

**Minutes of Planning Commission Meeting
held Monday, September 23, 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 Chairman Greg Sutton.

Roll Call

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

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by David Dahl, seconded by Bill Spann, and passed unanimously to approve the following minutes:

- August 12, 2019
- August 26, 2019

Correspondence

None

Old Business

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

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

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

Land Development Code Text Amendment Application 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:

Ms. Ireland read the following report into the record:

The proposed Land Development Code (LDC) 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 then requested that the application be deferred until the September 23, 2019, Planning Commission meeting to allow additional time for detailed discussions.

After additional review and discussion with the applicant, it was determined that while, at minimum, the definition of household pets in the LDC would still need to be amended to permit chickens, the bulk of the changes proposed would be more appropriately placed under Code of Ordinances, Chapter 5 – Animals and Fowl. Since this Chapter is not part of the Land Development Code, it cannot be changed through the Planning Commission.

Agent:

Lindsay Haga, AICP
England-Thims & Miller, Inc.

Public Hearing:

No one came before the Commission to speak about this case.

Discussion:

Ms. Haga stated she needed to make some changes to her request, and therefore she requested this case be deferred until the October 28, 2019, Planning Commission meeting.

There were no objections from the Board. The case was deferred to the October 28, 2019 Planning Commission meeting.

New Business

(A) **PC#27-19** 432 North 4th Avenue
Owner/ Atkins Builders, Inc.
Applicant: PO Box 51262
Jacksonville Beach, FL 32240

Agent: John Atkins
PO Box 51262
Jacksonville Beach, FL 32240

Concept Plan for Plat Application for a proposed four lot fee-simple townhouse subdivision 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 report into the record:

The subject property is located in the southeast corner of 4th Avenue North and 5th Street North and has existed as a nonconforming single-family dwelling since the home was constructed in 1954. The new

owner/applicant is building a four-unit townhouse project on the property and is requesting approval for a concept plan for plat in order to subdivide the property.

Adjacent uses include a surface parking lot for a church to the south, vacant residentially zoned property to the north, multiple-family to the west, and a single-family directly to the east. The proposed four-unit townhouse project is consistent with the mixed-use character of the area and should not negatively impact adjacent properties.

Agent:

Mr. John Atkins stated this project is replicating a previous project completed last year located of four semi-detached townhomes located across the street.

Public Hearing:

No one came forward to speak about this case.

Mr. Sutton closed the Public Hearing.

Discussion:

Conversation ensued regarding available parking for the project. Mr. Adkins stated each unit would have a two-car garage and two-car driveways, allowing a total of four cars.

Motion: It was moved by Mr. Spann and seconded by Mr. Dahl to approve the Concept Plan for Plat Application.

Roll call vote: Ayes – David Dahl, Margo Moehring, Colleen Murphy White, Bill Spann, and Greg Sutton.

The application was approved by a unanimous vote.

(B) **PC#28-19** 1401 South 1st Street (*Waterfall Condominiums*)

Owner/ Beach House of Jacksonville Beach, LLC
Applicant: 645 Mayport Road, Suite 5
Atlantic Beach, FL 32233

Conditional Use Application for the extension of approval for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located oceanfront of 1st Street South between 14th and 15th Avenues South. The property currently has an approved Site Plan (SP#17-3) for the construction of a nine-story, 42-unit oceanfront residential condominium project (*Waterfall Condominiums*). The subject property has vested rights for a building height of 109 feet.

The property owners received approval under PC#50-17 to place a temporary real estate sales office on the subject property while the design and construction plans for the oceanfront condominium project are finalized. The Planning Commission approved the request with the condition that the approval would expire 18 months after the certificate of occupancy for the sales office was issued. Approval expires on October 4, 2019. The applicant was informed by staff that they would need approval to continue operations at the real estate office beyond the expiration date.

Adjacent uses include residential to the north, south, and west, and the Atlantic Ocean to the east. Continued use of the subject property as a temporary real estate office should not negatively impact adjacent properties as adequate parking, access and landscaping have been provided, and the temporary office will ultimately be removed from the subject property. The City has received no complaints about the temporary office.

Agent:

William Corley stated an extension of approval for the temporary sales office is being requested to allow more time to finish plans, start groundbreaking, and preparing for construction.

Discussion:

Conversation ensued regarding the time frame until the temporary building would be removed and where the permanent sales office would be located after the temporary office is removed. Mr. Corley stated he is requesting an additional 18 months for the temporary sales office. He stated once the first floor of the permanent structure is completed, the sales office would move into the first-floor space.

Public Hearing:

The following spoke in opposition to the Conditional Use Application:

- William Rouse, 1505 1st Street South, Jacksonville Beach

Mr. Sutton closed the Public Hearing

Conversation ensued regarding building and landscape upkeep.

Motion: It was moved by Mr. Dahl and seconded by Mr. Spann to approve the extension Conditional Use Application for six months with an option for a further extension; and the conditions for further approval include paint, shrubbery, and fencing.

Roll call vote: Ayes – David Dahl, Margo Moehring, Colleen Murphy White, Bill Spann, and Greg Sutton.

The application was approved by a unanimous vote.

Planning & Development Director's Report

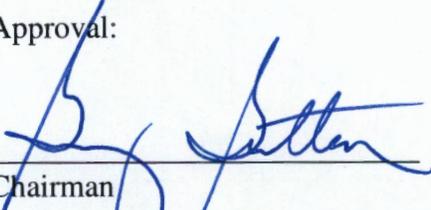
Ms. Ireland noted the next meeting is scheduled for Monday, October 14, 2019.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:32 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:



Chairman

10-28-2019
Date