

**Minutes of Planning Commission Meeting
held Monday, March 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-Chairman: David Dahl (absent)
Board Members: Margo Moehring Greg Sutton (absent) Colleen M. White
Alternate: Justin Lerman Emily Stouffer

Senior Planner Christian Popoli, Deputy City Clerk Jodilynn Byrd, and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

The following minutes were approved by a voice vote:

- February 28, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 04-22** Conditional Use Application
Owner: Marshpoint Multi Family One LLC
2300 Marsh Point Rd., Suite 301
Neptune Beach, FL 32266

Applicant: Jean Bakkes
2300 Marsh Point Rd, Suite 301
Neptune Beach, FL 32266

Location: 220 5th Avenue South

Conditional Use Application for an existing 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.

Staff Report:

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

The subject property is currently occupied by a legal nonconforming use of a multifamily structure. The structure was built as a multifamily building in 1969. Because of its age, the property was never granted a conditional use approval, as the structure predates the current Land Development Code. As a legal nonconforming structure, the building can remain and can be renovated to an extent, but if the structure would be destroyed, it would need conditional use to be reconstructed. The applicant has requested to have conditional use granted, so the structure would then be conforming, and should the unforeseeable happen, the applicant would then be able to rebuild. The applicant has also submitted for a variance for this location to address the existing nonconforming setbacks and parking. The current property is over the allowable density allowed in the Comprehensive Plan and Land Development Code. Even with the approval of this Conditional Use, any reconstruction would be limited to the maximum density allowed and could not exceed it in the future.

The adjacent property uses include office and retail to the west, multifamily to the north, east, and south. Approval of conditional use for the existing multifamily structure should not negatively impact adjacent properties.

Applicant:

Jean Bakkes, 2009 Marsh Point Road, Neptune Beach, FL, stated the building was built before 1969 and needed work. He stated there were 28 apartments in the building.

Public Hearing:

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

Discussion:

None

Motion:

It was moved by Ms. White and seconded by Ms. Moehring to approve PC# 04-22.

Roll Call Vote:

Ayes – Margo Moehring, Colleen White, Justin Lerman, Emily Stouffer, and Britton Sanders

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted no applications were received for April, and the next meeting was tentatively scheduled for Monday, May 9, 2022.

ADJOURNMENT

There being no further business, Chairman Sanders adjourned the meeting at 7:08 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

These minutes were reviewed by Planning & Development.

Approval:

Mary Hocking
Chairperson
5/9/22
Date