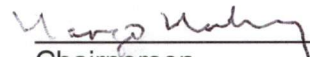
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:36 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:


Chairperson

6 / 23 / 25
Date