Minutes of Planning Commission Meeting
held Monday, May 23, 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 7:02 P.M. by Chair Margo Moehring.

ROLL CALL

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

Senior Planner Christian Popoli, City Clerk Sheri Gosselin, and Administrative Assistant Callie Rayeski were also present.

Ms. Gosselin administered the Oath of Office to Justin Lerman as a new Regular Board Member and Emily Stouffer as the new 1st Alternate.

APPROVAL OF MINUTES:

It was moved by Ms. White, seconded by Mr. Lerman, and passed unanimously to approve the following minutes:

- May 9, 2022

CORRESPONDENCE:

Senior Planner Christian Popoli noted correspondence [on file] was provided to Board Members on the dais.

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 08-22** Conditional Use Application
Owner: SMV Management LLC
10150 Belle Rive Boulevard, Unit 106
Jacksonville, FL 32256

Applicant: Parthesh Vakil
10150 Belle Rive Boulevard, Unit 106
Jacksonville, FL 32256

Location: 312 North 1st Avenue

Conditional Use Application for a proposed two-unit multiple-family dwelling located in a Commercial, general: C-2 zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code.

Staff Report:
Mr. Popoli summarized the following report for the record:

The subject property is located on the south side of 1st Avenue North, just west of A1A, and contains a vacant non-conforming single-family dwelling constructed in 1931. The building sustained fire damage in the summer of 2020. In June of 2020, the electric meter was removed from the building, rendering the structure abandoned. Pursuant to Section 34-622 of the Land Development Code, if a nonconforming use is discontinued or abandoned for a period of more than six consecutive months, then such use may not be re-established or resumed, and any subsequent use shall conform to the provisions specified in the LDC.

The use of a Single-Family Home is not a permitted or conditional use in the C-2 Zoning District. The previous use of single-family was a legal nonconforming use. The owner was advised that the existing nonconforming use could not be re-established. In order to have a residential use on the property, conditional use approval would be required, and the use would have to be multiple family. Based on the small lot size, the density and LDC requirements would limit the project to two dwelling units. Given the overall width PC220523 memo Page 2 of 4 of the lot, at 25 feet, and the proposed design, a variance would need to be approved as well to address the potential deficiencies in meeting the code for dimensional standards.

Adjacent uses include commercial to the east, commercial and multiple-family residential to the north, a residential structure converted to commercial use that is legal non-conforming [corrected from Staff Report] to the west, and a bank / financial institution to the south. Considering the mix of uses in the immediate vicinity and the fact that the nonconforming single-family use cannot be re-established, the proposed use of a two-unit multiple-family dwelling is not inconsistent with the surrounding uses and should not negatively impact adjacent uses, though the most immediate use to the west is a similar legal nonconforming single-family use that is still active and therefore retains its nonconforming status until such time as it is discontinued.

Ex-Parte Communication:
Ms. Moehring disclosed an email she received from Heath Aldridge on May 18, 2022.

No additional Board Members had ex-parte communication on this item.

Applicant:
Parthesh Vakil, 10150 Belle Rive Boulevard, Unit 106, Jacksonville, explained the proposal.

Public Hearing:
The following spoke in support of the application:

- Ryan Vermey, 261 Ahern Street, Atlantic Beach
- Mark Stillman, 228 3rd Street North, Jacksonville Beach
- Julie Childers, 3889 Poinciana Boulevard, Jacksonville Beach

The following spoke in opposition of the application:

- Justin McGurrin, 127 17th Avenue North, Jacksonville Beach
- Zain Jazrawi, 331 1st Avenue North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:
A discussion ensued about the original design and parking.

Motion: It was moved by Mr. Sutton and seconded by Mr. Lerman to approve PC# 08-22.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted Kimley-Horn had been selected as the consultant for the Land Development Code and Comprehensive Plan update. He said the next steps were funding approval and contract negotiation.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:29 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

Margo Moehring
Chairperson

June 13, 2022
Date