

**Minutes of Planning Commission Meeting
held Monday, December 9, 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 Jon Scott Walker
Alternates: Colleen Murphy White Bill Spann

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

Approval of Minutes

It was moved by Britton Sanders, seconded by Jon Scott Walker, and passed unanimously to approve the following minutes:

- October 28, 2019
- November 12, 2019

Correspondence

None

New Business

(A) **PC#33-19** Northeast corner of 4th Avenue North and 5th Street North

Owner: BCEL 10, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Applicant: JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Concept Plan for Plat Application for a proposed five 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 on the northeast corner of 4th Avenue North and 5th Street North and exists as vacant property. The owner/applicant is proposing to construct a five-unit fee-simple townhouse project on lots 11, and 12. The applicant was advised by staff that concept plan for plat

approval would be required to subdivide the property into five separate townhouse lots. Each of the five proposed lots meets the lot size and dimensional requirements of townhouse projects in RM-1 zoning districts.

Adjacent uses include single-family to the west, multiple and single-family to the south, multiple and single-family to the east and a church to the north. The proposed townhouse development is consistent with the RM-1 standards and is consistent with similar existing developments in multiple-family zoning districts.

Agent:

Curtis Hart described the units and invited questions. Ms. Ireland confirmed there were no variance requests pending on the property.

Public Hearing:

Todd Dunavant, 503 4th Avenue North, Jacksonville Beach, remarked on the increase in development density and expressed concern about drainage issues in this area. Ms. Ireland stated this was addressed during the permitting process. Mr. Hart said the property would have gutters and they may have a retention pond on-site.

Mr. Dahl closed the Public Hearing.

Discussion:

Ms. Moehring felt there was a need for a comprehensive look at their residential regulations and future land use.

Motion: It was moved by Mr. Walker and seconded by Ms. Moehring to approve the Concept Plat for Plan Approval.

Roll call vote: Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker
Nays – Colleen Murphy White, David Dahl
The application was approved by a 3-2 vote.

(B) PC#34-19 221 19th Avenue North

Owner/ Cesar Castillo
Applicant: 221 North 19th Avenue
Jacksonville Beach, FL 32250

Agent: Fabola Pacheco
221 North 19th Avenue
Jacksonville Beach, FL 32250

Conditional Use Application for a proposed multiple-family development for 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:

Ms. Ireland read the following report into the record:

The subject property is located on the north side of 19th Avenue North between 2nd and 3rd Streets. The property contains a small nonconforming single-family dwelling constructed in 1957. The owner was advised that due to the nonconforming nature of the property, the existing single-family home could not be expanded in area, however, with proper approvals, he could potentially redevelop the property into a multiple-family use. The owner is now requesting approval for a multiple-family use in order to add a second dwelling unit onto the back of the existing structure. The owner has also applied for variances related to the proposed addition.

Adjacent uses are single-family to the east, multiple-family to the west, multiple-family to the north, and multiple-family and office to the south across 19th Avenue North. Considering the primarily residential character of the surrounding properties, the proposed multiple-family use of the subject property should not negatively impact adjacent uses.

Agent:

Fabola Pacheco said they wanted to add a garage and a dwelling unit on the property. She stated they would not demolish the existing house.

Public Hearing:

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

Mr. Dahl closed the Public Hearing.

Discussion:

Ms. Ireland reported a variance application had been submitted but not been heard by the Board of Adjustment.

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

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, Margo Moehring, David Dahl
Nays – Colleen Murphy White
The application was approved by a 4-1 vote.

(C) **PC#35-19** 323 10th Avenue North

Owner: Talavanoor, LLC (Shahab Derazi)
500 North 3rd Street
Jacksonville Beach, FL 32250

Applicant: Tim Barak
Really Good Beer Stop
323 10th Avenue North
Jacksonville Beach, FL 32250

Conditional Use Application to request a modification of the approval conditions for an existing drinking establishment and package store (both for beer only) in order to sell wine at property located in a Commercial, limited: C-1 zoning district, pursuant to Sections 34-342(d)(3) and (d)(4) of the Jacksonville Beach Land Development Code. (Applicant – Really Good Beer Stop)

Staff Report:

Ms. Ireland read the following report into the record:

The property is located in a commercial shopping center on the northwest corner of 3rd Street and 10th Avenue North. The applicant received conditional use approval for a beer only drinking establishment and package store in 2015 under application PC#12-15. The concept was a small retail beer store where growlers could be filled and where customers could sample beers in flights or pints prior to purchase.

At the time of the conditional use request, the applicant only planned to sell and serve beer. The applicant is now applying to amend the approval to add the ability to serve and sell wine at the establishment. They were advised by staff that an amendment to the original approval would be required.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the South. The applicant's request should not negatively impact the existing shopping center character or parking.

Applicant:

Tim Barak said customers had asked about wine service. He confirmed that nothing else about the business would change.

Public Hearing:

The following spoke in opposition to the application:

- Jim Sorrell, 428 North 10th Avenue, Jacksonville Beach

Mr. Dahl closed the Public Hearing.

Discussion:

It was noted that no letters opposing the request had been received, Mr. Sorrell was the only speaker in attendance and he had no documentation of problems at the property. Mr. Barak stated the business closed at 10 P.M. and most of their business was to go. He stated no police had visited their facility.

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

Roll call vote: Ayes –Jon Scott Walker, Margo Moehring, Britton Sanders, Colleen Murphy White, David Dahl
The application was approved by a unanimous vote.

Planning & Development Director's Report

Ms. May discussed new Board member training and stated she would meet with any Board member who had questions.

Ms. Ireland announced a sea level rise workshop on December 19, 2019, at 5:30 P.M. in the Council Chambers.

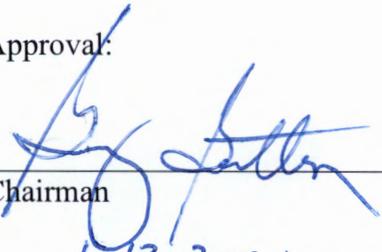
Ms. Ireland said the next meeting was tentatively scheduled for Monday, January 13, 2020.

Adjournment

There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:41 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:



Chairman

Date

1-13-2020