



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, February 14, 2022

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Colleen White
Alternates: Justin Lerman, Emily Stouffer

ELECTION OF OFFICERS

A. Election of Chair and Vice Chair per Section 34-77 of the Land Development Code.

APPROVAL OF MINUTES

A. Regular Planning Commission Meeting held on January 10, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Monday, February 28, 2022. There are two scheduled cases.

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Monday, January 10, 2022, 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 Chairman Greg Sutton.

City Clerk Sheri Gosselin administered the Oath of Office to the newly appointed Planning Commission 2nd Alternate Emily Stouffer.

ROLL CALL

Chairman: Greg Sutton

Vice-Chairman: David Dahl

Board Members: Margo Moehring

Britton Sanders

Colleen M. White

Alternates: Justin Lerman

Emily Stouffer

Senior Planner Christian Popoli, City Attorney Sandra Robinson, City Clerk Sheri Gosselin, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- November 22, 2021
- December 13, 2021

CORRESPONDENCE:

Mr. Popoli noted the email received from Sarah Hammada [on file] regarding Item A was related more to the larger development project occurring on the same block.

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 15-21** Conditional Use Application
Owner: Ocean View 160, LLC
13738 Chatsworth Lane
Jacksonville, FL 32225
Attn: Mark Kornhauser

Applicant: Jax Beach IIA, LLC
177 4th Avenue North
Jacksonville Beach, FL 32250

Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
Steve Diebenow and Cyndy Trimmer

One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 160 7th Avenue North

Conditional Use Application for the transfer of an approved multiple-family dwelling unit development located in a Commercial limited: C-1 zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code. The property is located at 160 7th Avenue North, legally described as Lots 50, 51, 52, and 53, *Flagler Tract*.

Staff Report:

Mr. Popoli read the following report into the record:

The subject property is located on the south side of 7th Avenue North, west of 2nd Street North. The 16-unit apartment building known as *Ocean View* apartments was built in 1995 with Conditional Use approval for multiple family in a *Commercial, limited: C-1* zoning district under PC#20-94. The subject property also has approved variances for minimum setbacks, lot coverage, and required parking. Pursuant to Section 34-233, conditional uses are not transferable, therefore the applicant wishing to purchase the property is requesting conditional use approval in his LLC's name. The property was subsequently granted a Conditional Use approval in 2016 for a transfer of ownership under PC#31-16 in October of 2016.

Adjacent property uses include multiple family to the north and west and mixed-use commercial/residential planned for the vacant property to the east and south with approved RD rezoning. Transfer of the approved conditional use for the apartment building into a new owner's name should not negatively impact adjacent properties.

Agent:

Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville, stated he was available to answer questions.

Public Hearing:

The following spoke regarding the Conditional Use Application:

- Robert Charles Daum, 111 7th Avenue North, Jacksonville Beach

Mr. Popoli responded to Mr. Daum's questions related to the application.

Mr. Sutton closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Sanders, and seconded by Ms. Moehring, to approve PC# 15-21.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, Colleen White, and Greg Sutton

The application was unanimously approved.

ELECTIONS OF OFFICERS

Mr. Sutton noted he spoke with the City Attorney and would defer officers' election for a future meeting.

Discussion ensued regarding the deferred date for the election of officers.

Motion: It was moved by Mr. Sutton and seconded by Mr. Dahl to defer the election of officers to the February 14, 2022 meeting.

Roll Call Vote: Ayes – Margo Moehring, Britton Sanders, Colleen White, David Dahl, and Greg Sutton

The deferral was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli reminded the Board of the public workshop and community meeting on the 35-foot height limitation on Wednesday, January 12, 2022.

The next meeting was tentatively scheduled for Monday, February 14, 2022.

ADJOURNMENT

There being no further business coming before the Board, Chairman Sutton adjourned the meeting at 7:15 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date