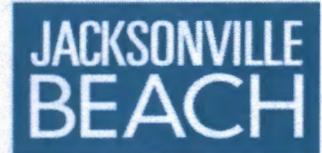


**Minutes of Planning Commission Meeting
held Monday, April 24, 2017, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order Chairman Greg Sutton.

Roll Call

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

Alternates

Britton Sanders
Margo Moehring

Also present were Heather Ireland, Senior Planner and Amber Lehman, Staff Assistant

Approval of Minutes

Ms. Dumont noted that she was erroneously referred to as Mr. Dumont. Ms. Dumont moved approval of the minutes of February 13, 2017 as amended; seconded by Mr. DeLoach. The motion to approve the minutes as amended was approved unanimously.

Correspondence

Ms. Ireland reported that there was no correspondence received.

Old Business

There was no old business.

New Business

(A) **PC #12-17- 778 North 1st Street, 704 North 1st Street, and 705 North 2nd Street**

Redevelopment District: RD Amendment Application to amend RD rezoning Ordinance No. 2016-8070 for property located at the northwest corner of 1st Street North and 6th Avenue North. (former *Dolphin Depot* and adjacent properties)

Staff Report:

Ms. Ireland read the following into the record:

The applicant owns three contiguous vacant parcels on the west side of 1st Street North between 6th and 7th Avenues North. The subject property was approved by City Council for *Redevelopment District: RD* rezoning via Ordinance 2016-8070 in April 2016. The 2016 application was for a six-story mixed-use project with 2,500 square feet of commercial space, parking on the ground floor and second floor, 54 multiple family units, and a maximum of 36 hotel rooms. The maximum allowable height on the subject property is 68 feet, pursuant to a judicial order. The applicant now wishes to amend the scope of the project and was informed by staff that an amendment to the approved *RD* ordinance would be required.

Since the current *RD* ordinance was approved in April of 2016, the applicant has determined that they would like to increase the number of hotel rooms provided, and have made changes to the final design of the project. The *RD* amendment application seeks to amend the project scope to provide 57 hotel rooms, instead of 36 and increase the parking spaces from 164 to 193 spaces. The applicant has also selected a different architect and would like to replace the building site plan and elevation drawings with the new final design for the project.

Adjacent property uses include a vacant oceanfront commercial block to the east across 1st Street North (former *Atlantis* hotel), which has recently been rezoned to *Redevelopment District: RD*, a newly renovated and fully occupied retail strip center to the south across 6th Avenue North, new two-family dwellings to the west across 2nd Street North, multiple family units to the north along 7th Avenue North, an ocean front condominium to the Northeast, and a historic hotel to the southeast. The area has undergone significant revitalization since 2012.

The proposed project, as amended, will serve to continue the revitalization of the downtown area, would complement the character of the surrounding neighborhood, and would fit within the context of the Downtown Vision Plan goals and objectives. Adjacent property values should be enhanced by the proposed development of the subject property.

The Community Redevelopment Agency (CRA) recommended approval by City Council of this rezoning application at their March 27th meeting.

Applicant:

The agent for the applicant, Mr. Scott Gay, 814 North 1st Street, #101, stated that the original proposal had two curb cuts on 7th Avenue, North; this plan has reduced it to one curb cut. In addition, parking was added on this street. He added that the square footage of the units were changed.

Ms. Dumont noted that the setback on 2nd Street was increased from before.

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. Richard Landis, 736 2nd Street North, Jacksonville Beach, stated that he had spoken in opposition to the project before and was speaking out again. He expressed concerns about the increase in rooms and parking spaces. He added that this project dwarfs the surrounding area. He noted concern that the project will negatively affect his property values. He added that the developer should guarantee that the project does not exceed 68 feet. Mr. Landis also requested assurances that the setbacks be no greater than 54 feet.

Mr. Michael Leach, 710 2nd Street North, Jacksonville Beach, asked if there were drawings of the project. Mr. Sutton stated there were elevations of one side of the project.

Discussion:

Mr. Gay provided a drawing of the project and described the elevations of that side as referred to earlier by Mr. Sutton. He added that the volume of the building has not changed.

Mr. Sutton asked about the 68 feet judicial order. Ms. Ireland responded that was the maximum that could be allowed. Ms. Ireland then explained why this project was allowed to exceed the City's 35-foot height limit.

Ms. Dumont asked if the trash compactor could be moved to a different side of the building away from residents. Mr. Gay responded that there will not be a restaurant in this building. Mr. Gay stated that the Public Works Department thought this was the best location for the trash area. Mr. Gay stated that the dumpster will be enclosed and not noticeable.

Ms. Dumont asked about the electric charge stations for golf carts. Mr. Gay stated as they get into design they may provide more than the three that are planned. Mr. Gay added that they do not get credit against parking requirements for the cart spaces being provided.

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

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

(B) PC #15-17- SW Corner of 11th Street/8th Avenue North Street Intersection

Conditional Use Approval for an essential public facility, located in a Residential, single family: RS-1 zoning district, pursuant to Section 34-336(d)(4) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The City of Jacksonville Beach receives its raw water supply from six wells that extend into the Floridan Aquifer. These wells are permitted through the St. Johns River Water Management District (SJRWMD) via a Consumptive Use Permit, 2-031-793-3 (CUP). The location for the proposed well (#16) was approved by the SJRWMD in 1999 as a raw water well location, and as part of the approved CUP. Well #16 was never constructed at the location, as it has not been needed until now.

The City has been informed by the SJRWMD that it must abandon production well #11 due to salt water intrusion, and deterioration of the well piping, and must now activate the already approved location of production well #16 on the subject property. Conditional Use approval is required for essential public services in RS-1 zoning districts.

The subject location is in the southwest corner of the intersection of 11th Street North, and 8th Avenue North. The location is generally adjacent to the east side of a single-family dwelling on the corner of Palm Circle and 11th Street North. Adjacent uses are all single-family residential. The proposed well infrastructure will be enclosed with a building similar to production well #23, as shown in the photo provided with the application. The enclosure will mitigate any potential noise from the well, and provide improved aesthetics of the facility. Adjacent properties should not be negatively impacted by the construction of production well #16 at the subject location within the City right-of-way.

Applicant:

Ms. Ireland noted that the City was the applicant and she could answer any questions or the representative from the Water Department could answer.

Ms. Moehring asked if there was something that could be done to prevent saltwater intrusion on this well. Mike Taylor, City Water Plant Supervisor, stated that all production wells were satisfactory. The well will be built shallower to prevent salt water intrusion.

Ms. Dumont asked if there was a way to test it. Mr. Taylor stated that they would be taking samples as they dealt the well, and there was another well in the same pocket that had good quality water.

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. Kristin Brodt, 1205 Palm Circle, Jacksonville Beach, stated that she had looked for a place, not near a water pump station, and this proposal was only three doors down. She asked why the pump could not be put on Gonzalez Park, so it was not within this residential district. She expressed concern about the noise and the smell from the pump station.

Mr. Sutton stated that he had cards from Brian and Laurie Fitz, 1123 Palm Circle, Jacksonville Beach, who wished not to address the Board and are opposed to the application. In addition, he had a card from Melissa Whitaker, 1115 Palm Circle, Jacksonville Beach, opposing the application.

Mr. David McLemore, 1025 8th Avenue North, Jacksonville Beach, asked if there was a drawing that showed what it would look like, expressing concern that the facility would block the sight lines of drivers.

Discussion:

Ms. Ireland noted that the building would be outside of the site triangle. George Forbes, Jacksonville Beach City Manager, stated that this was not a sewer lift station. He stated it should have no smell. He did concede that there could be noise, but that is why they are enclosing the facility. Mr. Forbes noted that they could not add a second well in Gonzalez Park. Mr. Taylor then explained how the pump system would work.

Ms. Dumont asked if there could be landscaping around the building. Mr. Taylor stated that they would add landscaping. Mr. DeLoach stated that he would like to see a decorative wall around the structure. He added that he would prefer a wall to landscaping because of the burden maintenance of landscaping puts on the City.

Motion: It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application with conditions as follows – a wall substantially similar to Pump Station #23 should be constructed so that the lower part of the structure is not visible.

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

Planning & Development Director's Report

Ms. Ireland noted that the next meeting would be May 8, 2017, with one case to be reviewed.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:50 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

Chairman:

Date:



Handwritten signatures in blue ink are present over the 'Approval:' and 'Chairman:' lines. Below the 'Chairman:' line, the date '5-22-2017' is handwritten in blue ink.