

**Minutes of Planning Commission Meeting
held Monday, June 13, 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 Chairperson 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 and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Sutton, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- May 23, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 09-22** Conditional Use Application
Owner/
Applicant: Christine C. Cormack
118 8th Avenue North
Jacksonville Beach, FL 32250

Location: 118 8th Avenue North

Conditional Use Application for a multi-family dwelling 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.

Staff Report:

Senior Planner Christian Popoli summarized the following report for the record:

The subject property is currently occupied by a legal nonconforming use of a multifamily structure(s). The subject property consists of a single-family home and a detached block structure in the rear. The rear structure was likely built as a garage sometime around the construction of the main house, which dates from 1932. The structure was converted to a duplex sometime in the past. The current owner is in the process of

renovating the rear structure, and the project cost will exceed 15% of the assessed value. The Land Development Code caps renovation costs for existing legal nonconforming uses at 15%. So, the applicant has applied for Conditional Use approval to move the use from nonconforming to conforming, which will raise the renovation limit to 50% of the structure value. 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. Adjacent property uses include office and retail to the west, and multifamily to the north, east, and south. Approval of conditional use for the existing multifamily structure should not negatively impact adjacent properties.

Ex-Parte Communication:

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

Applicant:

Christine Cormack, 118 8th Avenue North, Jacksonville Beach, provided the property's history and plans.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Sutton and seconded by Mr. Dahl to approve PC# 09-22.

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

The application was unanimously approved.

(B) **PC# 10-22** Conditional Use Application
Owner: JBO, LLC
4233 Pablo Professional Court, Suite 201
Jacksonville, FL 32224

Applicant: Selina Beenen, Beenen Counseling, LLC
2347 Barefoot Trace
Atlantic Beach, FL 32233

Location: 402 4th Street North, Suite 4

Conditional Use Application for a miscellaneous health office located in a Residential Multifamily: RM-1 zoning district, pursuant to Section 34-399(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject site is an existing multi-unit office structure that has been used for several different types of office and professional uses over time. The proposed use of the counseling center is an allowable use under the Land Development Code for the Rm-1 zoning district, with conditional use approval. The structure has housed several previous commercial uses since 1998 and has a dedicated parking facility.

The structure is of a more residential appearance and architectural design, helping it blend in with the residential uses in this transitional area. The existing parking facility has adequate spaces for the office square footage and is designed to the standards of the Land Development Code. There is adequate ingress and egress on the property. The use is one of several less intensive uses allowed under the RM-1 zoning district with Conditional Use approval. The site has adequate screening to reduce any negative impact on the surrounding properties. Staff finds the proposed use is consistent with the standards in Sec. 34-231 of the Land Development Code.

The adjacent property uses include multifamily and single-family to the east, multifamily to the south, multifamily and single-family to the west, and multifamily and single-family to the north, across 8th Avenue North.

Ex-Parte Communication:

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

Applicant:

Selina Beenen, 2347 Barefoot Trace, Atlantic Beach, explained why additional space was needed for the business.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion:

Mr. Sutton disclosed he had a conversation with the property owner, Herbert Montoya, about attending the meeting.

Motion: It was moved by Mr. Sutton and seconded by Mr. Lerman to approve PC# 10-22.

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

The application was unanimously approved.

(C) **PC# 11-22** Concept Plat Application
Owner/
Applicant: Atkins Builders, Inc., John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32250

Location: 2101, 2103, 2107 & 2109 Gorden Avenue
RE#(s) 179409-0000 & 179410-0000

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 summarized the following report for the record:

The subject property is located at the southwest corner of the intersection of Gorden Avenue and 21st Avenue South. The site consists of three platted lots of records, circa 1925. Townhomes are a permitted use in the RM-2 zoning district, so no conditional use application is required. A variance was granted in May of 2021 for setbacks for this project by the Board of Adjustment. Adjacent uses include multifamily to the south, government use to the west, multifamily and two-family dwellings to the east, and single-family to the north. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards, and is consistent with the surrounding multi-family development.

Ex-Parte Communication:

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

Applicant:

John Atkins, 1888 Foss Lane, Jacksonville Beach, noted the project's current stage and stated the concept plat process had been missed.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Lerman and seconded by Ms. White to approve PC# 11-22.

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

The application was unanimously approved.

(D) **PC# 12-22** Concept Plat Application
Owner/
Applicant: Atkins Builders, Inc., John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32250

Location: 1302, 1308, 1314 & 1322 2nd Street South
RE# 176265-0005

Concept Plat Approval for a proposed four-unit fee-simple townhouse development for property located in a Commercial Limited: C-1 zoning district, pursuant to Section 34-503 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 southeast corner of the intersection of 13th Avenue South and 2nd Street South. The property consists of two lots of record circa 1909, located in the Commercial Limited: C-1 zoning district. The property was formerly part of a large parking lot for a bank adjacent to the west that has frontage on 3rd Street South. Townhomes are a Conditional Use in the C-1 zoning district, and Conditional Use approval was granted by this body in July of 2021. Additionally, a Variance was granted for setback reduction by the Board of Adjustment in August of 2021.

The adjacent uses include commercial (bank) to the west, commercial (retail) and multifamily to the north, multifamily to the east, and multifamily and commercial (retail) to the south. The proposed use of a four-unit townhouse development is consistent with the C-1 (RM-2) zoning standards and is consistent with the surrounding multi-family development.

Ex-Parte Communication:

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

Applicant:

John Atkins, 1888 Foss Lane, Jacksonville Beach, noted the project's current stage and stated the concept plat process had been missed.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Ms. White and seconded by Mr. Lerman to approve PC# 12-22.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli reminded the Board they received an invitation to attend the Downtown Height Community Open House on July 11, 2022.

The next scheduled meeting is Monday, June 27, 2022. There are two scheduled cases.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:22 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

C. M. White

Chairperson

7.25.22

Date