

**Minutes of Planning Commission Meeting
held Monday, February 28, 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 7:00 P.M by Chairman Britton Sanders.

ROLL CALL

Chairman: Britton Sanders
Vice-Chair: Margo Moehring
Board Members: David Dahl Greg Sutton Colleen M. White
Alternates: Justin Lerman Emily Stouffer

Senior Planner Christian Popoli and Deputy City Clerk Jodilynn Byrd were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- February 14, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 01-22** Conditional Use Application
Owner: 2017 N. Third St., LLC
1640 Beach Avenue
Atlantic Beach, FL 32233

Applicant: Leslie G. Platock
1640 Beach Avenue
Atlantic Beach, FL 32233

Location: 2017 3rd Street North

Conditional Use Application for a four-unit fee-simple townhouse development for a property located in the 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 2017 3rd Street North, RE# 175438-0000, legally described as *Lot 3 & 4, Less and Except the South 5.50 feet of Lot 4, Block 203, Elton Realty Company's Replat.*

Staff Report:

Senior Planner Christian Popoli read the following report into the record:

The subject property is located on the east side of North 3rd Street between 20th Avenue North and 19th Avenue North and exists as a vacant commercially zoned lot approximately 12,000 square feet in size. The applicant is proposing to develop a four-unit, fee-simple townhouse project on the property, and was advised by staff that conditional use approval would be required.

In 2005, a different applicant applied for, and received conditional use approval under PC#18-05 for a multi-family residential development. In 2018 another applicant applied for and received approval for a townhouse project under PC# 15-18. Additionally in 2019 a third proposal for fee simple townhomes was submitted PC#29-19. None of these projects were developed. The current proposal is similar to the 2019 proposed project.

Adjacent uses include medical office and multi-family residential to the south, single and multi-family to the east, commercial office to the north, and Fletcher Middle School directly to the west across 3rd Street. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards, and is consistent with surrounding multi-family development.

In addition to Conditional Use approval, a concept plat, final plat and development plan would need to be submitted and approved prior to construction and sale. A limiting factor in the past has been the ability to acquire an FDOT approval for an additional driveway, and the same would be true with this proposed site plan. No Variance would be required.

Applicant:

Brian G. Platock, 1640 Beach Avenue, Atlantic Beach, stated he was there to answer any questions.

A discussion ensued about curb cuts and the Department of Transportation approval of driveways.

Public Hearing:

No one came forward to speak on this item. Mr. Sanders closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Sutton, and seconded by Mr. Dahl, to approve PC# 01-22.

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

The application was unanimously approved.

(B) **PC# 02-22** Concept Plat Application
Owner: Golf Stix, LLC
59 North 19th Avenue
Jacksonville Beach, FL 32250

Agent: John W. Wallace and Smith Hulsey & Busey
1 Independence Drive Suite 3300
Jacksonville, FL 32202

Location: 119 & 129 12th Avenue South

Concept Plat Application for a proposed four-unit fee-simple townhouse development for property located in a *Residential Multifamily: RM-2* zoning district, pursuant to Section 34-503 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 north side of 12th Avenue South, near the intersection with 2nd Street south. The applicant is proposing to develop a four-unit, fee-simple townhouse project on the property. The property currently is occupied by a two-family dwelling and a single-family dwelling, on two historic lots or record, lots 8 & 9 of block 112 of the Pablo Beach South Plat (circa 1909). Townhomes are a permitted use in the RM-2 zoning district, so no conditional use application is required.

Adjacent uses include single-family to the west, single and multifamily to the north, a vacant lot to the east, and single and multifamily to the south. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards, and is consistent with surrounding multi-family development.

Agent/Owner:

John Wallace, 1 Independence Dr. Suite 3300 Jacksonville, introduced the applicant David Fletcher, owner of Golf Stix, LLC.

Public Hearing:

The following spoke in opposition to the Concept Plat Application:

- Bruce Wouters, 124 12th Avenue South, Jacksonville Beach, representing John Rust
- Joseph Macaluso, 112 12th Avenue South, Jacksonville Beach
- Lisa Brown, 1115 2nd Street South, Jacksonville Beach
- Michael Drog, 124 11th Avenue South, Apt. B, Jacksonville Beach

Mr. Sanders invited the applicant to make any additional comments.

Mr. Wallace stated the actual number of dwelling units would not increase. He stated access would be provided from 12th Avenue as well as the alley, and it was consistent with the Comprehensive Plan.

Mr. Sanders closed the public hearing.

Discussion:

Mr. Dahl outlined what the board was deciding on for this application, specifically, whether it met the standard application for a concept plat.

Motion: It was moved by Mr. Sutton, and seconded by Mr. Dahl, to approve PC# 02-22.

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

The application was approved 4-1.

(C) **PC# 03-22** Conditional Use Application
Owner: 2400 South Third, LLC
1010 East Adams Street, Suite 201
Jacksonville, FL 32202

Applicant: Joe Bates
2400 3rd Street South
Jacksonville Beach, FL 32250

Agent: Grunthal & Schueth Properties, Inc.
1010 East Adams Street, Suite 201
Jacksonville, FL 32202

Location: 2400 3rd Street South, Suite 101

Conditional Use Application for the transfer of approval for outdoor restaurant seating at a new restaurant, for property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) 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 west side of 3rd at the northwest corner of 3rd Street South and Osceola Avenue. The property is a roughly 150,000 square foot parcel that is home to several commercial structures. Suite 101 is the northernmost structure, designed and built as a restaurant space in 2003. The subject structure to be occupied by the tenant is roughly 17,000 square feet in size.

In 2003, a Conditional Use was granted for outside restaurant seating (PC#24-03) for the former Roy's restaurant. The Conditional Use was granted with a single condition related to low volume amplified music only would be played in the outside seating area with speakers oriented to the seating area only. The previous approved Conditional Use order is attached for reference.

Adjacent uses include medical office and retail sales to the north, retail sales and gas station to the south, commercial shopping center to the east, and single-family to the west. The single-family to the west is roughly 550 feet from the outside seating and is separated by a commercial structure on the same parcel as the subject building. The proposed use of Outside Restaurant Seating is consistent with the C-1 zoning standards, and is consistent with surrounding commercial development. Additionally, the outside seating has been utilized by the previous restaurant since 2003.

Applicant:

Joe Bates, 11 Arcaro Court, Ormond Beach, described the restaurant concept and stated he was present to answer questions.

Public Hearing:

No one came forward to speak on this item. Mr. Sanders closed the public hearing.

Discussion: None

Motion: It was moved by Ms. White, and seconded by Mr. Sutton, to approve PC# 03-22.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

The next meeting was tentatively scheduled for Monday, March 28, 2022. There was one case scheduled.

ADJOURNMENT

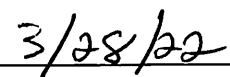
There being no further business, Mr. Sanders adjourned the meeting at 7:44 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

These minutes were reviewed by Planning & Development.

Approval:


Chairperson


Date