Minutes of Planning Commission Meeting
held Monday, February 10, 2014 at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

JACKSONVILLE BEACH

Call to Order

The meeting was called to order by Vice Chairman Terry DeLoach.

Roll Call

Greg Sutton, Chairperson *Absent*
Terry DeLoach, Vice Chairperson
Bill Callan
David Dahl
Georgette Dumont

Alternates:
Rick Knight *Absent*
Lee Dorson

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

Approval of Minutes

It was moved by Mr. Dahl, seconded by Ms. Dumont, and passed, to approve meeting minutes for January 13, 2014 as presented.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

(A) PC #1-14 (14-10001) 115 3rd Street South

Application to rezone a +/- 1.64 acre parcel of land located at the southeast corner of 1st Avenue South and 3rd Street South from Central Business District: CBD to Redevelopment District: RD to allow for a new 22,000 square foot three-story addition to an existing, residential multiple-family development (Pablo Towers). The addition will be constructed in the general footprint of the existing one-story building on the south side of the property, and will include a 15-bed assisted living facility, a commercial kitchen, and activities/dining room space.

Staff Report:

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

Pablo Towers was constructed in 1973 by the Beaches Christian Service Corporation (applicant/owner) as a 197 unit, high-rise affordable housing development for the elderly. It occupies the entire block between 2nd and 3rd Streets South and 1st and 2nd Avenues South, in our Central Business District. In conjunction with recently paying off the 30 year HUD mortgage for the development, the applicants would now like to provide additional facilities and services to enhance their overall mission to provide quality affordable housing for area elderly residents.

Specifically, they would like to demolish the existing one story building adjacent to the residential tower, and replace it with a three-story building which would contain management offices, housekeeping functions, a community dining/gathering room with full commercial kitchen. This last component is seen by the applicant as a means by which the length of stay may be extended for some of the elderly residents who are gradually losing the ability to live independently within the existing apartments.

Staff held a pre-application meeting with the applicant's consultants in December 2013 and reviewed the proposed development plans. It was acknowledged that 15 bed addition would enhance and further the overall housing provision mission of the applicant, but it was pointed out that group homes, including assisted living facilities, were not listed as permitted uses within the Central Business District. Staff recommended that the applicant pursue Redevelopment District: RD rezoning for the subject property, as opposed to trying to amend the existing CBD zoning regulations in general to permit group homes throughout the Central Business District. The RD rezoning process would also give the City input into the design and appearance of the proposed new building to ensure that the proposed development would be compatible with the surrounding neighborhood.

The application materials include a project narrative outlining the scope of the proposed project, and how the project is consistent with the Downtown Redevelopment Plan. Permitted uses would include the existing Pablo Tower structure and its 197 residential units, and the new 22,000 s.f. building containing a 15-bed residential addition and administrative, kitchen and dining/gathering space.

Also included with the application is a proposed site plan, showing the existing residential apartment tower, the location of the proposed three-story building, and improvements to the existing parking lots, including the provision of additional parking required for the 15-bed residential portion of the new building. The applicant has also delineated an area in the northeast parking lot where a temporary modular building may be located to provide an interim community center for residents while the new facilities are under construction.

Staff has reviewed the application against our Land Development Code standards applicable to Redevelopment District; RD zoning districts. The land proposed for

rezoning is adequate and appropriate for the proposed use, since the proposed use is an enhancement of the viable existing use of the subject property. Yard setbacks and lot coverage are comparable to that of surrounding properties, both as they exist today, and as they may be redeveloped in the future. Traffic circulation in and around the subject property should not be negatively affected. Landscaping and signage will be consistent with redevelopment Plan and Land Development Code standards. Adequate public facilities exist to serve the existing and proposed uses of the subject property. The applicant is aware that the project will be subject to a Mobility Fee, based on the daily additional trips generated by the proposed building addition. That fee will be calculated and paid in conjunction with building permit for the proposed new construction, should this rezoning application be approved.

The application will next be presented to the Community Redevelopment Agency at its February 17, 2014 meeting. The proposed Redevelopment District: RD ordinance will then be drafted for a City Council public hearing and approval on March 3, 2014.

Recommendation: Approval.

Applicant:

The applicant, Nels Gyland, Vice President of Beaches Christian Services, 14567 Lagoon Drive, Jacksonville Beach, stated that he concurred with the staff report presented by Mr. Mann.

Ms. Dumont asked Mr. Mann if this addition will be restricted to the 35 foot building height limit.

Mr. Mann replied yes.

Public Hearing

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

Seeing no one who wished to address the members, Mr. DeLoach closed the public hearing.

Motion: It was moved by Mr. Dorson, seconded by Ms. Dumont, to approve the application to rezone a +/- 1.64 parcel of land located at the southeast corner of 1st Avenue South and 3rd Street South from Central Business District: CBD to Redevelopment District: RD to allow for a new 22,000 square foot three-story addition to an existing, residential multiple-family development (Pablo Towers).

Roll call vote: Ayes – Callan, Dahl, DeLoach, Dumont and Dorson.
Motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the members that the February 24, 2014 meeting is cancelled due to lack of agenda items. The next meeting is scheduled for March 10, 2014.

Adjournment

There being no further business coming before the Commission, Mr. DeLoach adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman

Date: 3-24-2014