

**Minutes of Planning Commission Meeting  
Held Monday, May 13, 2019, 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 7:05 PM by Vice-Chairman David Dahl.

**Roll Call**

*Chairman:* Greg Sutton (*absent*)  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders (*absent*)  
*Alternates:* Jon Scott Walker Bill Spann

Also present was Senior Planner Heather Ireland and City Attorney Denise May.

**Approval of Minutes** *None*

**Correspondence**

Ms. Ireland announced she received two letters and one email from the public regarding PC #9-19, and all were in favor of the conditional use approval.

**Ex-parte Communication**

Mr. Dahl commented he spoke with Steve Diebenow regarding the Marriot project and was sent related documentation, which he has not inspected yet. Ms. Ireland added this case would be discussed at the May 28, 2019, Planning Commission meeting.

**Old Business** *None*

**New Business**

(A) **PC#9-19** 1902 South 1<sup>st</sup> Street  
**Owner/** William and Ann Pinner  
**Applicant:** 1902 South 1<sup>st</sup> Street  
Jacksonville Beach, FL 32250

**Conditional Use Approval** for a new single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located on the southwest corner of 19<sup>th</sup> Avenue South and 1<sup>st</sup> Street South and has existed as a single-family use since the house was constructed in 1906. The owners/applicants would like to build a new single-family dwelling. They were informed by staff that conditional use approval would be required, as the current house pre-dates the current Land Development Code as a legal nonconforming use.

Adjacent uses include multiple-family to the north and south, single-family to the west and single-family to the east across 1<sup>st</sup> Street South. The redevelopment of a single-family dwelling is consistent with the mixed residential character of the area and should not negatively impact adjacent properties. Given the small lot size (~4,200 sq. ft.) a single-family use would also be less impactful to the surrounding neighborhood than would be a permitted two-family use.

**Applicants:** William and Ann Pinner were present to discuss the application. Ms. Moehring commented the applicants' plan seems appropriate for single-family homes and questioned whether they considered plans of homes more resilient to storm surge. Mr. Pinner responded he had not progressed that far in building planning, but the two-story home would be constructed on an elevated slab.

**Public Hearing:**

No one spoke regarding the conditional use application.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion regarding this case.

**Motion:** It was moved by Mr. Spann and seconded by Mr. Walker, to approve the Conditional Use Application.

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl

The application was approved unanimously.

(B) **PC#11-19** 850 South 5th Avenue (former *First Missionary Baptist Church*)

**Owner:** DB & B Investments, LLC  
1639 Beach Blvd Suite 101  
Jacksonville Beach, FL 32250

**Applicant:** Hoose Homes and Investments, LLC  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Agent:** Alex Sifakis  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Conditional Use Approval** for a proposed 15-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 record:

The subject property is located on the south side of 5th Avenue South between 8<sup>th</sup> and 9<sup>th</sup> Streets South and consists of the entire north half of Block 59, Pablo Beach South. A vacant church

building exists on the east end of the property that was constructed in 1999. That church was never completed or occupied. The property is under new ownership, and the applicant is requesting concept plan for plat approval for a fifteen-unit townhouse development. Each proposed new lot is consistent with the required minimum lot sizes and widths for townhouse lots in *RM-1* zoning districts.

Adjacent uses include multifamily to the north, south, east and west. Directly to the south are six two-family dwellings. To the north, east and west are properties owned by the Jacksonville Housing Authority (JHA). Each of these JHA properties is being redeveloped with 16 new units each, with required parking provided on-site. The proposed townhouse project is consistent with both the existing and proposed multiple-family uses surrounding the subject property.

**Agent:** Alex Sifakis, 340 8<sup>th</sup> Street, Atlantic Beach, stated the three criteria the Commission would use in determining the conditional use for approval and added this property meets them.

The Commission must apply the following criteria as set forth in Section 34-503(6)(a-c). Namely whether the Concept Plan is:

1. Consistent with the Comprehensive Plan.
2. Compatible with surrounding land uses.
3. Design & Layout are not at such variance as to cause substantial depreciation in property values.

**Public Hearing:**

The following residents spoke in opposition to the Conditional Use Application:

- Mary Phillips, 934 10<sup>th</sup> street, Jacksonville Beach, stated she is opposed to the overdevelopment in Jacksonville Beach and does not want the application approved until a stipulation is put in affirming no variances would be required for this property.
- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach, expressed concerns regarding parking.
- Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, commented he is opposed to the overdevelopment in Jacksonville Beach and agrees with Mary Phillips. He added the developer, Mr. Sifakis, has unfinished construction projects throughout the City.

Mr. Sifakis responded to comments regarding density and stated the number of units in the application satisfies the regulations installed by the zoning laws. Regarding parking and if allowed a five-foot setback, he would be able to add rear parking and alleviate the issue. Without the variance, the project would still meet the minimum two-parking-spot requirement. In response to Mr. Komarek's comments, Mr. Sifakis stated the unfinished projects are paused due to complications with the City's variance laws.

Mr. Dahl closed the public meeting.

**Discussion:**

Mr. Walker questioned Ms. Ireland regarding RM zone clarification. Ms. Ireland stated RM-1 zone requires a limit of 20 units per acre, and RM-2 requires a limit of 40 units per acre, and this only applies to multi-family usage and not the townhomes proposed in this application.

City Attorney Denise May restated the criteria the Commission must consider in deciding on the application. Any variance conditions, if recommended by the Commission, would require altering

the Code. There are further steps to be taken by the applicant before the construction of the project can begin.

Ms. Moehring asked Ms. Ireland whether there have been discussions regarding concept plans, and Ms. Ireland noted the City Manager and the Director of Planning and Development are discussing this matter internally.

**Motion:** It was moved by Mr. Spann and seconded by Ms. Moehring, to approve the Conditional Use Application.

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl

The application was approved unanimously.

**Planning & Development Director's Report**

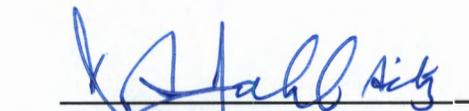
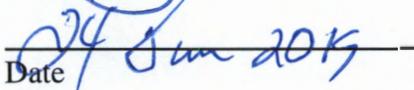
Ms. Ireland noted the next meeting is scheduled for Tuesday, May 28, 2019. There is an ongoing search for a new Planning Commission member, and meetings would soon be streamed live. Commission training would be scheduled during June or July.

**Adjournment**

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

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

  
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Chairman  
  
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Date