

**Minutes of Planning Commission Meeting
held Monday, March 25, 2013 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 by Chairman Greg Sutton.

Roll Call

Terry DeLoach, Vice Chairperson
Lee Dorson
Greg Sutton, Chairperson
Fred Jones
Bill Callan

Alternates:
David Dahl
Georgette Dumont

Also present were Bill Mann, Senior Planner, and Recording Secretary Amber Lehman.

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Jones, to approve the meeting minutes for February 25, 2013 as presented.

Correspondence

There was no correspondence.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

(A) PC #5—13 – Zoning Amendment

PUD rezoning, to re-designate five parcels of land totaling +/- 4.41 acres located on the north side of Beach Boulevard at 7th and 8th Streets from *Commercial, general: C-2* to *Planned Unit Development: PUD* to allow development of a 176-unit multifamily apartment complex, including a parking garage, leasing office, clubhouse, and other amenities. (former *George Moore Chevrolet* dealership properties)

Staff Report:

Mr. Mann read the following staff report into the record:

The applicant is under contract to purchase the five properties of the former *George Moore Chevrolet* dealership on the north side of Beach Boulevard at 7th and 8th Streets North, with the intention of developing a 176-unit rental apartment complex. Normally, multifamily residential uses require only conditional use approval for location in the City's C-2 district. However, even though the exact square footage of the apartment buildings is not provided, it will exceed 50,000 s.f., so the applicant was instructed that PUD rezoning would be required in order to develop the residential use.

The proposed development encompasses a total of five separate parcels. Parcel A on the Preliminary PUD Site Plan is the largest parcel, at roughly 1.9 acres. It consists of the entire block bounded by Beach Boulevard, 1st Avenue North, and 7th and 8th Streets North. It would contain a three-story apartment structure with apartment units, parking garage, and an interior courtyard with swimming pool.

Parcels B, C, and E, at 0.9, 0.7, and 0.9 acres respectively, would each contain a three-story apartment building and surface parking. Parcel D, the smallest parcel at just under 0.2 acres, would contain the development's leasing office and amenity/recreation center.

The Land Development Code off-street parking requirement for the proposed development, at two spaces per unit, is 352 spaces. Data on the PUD site plan indicates the provision of a total of 358 off-street parking spaces provided, consisting of 108 surface spaces and 250 spaces in the parking garage on Parcel A. The applicant is also proposing to provide an additional 26 on-street parking spaces on 1st Avenue, adjacent to Parcels A, B, and D. If these on-street spaces are installed, they will exist as public parking spaces. The provision of these spaces is subject to Public Works approval and permitting, outside of this rezoning application, and does not affect the applicant's compliance with the overall off-street parking requirement.

Staff has reviewed the rezoning application materials and preliminary site plan against relevant Land Development Code and Comprehensive Plan requirements. The overall density of the proposed development is 176 units over 4.41 acres, or 39.9 units per acre. Multifamily residential use, up to 20 units per acre, is currently allowed by conditional use approval in the C-2 zoning district. Our recently adopted 2030 Comprehensive Plan actually encourages the development of higher density residential uses proximate to our major transportation corridors, and provides for a density increase up to 40 units per/acre for locations that lie within one block of established mass transit routes. All of the parcels of the

proposed development lie within one block of the established bus routes of the Jacksonville Transportation Authority on Beach Boulevard. The overall density of 39.9 units per acre for the proposed development is consistent with that Comprehensive Plan provision.

Maximum building height for all structures within the proposed development is 35 ft. The applicant has provided an initial concept elevation for the south face of the largest apartment building, located on Parcel A. The building design will be consistent between the five parcels, to visually tie the overall development together, and will include pitched roofs, and both varying wall textures and architectural relief.

Recreation and open space for the development will be provided through a combination of the Amenity/Leasing Center parcel, Parcel D, the interior courtyard and pool on Parcel A, and the open lawn areas on Parcels E and C. Together, these areas exceed the minimum 20% requirement for PUDs.

The applicant was issued a Concurrency Reservation Certificate for the project on February 13, 2013, indicating that adequate public facilities, including roadway capacity, exist to serve the proposed 176 apartment units. It is proposed that the project be built in a single phase in 2013 and 2014.

The general setting of the area surrounding the proposed development is that of mixed residential, institutional and commercial uses. Across 9th Street to the west of Parcel E is a medical office. Adjacent to the north of Parcel E, across 1st Avenue, are residential uses and a fraternal organization meeting hall, with residential uses across the alley to the north of Parcel B. Facilities of St Paul's Catholic Church lie north of Parcel C. To the south across Beach Boulevard are a variety of commercial uses including a gas station, a restaurant, a bowling alley and a vacant retail building. The proposed addition of multifamily residential use at this location would not be incompatible with this mix of uses. As stated previously, this location is served by mass transit. It is also within walking and biking distance to a grocery store, to the Central Business District and beach, and to the Wingate Park recreational facilities.

Finally, given the current state of and the former use of the subject five parcels as an automotive dealership, the proposed development should actually enhance the value of its surrounding properties, and could serve to expand the customer base of surrounding businesses.

Recommendation: Approval.

Applicant:

The agent for the applicant, T.R. Hainline, 1301 Riverplace Blvd., reviewed projects representing TriBridge Residential, LLC. TRiBridge is developing UpTown at the St. Johns Town Center, which includes mid-rise upscale apartments. In addition, they are constructing SeaGrass, which consists of garden style apartments. This site is conspicuous and lies dormant - the dealership had to close its facility in 2009. This closure was part of the Chevrolet reconstruction, which required him to move his dealership to Atlantic Blvd.

This facility can definitely be used for redevelopment and complies with all requirements. Mr. Hainline stated that the leasing offices may go into parcel D, but it is possible that they may go into parcel A

Mr. Jones asked whether there would be an alley abandonment. Mr. Mann responded that they have received an application for an alley abandonment between parcels E & D; the balance of that alley is being used by another property owner. Mr. Mann added that there is also an application being processed to abandon an unused utility easement in Parcel A. Mr. Hainline stated that there also may be an abandonment filed for the alley adjacent to parcel C.

Mr. Jones asked if parcel D could revert to multifamily and asked if the layout would change. Mr. Hainline responded that there would be no change to the type of structure. Mr. Mann added that any change to the building envelope of more than 5% would require a PUD site plan amendment.

Public Hearing:

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

The following people spoke neither for nor against the application:

Peter Sapia, 1565 Selva Marina Blvd., Atlantic Beach
Reesa Pabst, Jacksonville Beach

Seeing no one who wished to address the Board, Mr. Sutton closed the public hearing.

Motion: It was moved by Mr. Dorson, seconded by Mr. Jones, to approve the zoning amendment as presented.

Roll call vote: Ayes – DeLoach, Jones, Sutton, Dorson, and Callan; motion passed unanimously.

Planning & Development Director's Report

Mr. Mann advised the members that the next meeting is scheduled for Monday, April 8, 2013 with four (4) cases.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:30 P.M.

Submitted by: Amber Maria Lehman
Senior Secretary

Approval:

/s/Greg Sutton
Chairman

Date: April 22, 2013