

**Minutes of Planning Commission Meeting
held Monday, February 27, 2017, 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

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

Alternates

Britton Sanders (*absent*)
Margo Moehring (*absent*)

Also present were Heather Ireland, Senior Planner and Amber Lehman, Recording Secretary

Approval of Minutes

None

Correspondence

None

Old Business

None

New Business

(A) PC #2-17- 102 15th Street South

Conditional Use Application to modify the approved site plan (PC#5-14) for a private elementary and secondary school located in a Residential, single-family: RS-1 zoning district, pursuant to Section 34-336(d)(3) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The applicant has existed as a private school since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15th Street South to the immediate south, with plans to expand the existing campus. The expansion plans included a two-story, 18,000 square foot building on the combined properties, containing nine classrooms, and office and ancillary space that would support up to 175 students. The applicant received conditional use approval for the proposed expansion in 2014 via PC#5-14.

The conditional use approval included several conditions, specifically, that the applicant would develop the proposed school expansion in accordance with the application site plan dated February 18, 2014, and that any modifications or changes to this site plan shall require approval by the Jacksonville Beach Planning Commission. Additional conditions of approval included an established and enforced minimum 30-minute staggered drop-off/pick-up time schedule for three separate grade or class groups, to be approved in conjunction with the Development Plan application, and a required crosswalk guard during all scheduled drop-off/pick-up times.

The applicant now would like to provide a transitional building for a time period of 36 to 60 months, while the funds are raised to complete the approved permanent building. Since this constitutes a change to the site plan dated February 18, 2014, the applicant was advised by staff that conditional use approval would be required. According to the application, the transition buildings will add 30 students to the existing population, for a total of 230 students. The school is also proposing to accommodate traffic by expanding the parking loop to provide a higher capacity for stacking and waiting vehicles, and provide an additional exit route for departing vehicles using the traffic plan shown on the approved 2014 site plan. The school will continue with staggered arrival and dismissal times.

Adjacent uses include the original school building to the immediate north of the proposed transitional facilities, condominiums to the north across Shetter Avenue, the City's Operations and Maintenance Facility across 15th Street to the east, single family homes to the south off Marsh Inlet Court, and undeveloped wetlands owned by Pablo Hamlet to the west.

The primary difference between this application and the approved 2014 conditional use is the size and type of facility and building footprint for the interim expansion. The applicant has an established history with operating a school at this location, and has been a good steward of the existing property through various incremental expansions since it was established. The proposed transitional site plan still represents an effort to minimize any potential off-site impacts due to traffic, or to adjacent properties. The transitional site plan and facilities would allow the school to provide additional needed capacity until the funding is available for permanent facilities to grow to the targeted capacity. In addition to committing to the proposed transitional site plan, staff feels that the conditions approved under PC#5-14 be maintained during the transitional period as well.

Applicant:

The agent for the applicant, Mr. Charlie Roshlow, 111 Riverside Avenue, Jacksonville, reviewed a slide show that they prepared to review the proposed additions to the school. He explained how the plan was prepared to address a parking plan to avoid stacking on 15th Street, and how the design will be consistent with the surrounding neighborhood.

Ms. Dumont asked where the children would go when the permanent structures were built. Mr. Roshlow responded that part of the building could be set back further to allow for it, and the building would be phased with a lot of work done in the summer. Mr. Roshlow stated that it was possible the school would come back again with a modification.

Mr. DeLoach noted that he had communications with Ms. Bednarek and Mr. Landry with the school, and with their architect Mr. Mnich. He added that whatever they did would be an improvement over the house, but stated that he was hoping for more buffer. Mr. Roshlow added that the existing fence would be coming down and they would want the classes to be as close as possible to the existing campus. Mr. DeLoach added that the existing trailer for administration would not be acceptable for the modular temporary classrooms. Discussion followed on the type of look that would be acceptable for the temporary structures. Mr. DeLoach asked if they would be comfortable with conditioning approval on type of architecture.

Mr. Dahl asked about the traffic from the additional students. Ms. Kim Bednarek with the school stated that may be 30-40 more vehicles. Mr. Brandon Speeg stated that would do staggered starting times that prevent vehicles from stacking onto 15th Street. He added that the extra driveway and parking would address the traffic. Mr. DeLoach added that there are multiple dropoff spots as well.

Mr. DeLoach asked if they could revisit the issue less than 60 months out. Mr. Roshlow thought they could and agreed that to revisit the issue in 24 months is reasonable. Ms. Bednarek stated that 36 months would probably be more reasonable. Mr. Dahl questioned what they would do in 36 months.

Ms. Dumont reviewed the possible conditions as revisit in 60 months, continue conditions from 2014 approval, trailers to be complementary to permanent structures and a natural buffer.

Public Hearing:

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

There was no one present to speak in favor of or in opposition to the proposed application.

Discussion:

Ms. Dumont stated that she knew someone who lived in Marsh Inlet who liked the school. She added that the look was more neighborhood like.

Motion: It was moved by Ms. Dumont and seconded by Mr. DeLoach, to approve the application with the conditions that the Commission revisit it in 60 months, the conditions from 2014 be continued, the trailers need to complement the permanent structures on the campus, and there be a natural buffer on the southern boundary due upon occupancy permit.

Roll call vote: Ayes – Callan, Dahl, DeLoach, Dumont and Sutton. The motion was approved unanimously.

(B) PC #3-17- 417 and 421 11th Street South

Concept Plat Approval for a proposed four unit townhouse development located in a Residential, multiple family: RM-1, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on 11th Street South, between 4th and 5th Avenues South and consists of two adjacent residential lots. Each lot currently has a single-family home built in 1959. The applicant wishes to combine the adjacent lots, and develop a four-unit townhouse project. When combined, the two adjacent properties would allow for four fee-simple townhouse lots consistent with the minimum townhouse lot sizes and street frontages for Residential, multiple family: RM-1 zoned properties, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are single-family directly to the west across 11th Street South, single- family to the north and south, and single- and multiple family to the west. Additionally, there is an elementary school to the north across 4th Avenue South, and an industrial area to the south across 5th Avenue South. Despite the historical single-family character of this one block portion of 11th Street South, it is zoned for multiple family development. The proposed concept plat and prospective development project is consistent with similar projects in the RM-1 zoning district.

Applicant:

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a four-unit townhouse development and are not requesting variances for the development.

Ms. Dumont asked about the dimensions of the townhouse lots. Mr. Hart explained that the lots meet the minimum requirements. Ms. Dumont questioned whether this fit the character of the neighborhood.

Public Hearing:

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

Ms. Shandy Thompson, 522 3rd Avenue South, Jacksonville Beach, stated that she lived in the older neighborhood where these townhouses were proposed. She stated that four townhomes here would create too much traffic and would park on a narrow street. She provided pictures showing the parking and traffic issues in the area. She stated that she thought these buildings were too big for this neighborhood.

Ms. Kay Odom, 402 11th Street South, Jacksonville Beach, agreed that there would be parking issues with these townhouses and expressed her opposition to the proposal.

Mr. Tony Komarek, 533 11th Avenue South, Jacksonville Beach, provided pictures. He stated that an earlier request for a variance for these parcels was denied. He added that he did not believe the applicant was providing sufficient parking for the townhomes. Mr. Komarek stated that only two units, three at the max, should be approved for these parcels.

Ms. Millie Sullivan, 114 11th Street South, Jacksonville Beach, expressed her opposition to the proposed townhomes. She stated that these townhouses do not fit in this neighborhood. She agreed with the other speakers that there are parking issues in this neighborhood.

Blake Ziegler, 414 11th Street South, Jacksonville Beach, expressed his opposition.

Mr. Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, stated that he owns about 25 units in this neighborhood and has seen values rise because of the development going up here. He added that there is very little affordable housing in Jacksonville Beach. He stated that he met all requirements for parking in the area, and stated that taxable value increase ten-fold after construction, which generates increased tax values for the City.

Mr. Hart stated that they met all minimum requirements, and had places to park two cars. He added that all drainage requirements must be met, which the older properties do not. Mr. Dahl asked about parking solutions. Mr. Hart stated that they could add gravel parking.

Discussion:

Ms. Dumont stated that she didn't see this to be contiguous to density and expressed her concern with the parking, even though they did meet code. She noted that property values at the beach are going up all over. She stated that she did not believe that this was compatible with the surrounding properties in the neighborhood.

Mr. Dahl stated that people want to live in Jacksonville Beach because it is a small beach town. He thought that there was ample justification to not approve this proposal due to the densities.

Mr. DeLoach stated that there are other uses comparable to what they want to build, and they meet the parking requirements for this type of structure. He added this is not a designated historical community. He expressed concern that it is not fair to the applicant to deny this when he meets all requirements.

Mr. Dahl asked Ms. Ireland to review the standards for review. Ms. Ireland read the three standards for the Commission to review the application. Ms. Dumont added that the plan is to increase the quality of life at the Beach and this proposal doesn't meet that. Mr. DeLoach stated that they needed to review their codes but not single out this proposal.

Motion: Mr. DeLoach made a motion to approve application based on the criteria that the applicant meets, adding that gravel parking be provided. Mr. Dahl asked where the gravel would go. Mr. Sifakis described where it would go. The motion died for a lack of a second.

Alternate Motion: Ms. Dumont made a motion to deny the application, based on it not being consistent with the Comprehensive Plan due to issues of quality of life. The motion to deny died for a lack of a second.

Second Alternate Motion: It was moved by Ms. Dumont and seconded by Mr. Sutton, to deny the application based on Standards 6A and 6B stating incompatibility with the surrounding neighborhood and inconsistency with the Comprehensive Plan. Ms. Dumont noted that Mr. Sifakis' argument about housing values is not as true in this neighborhood as his neighborhood.

Roll call vote: Ayes – Dahl, Dumont, and Callan.
Nays - Sutton and DeLoach.
The motion to deny was approved by a 3-2 vote.

(C) **PC #4-17- 1010 2nd Avenue North**

Concept Plat Approval for a proposed six-unit townhouse development located in

a Residential, multiple family: RM-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located at the southwest corner of 2nd Avenue North, and 10th Street North. The property currently exists as a multiple family residential triplex in a Residential, multiple family: RM-1 zoning district. The applicant wishes to redevelop the property into six fee-simple townhouse lots. The concept plat provided shows six townhouse lots that exceed the minimum townhouse lot sizes and street frontages, for *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are multiple and single family to the east, single-family and a city park (Gonzales Park) to the north, single-family to the west, and commercial to the south. The proposed six-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed lots meet the RM-1 zoning district requirements.

Applicant:

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a six-unit townhouse development. He stated that this was a unique parcel that was a trapezoid. He stated that the project is multi-family already and they meet all standards.

Mr. Sutton asked about the location of the park. He stated that the park was bigger than it appeared in the documents. Mr. Sutton thought this was compatible with the area.

Mr. DeLoach agreed, stating that the park was across the street, with multi-family units bordering the parcel as well. He thought this would be a newer nicer project than the ones bordering it.

Public Hearing:

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

Ms. Shandy Thompson, 552 3rd Avenue South, Jacksonville Beach, asked if they were three stories or two stories. She stated that she would prefer two stories. She thought that gravel parking would be preferable and should be a condition of approval.

Mr. Tony Komarek, 533 11th Avenue South, Jacksonville Beach, stated that six properties on this narrow parcel is too much density.

Mr. Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, stated that he was in favor of the project, but noted that when variances are denied it makes it difficult to build two-story townhomes.

Discussion:

Mr. DeLoach stated that this property is surrounded by similar properties and this property meets the requirements and is character with the neighborhood.

Ms. Dumont noted that because it is an odd-shaped lot and questioned the issues of variance to make money.

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

Roll call vote: Ayes – DeLoach, Dumont, Sutton, Callan and Dahl.
The motion was approved unanimously.

(D) PC #5-17- 1304 1st Avenue North

Conditional Use Approval for multiple family residential for a three-unit townhouse, located in a Commercial general: C-2 zoning district, pursuant to Section 34-343(d) (11) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the south side of 1st Avenue North between Penman Road and 11th Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The proposed site plan provided shows three townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the Residential, multiple family: RM-1 zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1st Avenue North, commercial to the east and west, and commercial to the south, fronting on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the RM-1 zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

Applicant:

The agent for the applicant, Alex Sifakis, 440 7th Avenue South, stated that the property is zoned commercial, and you can't access the site from Beach Blvd. He stated that this request is consistent with the other projects directly to the east of this project.

Mr. Sutton asked the zoning directly across the street to the north. Ms. Ireland stated that she thought it was single-family.

Public Hearing:

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

Mr. Tony Komarek, 533 11th Avenue South, stated his concern was about the middle property. He noted that many people use 1st Street to get to Penman Road. He thought that this could create a traffic issue.

Discussion:

Ms. Dumont stated that the Code allows for this width of parcel addressing the concerns of Mr. Komarek.

Motion: It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application.

Roll call vote: Ayes – Dumont, Sutton, Callan, Dahl and DeLoach.
The motion was approved unanimously.

Planning & Development Director's Report

Ms. Ireland noted that the next meeting is March 13 as noted in the agenda.

Adjournment

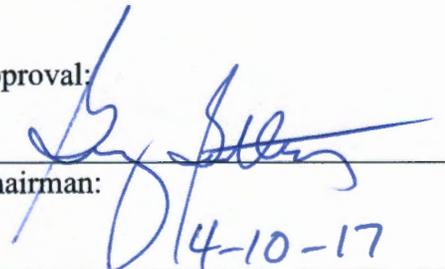
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:48 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman:

Date:



4-10-17