

**Minutes of Planning Commission Meeting  
Held Monday, June 24, 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 7:00 P.M. by Vice-Chairman David Dahl.

**Roll Call**

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

Also present was Building Director Bill Mann.

**Approval of Minutes**

The following minutes were unanimously approved:

- May 13, 2019
- May 28, 2019

**Correspondence** *None*

**Old Business**

(A) **PC#13-19** Land Development Code Text Amendment Application

**Owner/  
Applicant:** Marcello Bergo & Katrina Lane  
603 16<sup>th</sup> Street North  
Jacksonville Beach, FL 32250

**Agent:** Lindsay Haga, AICP  
England-Thims & Miller, Inc.

**Land Development Code Text Amendment Approval** to amend the definition of "Pets, household" under Article IV. Definitions to permit female chickens and poultry and female dehorned goats, and to provide standards and regulations for coops and enclosures, where permitted. (Applicant –private sponsor)

**Staff Report:**

Mr. Mann read the following into the record:

The proposed Land Development Code Text Amendment was originally presented to the Planning Commission at the May 28, 2019, meeting. The details of the proposed amendment were discussed, and the City's attorney noted that she desired additional time to review the proposed amendments and discuss them with the applicant and staff.

Following a meeting between the applicant, staff and the City's attorney, staff is now requesting that the application be deferred until the September 23, 2019, Planning Commission meeting to allow additional time for detailed discussions.

**Staff:**

Mr. Mann commented one of the primary reasons for the delay of this application is to find the appropriate location in the Code of Ordinances to address this regulation. One of the proposed Chapters for this regulation would be in Chapter 5, but there may also need to be additional changes to the definitions and supplemental standards in Chapter 34. Any amendment to Chapter 5 would have to be sponsored by a Council member, rather than being initiated by a member of the Planning Commission.

Mr. Sanders questioned if the same procedures were followed by Atlantic Beach and Neptune Beach. Mr. Mann answered he is unsure how these cities address these type of regulations, but most cities include a separate section in their Municipal Code addressing animals. Ms. May commented the cities of Neptune Beach and Atlantic Beach include these animal regulations in their regular Code of Ordinances, but not in their Land Development Code. Ms. May added the definition of household pets if this regulation is to be added in the Land Development Code, would need to be modified in the Code of Ordinances.

**Ex-Parte:**

Ms. Moehring disclosed she spoke with Ms. Haga about the process after the last meeting involving this case.

**Public Hearing:**

No one wished to speak regarding this application.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion concerning this application.

**Motion:** It was moved by Mr. Sanders and seconded by Mr. Walker, to defer the Land Development Code Text Amendment Application until the September 23, 2019, meeting.

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

The motion to defer was approved unanimously.

**New Business**

(A) **PC#17-19** 103/105 North 8<sup>th</sup> Avenue

**Owner:** Daniel C. Elmaleh  
1879 South 1<sup>st</sup> Street  
Jacksonville Beach, FL 32250

**Applicant:** JJQRS, LLC  
Augusto Quilon  
224 North 18<sup>th</sup> Avenue  
Jacksonville Beach, FL 32250

**Conditional Use Approval** for the transfer of an approved multiple-family property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Mr. Mann read the following into the record:

The subject property is located on the northwest corner of 1<sup>st</sup> Street North and 8<sup>th</sup> Avenue North and has existed as an approved multi-family residential property since 1996. The subject property originally received conditional use approval in 1995 under PC#01-95. The current owners are now selling the property, and the buyer is requesting to transfer approved multi-family property into his name.

Adjacent uses include multiple-family to the north, south, east, and west, and a restaurant to the southeast. The continued use of this property as a multiple-family residential use is consistent with the multi-family residential character of the area and should not negatively impact adjacent properties.

**Agent:**

Augusto Quilon, 224 18<sup>th</sup> Avenue North, Jacksonville Beach, approached the Commission to discuss the case; he and his brother-in-law formed a Limited Liability Company and are managing the already-existing VRBO and Airbnb property. The property would be kept as is.

Mr. Spann questioned the number of people staying at the property at once. Mr. Quilon answered, based on the number of bedrooms and bathrooms, possibly two adults and two children can occupy the first floor, and four adults and two children are allowed in the two-story upstairs unit. A one-car garage and part of the front lawn exist for parking, in addition to additional available street parking. Mr. Mann added the property was approved for the four on-site parking space requirements for two dwelling units.

Ms. Moering and Commission notified the applicant of the short-term rental regulations workshop occurring at 5:30 pm on June 27, 2019. Mr. Mann added these regulations are also on the City webpage.

**Public Hearing:**

No one wished to speak regarding this application.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion concerning this application.

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

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

The application was approved unanimously.

**Planning & Development Director's Report**

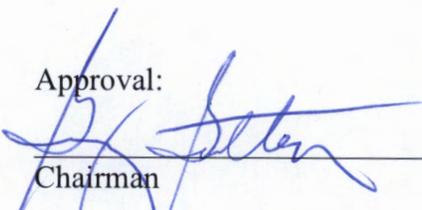
Mr. Mann noted the next meeting is scheduled for Monday, July 8, 2019.

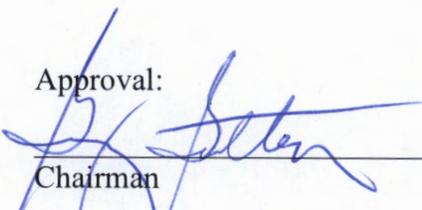
**Adjournment**

There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:15 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

  
Chairman

  
Date

8-12-19