

**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

2-14-22
Date