

**Minutes of Planning Commission Meeting  
held Monday, July 14, 2014, at 7:00 P.M.  
on the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairman Greg Sutton.

**Roll Call**

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

Alternate: Lee Dorson

Also present was Steven Lindorff, FAICP, Director of Planning & Development.

**Note:** Due to the absence of the Recording Secretary, there is no recording of the proceedings of this meeting.

**Approval of Minutes**

It was moved by Ms. Dumont, seconded by Mr. Callan, and passed, to approve the minutes for the following Planning Commission meetings, as submitted:

- May 27, 2014
- June 10, 2014
- June 23, 2014

**Correspondence**

There was no correspondence.

**Old Business**

There was no old business brought before the Commission.

**New Business**

**A. PC #17-14 (14-100094) – 1315 2<sup>nd</sup> Avenue North**

**Conditional Use Application** for modifications to the Planning Commission approved site/landscape plan for a one-hundred (100)-bed conditional use elderly-oriented group home to

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relocate the on-site dumpster enclosure. The property is located in a Residential, multi-family: RM-1 zoning district (ref. LDC Sec. 34-339(d)(1), and Applications PC #18-10 and PC # 16-12).

**Staff Report:**

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

The applicant is currently building the *Beach House* assisted living facility for the subject property approved by the Planning Commission in 2012, via application PC#16-12. That approval was conditioned upon a specific landscape plan submitted by the applicant, and that landscape plan shows the location of the facility's dumpster at the northwest corner of the subject property, at the north end of Lion's Club Road. A copy of the approved site plan from application PC#16-12 is included in the agenda package for reference.

The applicant would now like to relocate the facility's dumpster enclosure to the staff parking lot at the northeast corner of the subject property, as shown on the proposed new site/landscape plan filed with the application. The applicant states the reasons for the proposed dumpster relocation as (1) eliminating the long distance that the garbage trucks would have to back up to serve the existing approved dumpster location, and (2) the long distance that the kitchen staff would have to cart waste and trash from the facility's kitchen at the northeast corner of the building to the existing dumpster location. At either location, the dumpster(s) would sit on a concrete pad enclosed by eight-foot height concrete block walls, with operable and securable front gates, and a separate personnel access door.

**Recommendation:** Approval, pending any substantive objection from affected adjacent property owner(s).

**Applicant:**

The agent for the applicant, Matt Bierscheid, 726 9<sup>th</sup> Avenue South, requested that the Commission consider the relocation of a one-space dumpster enclosure instead of the two-space enclosure included with the application. Mr. Bierscheid also noted that the proposed change would not reduce the number of off-street parking spaces on the property.

**Public Hearing:**

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

No one was recognized speaking in favor of the application.

The following persons spoke against the application citing noise and odors if the Commission approved moving the dumpster enclosure from a location adjacent to non-residential uses to the proposed location near the single-family homes on the east side of the development site. The

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speakers objected to moving the dumpsters for the convenience of the group home and the solid waste collection contractor.

Speaking in Opposition:

- Matt Campbell, 1261 2<sup>nd</sup> Avenue North
- Charles Kirk, 1290 2<sup>nd</sup> Avenue North
- Jeff Lowery, 1289 2<sup>nd</sup> Avenue North
- Bob Burke, 1228 2<sup>nd</sup> Avenue North
- Chris Byrnside, 1219 3<sup>rd</sup> Avenue North
- Scott Sandstrom, 1171 3<sup>rd</sup> Avenue North

In rebuttal, Mr. Bierscheid pointed out that this facility is a residential use and not a commercial use, and that there are other dumpsters located near residential uses throughout the city. He also stated that the enclosure would be attractively designed in the same style as the main building.

Seeing no one else wishing to speak regarding this application, Mr. Sutton closed the public hearing.

**Motion:** It was moved by Mr. Dorson, seconded by Ms. Dumont, to deny the request.

Mr. Sutton reminded the members that a vote of “yes” was a vote to deny the request.

**Roll Call Vote:** Ayes: Sutton, Callan, Dumont, Dorson; motion to deny carried unanimously.

**B. PC #18-14 (14-100094) – 201 6<sup>th</sup> Ave. North, 720 North 2<sup>nd</sup> St., and 728 North 2<sup>nd</sup> St.**

**Conditional Use Application** for a proposed eight-unit multi-family residential project located in a Commercial limited: C-1 zoning district, pursuant to Sec. 34-341(d)(15) of the Jacksonville Beach Land Development Code.

**Staff Report:**

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

The applicant has a contract to purchase the subject properties in order to build four two-family dwellings, or duplexes, on them, with two duplexes on either side of the alley dividing the subject properties. Since the subject properties lie in a C-1 district, he is required to first obtain conditional use approval for multi-family residential use.

The subject properties consist of the entire east half of the block bounded by 6<sup>th</sup> and 7<sup>th</sup> Avenues North, and 2<sup>nd</sup> and 3<sup>rd</sup> Streets North. The alley that runs east to west through the block splits the subject properties into two equally sized 100x125 parcels. Sixth Avenue North is the zoning boundary between the C-1 district and the CBD to the south. The total site area of 25,000 square feet could support a maximum of 22 residential units, requiring 44 on-site parking spaces. A

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former applicant received conditional use approval in 2011, via Application PC #7-11, to build multifamily rental apartments on the properties, but that development never materialized.

Adjacent uses consist of developed commercial and multifamily residential parcels immediately to the west, a small commercial center across 6<sup>th</sup> Avenue to the south, multifamily apartments, and a vacant commercial building across 2<sup>nd</sup> Street to the east, and developed multifamily uses across 7<sup>th</sup> Avenue to the north. Despite its commercial zoning, both sides of 7<sup>th</sup> Avenue North consist entirely of residential uses, except for the two parcels that also front on 3<sup>rd</sup> Street.

The area covered by the City's Downtown Vision Plan lies immediately south of the subject property, and 6<sup>th</sup> Avenue North is one of the designated corridors in that plan. It is envisioned primarily as a retail corridor, but it is noted that new residential based development in the area would help create more year-round and daytime activity in the CBD. Staff strongly concurs with that sentiment. Since the subject property does not lie within the CBD, it would not be subject to our new downtown design guidelines, which would apply to properties along the south side of 6<sup>th</sup> Avenue.

The addition of multi-family dwellings at this location is consistent with the character of the neighborhood to the north and east, and would complement the proposed Vision Plan development anticipated for properties to the south. Adequate public facilities exist to serve the proposed development, and if constructed, the project would be subject to the City's mobility fee. Neither adjacent commercial or residential property values should be negatively affected by the construction of a total of four two-family dwellings on the subject properties.

**Recommendation:** Approval.

**Applicant:**

Mr. John Atkins, representing himself as the applicant, indicated that he did not have anything to add to the staff report. If approved, Mr. Atkins requested that the approval reflect the names of the two corporations that he has formed to carry out the development of the property:

North of the Alley: 720 2<sup>nd</sup> Street North LLC  
South of the Alley: 201 6<sup>th</sup> Avenue North LLC

**Public Hearing:**

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

Seeing no one to be recognized, the Chair closed the public hearing.

**Motion:** It was moved by Mr. Dorson, seconded by Mr. Callan, to approve the request as submitted.

**Roll Call Vote:** Ayes: Sutton, Callan, Dumont, Dorson; motion to approve carried unanimously.

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**Planning & Development Director's Report:**

Mr. Lindorff reported that the regularly scheduled Planning Commission meetings scheduled for July 28, 2014 and August 11, 2014 will not be held because there are no applications to be heard at either of those meetings.

**Adjournment:**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting.

Submitted by: Steven Lindorff  
Director of Planning & Development

**Approval:**

/s/Greg Sutton

Chair

Date: August 25, 2014