

**Minutes of Planning Commission Meeting
Held Monday, August 13, 2018, 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 at 7:00 P.M. by Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton

Board Members: David Dahl (absent) Georgette Dumont Britton Sanders

Alternates: Jason Lee (absent) Margo Moehring

Also present was Senior Planner Heather Ireland.

Approval of Minutes

None

Correspondence

None

Old Business

There was no old business.

New Business

(A) PC#21-18 Comprehensive Plan Text Amendment

Comprehensive Plan Text Amendment proposing a text amendment to the adopted *2030 Comprehensive Plan*, amending elements for the purpose of incorporating and adopting by reference, the 10-year *Water Supply Facilities Work Plan*, into the Comprehensive Plan.

Staff Report:

Ms. Ireland read the following into the record:

In 2005, the Florida Legislature added requirements for water supply planning to Florida Statutes, Chapter 163, Part II, and Chapter 373, relating to Growth Management. Water supply assessments completed in 2010 identified the need to develop a Regional Water Supply Plan. Subsequently, the St. Johns River Water Management District and the Suwannee River Water Management District engaged in a collaborative public process to develop the *North Florida Regional Water Supply Plan (Plan) 2015-2035*. The Plan was approved by both Districts' Governing Boards in January of 2017. The Plan encompasses Duval County, and as such, the City of Jacksonville Beach, and addresses water supply

issues of the region, and provides a framework to meet water needs of the area through 2035.

Florida Statutes Chapter 163 also requires local governments to prepare and adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans after final approval of the adoption of a regional water supply plan or update of an existing Plan. The Work Plan must cover at least a 10-year planning period and identify water supply facilities, water supply projects, and conservation and reuse activities needed to meet the projected future water demands of the community. The Planning and Development Department, with assistance from the Public Works Water Plant Division, prepared the required Work Plan to transmit to the State for review and approval. In addition to the Work Plan, amended and new Comprehensive Plan policies have been prepared as required to support this effort.

The City's Work Plan consists of a brief history of water supply planning, background information on the *North Florida Regional Water Supply Plan*, details on City water supply facilities, historic and projected future water demand, water conservation and reuse efforts, and future proposed capital improvement projects related to water supply. The Work Plan data and analysis demonstrates that water supply sources and infrastructure are adequate to serve the water supply needs of the City for the 10-year planning period. This is based on projected demand due to small population increases related to the City's permitted water supply capacity. A copy of the Work Plan has been provided in the agenda packets.

In addition to the required Work Plan, proposed Comprehensive Plan amendments have been prepared to address the statutory requirements for local water supply planning. These proposed amendments are provided in the agenda packets. Staff has determined that the proposed comprehensive plan amendments adequately address Florida Statutes regarding water supply planning. The proposed amendments are also internally consistent with the balance of the adopted Comprehensive Plan. The Work Plan is proposed to be adopted by reference in the Comprehensive Plan, as provided, and will be updated periodically, as required by Florida Statutes.

Public Hearing:

There was no one from the public present to speak about the amendment.

Mr. Sutton closed the public meeting.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Sanders and seconded by Ms. Dumont, to approve the Comprehensive Plan Text Amendment.

Roll call vote: Ayes- Georgette Dumont, Britton Sanders, Margo Moehring, and Greg Sutton.

The motion passed unanimously.

(B) PC#22-18 115 1st Street South

Conditional Use Application for a single-family residential dwelling, located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(9) of Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the east side of 1st Street South between 1st and 2nd Avenues South and exists as a single-family residential dwelling, built in 1948. The owner wants to demolish the existing house, and rebuild a new, larger single-family residential structure on the same footprint as the existing building. The owner was advised by staff that conditional use approval would be required to rebuild the existing single-family dwelling. The Land Development Code was recently amended to include single-family dwellings as a conditional use in the *Central Business District: CBD* zoning district.

Adjacent uses are single-family directly to the east, vacant property to the north, multiple-family residential to the south, and single and multiple-family residential to the west across 1st Street South. The continued use of a single-family dwelling on the subject property should not negatively impact adjacent properties and is consistent with the mixed-use character of the area. The owner will continue to allow access via an easement from 1st Street South to the neighbor to the immediate east of the subject property.

Applicant: Ben Chrisman of 115 1st Street South, Jacksonville Beach, FL 32250 was present

Public Hearing:

There was no one from the public present to speak about the application.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Sanders, to approve the Conditional Use Application.

Roll call vote: Ayes- Georgette Dumont, Britton Sanders, Margo Moehring, and Greg Sutton

The motion was approved unanimously.

(C) PC#23-18 1737 3rd Street North

Conditional Use Application for the transfer of an approved automotive repair establishment, located in a *Commercial limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code (former *Pep Boys*)

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the southeast corner of North 3rd Street and 17th Avenue North. The previous commercial tenant was a Pep Boys automotive repair business that obtained conditional use approval in 2012 via PC#28-12. Since automotive repair is a conditional use in *C-1* zoning districts, and conditional uses are nontransferable, the applicant was advised by staff that they would need to apply to transfer the approval into their name.

Adjacent uses include multiple-family to the east, a vacant commercial lot to the south, a commercial shopping center to the west across 3rd Street, and an office building to the north across 17th Avenue North. Given that the proposed use of the property is essentially a continuation of a use which pre-dates much of the surrounding development (*Goodyear* from 1965-2012), that there have been no records of significant problems with the operation of the former auto repair businesses, and that the new business will maintain the subject property in a presentable condition, there should be no change to the character of the surrounding neighborhood. Adjacent properties should not be negatively impacted.

Applicant:

Joe Loretta, Genesis Group (Agent) 6621 Southpoint Drive N, Suite 300, Jacksonville, FL 32216, was present.

Public Hearing:

There was no one from the public present to speak about the application

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Sanders, to approve the Conditional Use Application.

Roll call vote: Ayes - Georgette Dumont, Britton Sanders, Margo Moehring, and Greg Sutton

The motion was approved unanimously.

(D) PC#24-18

Land Development Code Text Amendment Approval to amend Section 34-346(b) to add "Tour Operators" to the list of Permitted Uses in *Industrial: I-1* zoning districts, (applicant – *Go Tuk'n*).

Staff Report:

Ms. Ireland read the following into the record:

The applicant is planning on leasing a warehouse tenant space at 1250 Shetter Avenue for their proposed business, *Go Tuk'n*. The proposed location is in an *Industrial: I-1* zoning district. The applicant's business is a tour operator, providing a variety of tours to residents and visitors of the beaches area. The building space would be used for the tour operator's office and for indoor

storage of the business's tour vehicles. The applicant was advised by staff that tour operators are not currently listed as a permitted use in any zoning district and that she would have to apply to amend the Land Development Code in order to allow the use. The proposed text amendment would add tour operators to the list of permitted uses in *I-1* zoning districts.

Currently, general warehousing and storage, trucking and courier services, and business and professional office are permitted uses in *Industrial: I-1* zoning districts. However, "tour operators," which are generally similar type uses, but which fall under a different SIC code, are not listed. Considering the other uses already permitted in *I-1* zoning districts, staff feels that this use would be non-problematic in *I-1* zoning districts.

Applicant: Stephanie Dale, 901 Ocean Blvd, Unit 903, Atlantic Beach, FL 32233, was present.

Ms. Dale stated her business would be the first of its kind in the state of Florida. She stated it would help take advantage of tourism in the area. Ms. Dale stated she already has an existing travel agency in Jacksonville Beach and both businesses would run out of the same office, and each business would benefit from one another.

Ms. Dale stated Tuks (or Tuk-Tuks) are primarily used in other countries. Tuks are 100% electric and are six-passenger vehicles.

Public Hearing:

Mr. Cerqueira, the property owner, spoke in support of the proposed business.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Sanders and seconded by Ms. Dumont, to approve the Land Development Code Text Amendment.

Roll call vote: Ayes - Britton Sanders, Georgette Dumont, Margo Moehring, and Greg Sutton

The motion was approved unanimously.

Planning & Development Director's Report

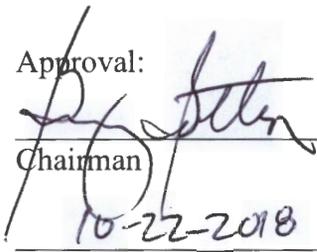
Ms. Ireland noted the next meeting is scheduled for August 27, 2018.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:30 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:


Chairman

10-22-2018
Date