

**Minutes of Planning Commission Meeting  
held Monday, June 22, 2015, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order Chairman Sutton.

**Roll Call**

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

Alternates  
Britton Sanders  
Jeffrey Jones

Also present were Bill Mann, Planning and Development Director, and Assistant City Clerk Nancy Pyatte.

**Approval of Minutes**

There were no minutes to approve

**Correspondence**

There was no correspondence.

**New Business**

- (A) **PC#14-15 660 10<sup>th</sup> Street South**  
**Conditional Use Application** for a proposed restaurant with an outdoor restaurant seating area located in an *Industrial: I-1* zoning district, pursuant to Sections 34-346(d)(5) and 34-346(d)(10) respectively, of the Jacksonville Beach Land Development Code.

**Staff Report:**

The applicant has recently approached the City to lease a large portion of the former City Yard property on the west side of 10<sup>th</sup> St. S., abutting our golf course and the sewage treatment plant. As shown on the provided site plan, he wants to develop the property into “Spikes Sports Club,” an outdoor sand court volleyball facility with restaurant,

outdoor seating and snack bar. The volleyball courts and horseshoe pits shown on the plan are permitted recreational uses in I-1 zoning, but the restaurant and outdoor restaurant components are only allowable in I-1 districts by conditional use approval. The plan, as shown, would need certain parking related variances from the Board of Adjustment, should this application be approved.

The most recent former tenant of the subject property was *First Student* transportation service. They used the property for storage and maintenance of their school bus fleet.

Adjacent uses consist of the City's golf course to the west, the former County Mosquito Control property (vacant, now City-owned) to the north, City laydown yard and Sewage Treatment facilities to the south, and a mix of industrial and warehouse uses across 10<sup>th</sup> Street to the east. The proposed use of the property for recreational use, including the restaurant facilities represents a clean and low impact use of the currently vacant City-owned land, and the property could be easily converted to some other use should the venture ultimately be not successful. Adjacent property values should not be negatively impacted.

**Applicant:**

The applicant, Jim O'Nan, had nothing further to add to Mr. Mann's statement and distributed a handout detailing the proposed business. (on file)

Mr. O'Nan introduced Jason Canning - Architect, Mary Andrew – Jacksonville Juniors Volleyball Association, Inc., and Becky Mead – Restaurant Director. This will be a family friendly, sports oriented facility bringing positive benefits to the community.

**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 who wished to address the board, Mr. Sutton closed the public hearing.

**Motion:** It was moved by Mr. DeLoach, seconded by Mr. Dahl, to approve the application.

**Roll call vote:** Ayes – Callan, Dahl, DeLoach, Dumont and Sutton; the application was approved unanimously.

**(B) PC#15-15 1515 1<sup>st</sup> Street South**

**Conditional Use Application** for transfer of ownership of an existing hotel located in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-340(d)(20) of the Jacksonville Beach Land Development Code.

**Staff Report:**

The subject hotel property currently exists as an approved conditional use in an RM-2 zoning district. (Ref PC#10-12) Staff was recently contacted by a group that was in the process of purchasing the hotel from its current owner. They were informed that conditional uses were not transferrable, and that they would need to apply for conditional use approval for the hotel, in their name, in conjunction with their proposed purchase. Application PC#10-12 was a similar such approval in 2012, transferring the conditional use approval into the current owners name.

Adjacent uses include hotels to the immediate north and northwest, the subject hotel's off-site parking lot across 1<sup>st</sup> Street to the west, and residential condominiums to the southwest and south. The existing hotel on the subject property was originally constructed in 1973, and pre-dates all of its surrounding development, except for the hotel to the immediate north which was built in 1968. Together, these hotels have helped to define the character of this portion of the City's northern oceanfront for over thirty years. Approval of this application should have no impact to that established character, and adjacent property values should not be negatively affected.

The applicant has requested that if the application is approved, that the approval be conditioned upon, and be made effective only after, the transfer of title for the hotel from MHF Jacksonville Beach, LLC to Pios Grande Jacksonville Resort LLC.

**Applicant:**

The agent for the applicant, Vincent Abessinio, had nothing further to add to Mr. Mann's statement and said this will continue as a Hampton Inn.

**Public Hearing:**

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

Mack McCuller, 225 Water St., Jacksonville – represents the applicant/owner, Pios Grande Jacksonville Resort LLC. He did not have anything to add.

Mr. Sutton closed the public hearing.

**Motion:** It was moved by Mr. Dahl, seconded by Mr. DeLoach, to approve the application, with the condition it be made effective only after the transfer of title for the hotel from MHF Jacksonville Beach, LLC to Pios Grande Jacksonville Resort, LLC.

**Roll call vote:** Ayes – Dahl, DeLoach, Dumont, Sutton, and Callan; the application was approved unanimously.

**(C) PC#16-15 617 5<sup>th</sup> Street North**

**Conditional Use Application** for approval of an existing single-family home in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach LDC.

**Applicant:**

Mr. Mann advised the members that the applicant, Mr. Parsons contacted him and said he was unable to attend this meeting due to severe injuries he incurred from a ladder fall.

Mr. Mann stated that the applicant had no objections to his application being presented; it is the decision of the members if they want to proceed or carry over to the next meeting.

Chairman Sutton called the question; all members present were in favor of proceeding with the application.

**Staff Report:**

The applicant owns an existing legal nonconforming single-family home on the southeast corner of 6<sup>th</sup> Avenue North and 5<sup>th</sup> Street North in an RM-1 zoning district. He has applied for conditional use approval to relieve his house of its nonconforming status so he can perform certain improvements, primarily by adding a garage to the north end of it, in an area currently taken up by a wood deck and a small one-story detached accessory building. He is aware that his proposed addition would also require front yard and lot coverage variances, should this request be approved.

Property Appraiser's office data provides that the existing house was built in 1975. Adjacent uses include an approved conditional use family home to the immediate east, built in 2012, another approved conditional use family home across the alley to the south, built in 2002, a single family neighborhood across 5<sup>th</sup> Street to the west, and a small medical office use across 6<sup>th</sup> Street to the north, also an approved conditional use. 5<sup>th</sup> Street North in this area is a zoning boundary between RM-1 zoning on its east side and RS-2 zoning on its west side. Approval of this request should not change the character of this predominantly residential neighborhood, nor should it negatively affect adjacent property values.

**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 board, Mr. Sutton closed the public hearing.

**Motion:** It was moved by Mr. DeLoach, seconded by Mr. Dahl, to approve the application.

**Roll call vote:** Ayes – Dumont, Sutton, Callan, Dahl, and DeLoach; the application was approved unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the Planning Commission that the next meeting is scheduled for Monday, July 13, 2015.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:35 P.M.

Submitted by: Nancy J Pyatte  
Assistant City Clerk

Approval:

/s/ Greg Sutton  
Chairman

Date: July 13, 2015