

**Minutes of Planning Commission Meeting  
Held Monday, August 12, 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 7:01 P.M. by Chairman Greg Sutton

**Roll Call**

*Chairman:* Greg Sutton  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders Jon Scott Walker  
*Alternates:* Colleen Murphy White Bill Spann

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

**Approval of Minutes**

The following minutes were approved unanimously:

- June 24, 2019
- July 8, 2019

**Correspondence None**

**Old Business**

(A) **PC#23-19** 1198 Beach Boulevard, Suite 9

**Owner:** Hasteh, LLC  
3982 Alhambra Drive West  
Jacksonville, FL 33207

**Applicant:** Bento Jax Beach, LLC  
P.O. Box 3831  
Orlando, FL 32802

**Agent:** George Fong  
2555 Temple Trail, Suite 102  
Winter Park, FL 33789

**Conditional Use Approval** for proposed outdoor restaurant seating at a new restaurant located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland stated the applicant had requested the application be withdrawn from consideration.

Mr. Sutton stated the applicant had requested the application be deferred to this meeting at the July 22, 2019, meeting. Ms. Ireland confirmed the application deferral, however the application has been withdrawn and they may reapply at a later time.

(B) **PC#25-19** 2115 12<sup>th</sup> Avenue North  
**Owner:** Ocean Forest, LLC  
1912 Nightfall Drive  
Neptune Beach, FL 32266

**Applicant:** Ossi Development  
1112 3<sup>rd</sup> Street, Suite 4  
Neptune Beach, FL 32266

**Agent:** Chuck Kennedy, P.E.  
Connelly and Wicker, Inc.  
10060 Skinner Lake Drive, Suite 500  
Jacksonville, FL 32246

**Concept Plan for Plat Approval** for a proposed 10 lot single-family residential subdivision for property located in a *Residential, single-family: RS-2* 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 at the north side of 12<sup>th</sup> Avenue North, west of Pinewood Lane in the Ocean Forest neighborhood. The property contains over two and a half acres and has been used as a private school child daycare center by the Lighthouse Christian Preschool since 1999. The owners are proposing to redevelop the subject property into a ten-lot single-family subdivision under the *Residential, single-family: RS-2* zoning standards.

All ten of the proposed lots meet or exceed the RS-2 lot size and dimensional standards. On-site privately maintained stormwater retention is proposed for the southeast corner of the property. Adjacent uses include single-family properties and a city-maintained drainage ditch to the north and east. The proposed ten-lot subdivision is consistent with the existing single-family uses surrounding the property and as shown meets the RS-2 zoning standards.”

Ms. Ireland stated this application was deferred at the July 22, 2019, meeting in order to allow time for the current tenants to have conversations with the current owner.

**Agent:**

Chuck Kennedy, 12375 Shore Acres Drive, Jacksonville, approached the Commission to discuss the application. Daryl Grubbs, 1912 Nightfall Drive, Neptune Beach, approached the Commission and stated there had been ongoing discussions with the daycare regarding the timeline and looking for additional space for the daycare.

Mr. Sanders inquired about the proposed home designs. Jack Ossi, 1112 3<sup>rd</sup> Street, Neptune Beach, stated the homes would be approximately 2,500-3,000 square feet with two-car garages. Mr. Sanders asked Ms. Ireland about the drainage. Ms. Ireland responded the proposed development

does not affect the City's drainage. There is an on-site retention pond. Mr. Kennedy stated Public Works is aware of the project and they will work with them to get what is needed.

**Public Hearing:**

No one came before the Commission to speak regarding this application.  
Mr. Sutton closed the public meeting.

**Discussion:**

Ms. May approached the Commission to answer questions. Ms. May stated what is before the Commission is an applicant who has made an application under Section 34-503, and the criteria must be applied for the property only.

**Ex-parte:**

Ms. Moehring stated she had a conversation with Mike Koerner similar to what Mr. Grubbs discussed.

Mr. Sutton stated he had a conversation with Mr. Grubbs.

**Motion:** It was moved by Mr. Sanders, seconded by Mr. Dahl, to approve the Concept Plan for Plat Application.

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, and Greg Sutton

The application was approved by a unanimous vote.

**Planning & Development Director's Report**

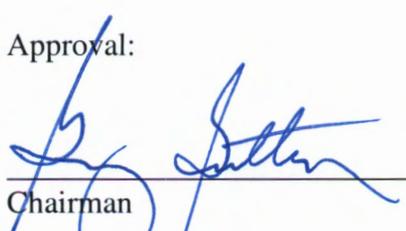
Ms. Ireland noted the next meeting is scheduled for Monday, August 26, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:16 P.M.

Submitted by: Sheri Gosselin  
Assistant City Clerk

Approval:

  
Chairman

9-23-2019  
Date