

**Minutes of Planning Commission Meeting
held Monday, July 13, 2020, 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 7:06 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: Justin Lerman Colleen Murphy White

*Ms. Moehring and Mr. Sanders attended via conference call.

Also present was Senior Planner Heather Ireland.

Approval of Minutes None

Correspondence

Ms. Ireland stated there was one letter (of a picture) received from a resident in support of PC#12-20.

New Business

(A) **PC#11-20** Planned Unit Development: PUD Rezoning Application

Owner: Beaches Elderly Housing Corp.
360 Scarlet Bugler Lane South
Jacksonville, FL 32225

Applicant: Beaches Elderly Housing Management
115 South 3rd Street
Jacksonville Beach, FL 32250

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 1600 Shetter Avenue (Pablo Hamlet Senior Living)

Planned Unit Development: PUD Rezoning Amendment Application requesting to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the proposed site plan and project narrative.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the south side of the western end of Shetter Avenue and has existed as the *Pablo Hamlet Senior Living* development since 2002. The property has always been in multiple-

family residential use since the buildings were constructed in 1980. The complex currently contains 106 residential dwelling units situated in two three-story buildings.

In 2019, the owner applied to rezone the subject property to *Planned Unit Development: PUD* to allow for an increase in the density permitted by the *Residential, multiple-family: RM-1* zoning district that previously applied to the property. Under application PC#12-19, the owner proposed adding an additional 84 dwelling units in two new buildings. The proposed density under PC#12-19 would have been approximately 30 dwelling units per acre, which is under the maximum of 40 dwelling units per acre permitted by the adopted 2030 Comprehensive Plan.

The amended site plan provided by the owner under this new application proposes one new building addition that connects the two existing buildings together and spans over part of the courtyard on the south side of the campus. The new proposed building would accommodate an additional 54 dwelling units, bringing the total to 160. Parking will be provided at one parking space per dwelling unit as required by code, and the new proposed density would be less than 27 dwelling units per acre.

Adjacent uses include a private school to the east and south, single-family homes further to the south, undeveloped wetlands to the west and north, and multiple-family residential to the northeast across Shetter Avenue. The demand for the addition of new dwelling units to this existing senior housing development has been demonstrated via the existing waiting lists, both here and at *Pablo Towers*, which the applicant also owns and manages.

The proposed amended site plan and narrative are consistent with relevant Land Development Code and 2030 Comprehensive Plan regulations and policies.

Agent:

Justin Williams, 3947 Tara Hall Drive, Jacksonville, representing the Agent, advised he was available for any questions the Board might have. Mr. Sutton asked how this layout differed from the application the Board previously heard. Mr. Williams stated there were two other buildings they were adding, but they reduced it to an expansion of the two existing buildings into one large building. Ms. Ireland confirmed no changes were needed for the parking as they would meet the standard for elderly housing of one parking space per unit. Mr. Williams stated there is also ample guest parking available.

Public Hearing:

The following spoke in support of the application:

- Shane Remenda, 2516 Valencia Circle, Jacksonville

Mr. Sutton closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Dahl, and seconded by Mr. Walker, to approve the Planned Unit Development: PUD Rezoning Amendment Application.

Roll call vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, Greg Sutton
The motion was approved by a 5-0 vote.

(B) PC#12-20 Conditional Use Application

Owner: Equity One (Pablo Plaza) Inc.
1600 NE Miami Gardens Drive
North Miami, FL 33171

**Applicant/
Agent:** Whole Foods Market Group
6451 North Federal Highway, Suite 600
Ft. Lauderdale, FL 33308

Location: 2050 3rd Street South (*Whole Foods*)

Conditional Use Application for proposed outdoor restaurant seating at a new grocery retail establishment, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject business, *Whole Foods Market*, is located on the west side of south 3rd Street in the *Pablo Plaza* shopping center. Their tenant space is in the center of the larger shopping center building. The *Whole Foods Market* model is to provide a café for dining inside the grocery store. In addition to the indoor café, the applicant would like to provide an outdoor seating area. The applicant was advised by staff that conditional use approval would be required for the outdoor restaurant seating.

The proposed outdoor restaurant seating area will be located in front of the building and is approximately 998 square feet, which is well under the allowable square footage (25%) for outdoor restaurant seating. There is adequate parking in the shopping center to accommodate the addition of the outdoor restaurant space, which requires four additional parking spaces.

Adjacent uses include commercial in the balance of the shopping center to the north and south, single-family residential uses behind the shopping center to the west, and Huguenot Lagoon and commercial and residential uses to the east across South 3rd Street. The proposed outdoor restaurant area is consistent with what was approved for other tenants in the shopping center and is consistent with the Land Development Code. The proposed outdoor restaurant should not negatively impact adjacent uses.

Applicant:

Jesse Smith, 6451 North Federal Highway, Suite 600, Ft. Lauderdale, explained Whole Foods provides outdoor seating at most of their stores as it is beneficial to the customer. Mr. Sutton asked if alcohol would be served there. Mr. Smith advised alcohol can be purchased inside to take off-premises. Ms. Ireland stated a separate license would be required for the café to sell beer and wine on-site, and 42" walls were not required as alcohol would not be consumed on-premises. Mr. Smith said there would be trash cans provided outside, and there would be lighting under the canopy.

Public Hearing:

No one came before the Commission to speak regarding this application.

Mr. Sutton closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

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

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

The motion was approved by a 5-0 vote.

Planning & Development Director's Report

Ms. Ireland announced no applications were received for the August 10, 2020, meeting. The next Planning Commission meeting is scheduled for August 24, 2020, at 7:00 P.M.

Adjournment

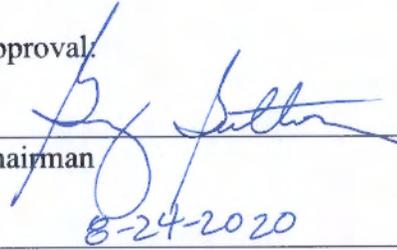
There being no further business coming before the commission, Mr. Sutton adjourned the meeting at 7:23 P.M.

Submitted by: Sheri Gosselin
Assistant City Clerk

Approval

Chairman

Date



8-24-2020