

**Minutes of Planning Commission Meeting
held Monday, September 14, 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 7:02 P.M. by Chairman Greg Sutton.

Roll Call

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

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by Mr. Sanders, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- August 24, 2020

Correspondence

None.

New Business

(A) **PC#17-20** Conditional Use Application

Owner: Layth Adamo
Alo Management, LLC
317 North Roscoe Blvd
Ponte Vedra Beach, FL 32082

Applicant: Kimberly Knox
391 1st Avenue North
Jacksonville Beach, FL 32250

Location: 391 1st Avenue North (Classic Auto Repair)

Conditional Use Application for transfer of approval for an existing motor vehicle dealer and automotive repair establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(2) and (d)(6) 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 1st Avenue North and 4th Street north and has existed as a vehicle repair and sales establishment since 1987. The original applicant received approval

as a special exception in 1987 for vehicle repairs. In 2007, a different applicant received conditional use approval for retail motorcycle sales and service and scooter rentals.

In 2010, a new applicant applied for conditional use approval for retail auto sales (electric cars) and auto repair. The request was approved with the conditions that the auto repair be limited to air conditioning and that no more than three cars for retail sales be on display in the front of the building at any given time.

The 2010 approval was limited to one year. The same applicant (*Cool Cars*) requested and received approval again in 2011 (limited to one year) and 2012 (also limited to one year). In 2012, a new condition was added that no vehicles under repair can be stored in the right-of-way adjacent to the property. The 2012 application was also limited to one year. In 2013, the applicant reapplied and received approval with the same three conditions as before but with no condition to reapply.

The business's ownership and name are now changing (*Classic Auto Repair*), and the applicant was advised by staff that since conditional use approvals are non-transferable, that they would need to reapply under the new business name. The applicant has advised that business operations will remain the same under the new name.

Adjacent uses include St. Paul's Catholic Church to the west, multiple-family and commercial to the north, commercial and multiple-family to the east, and an auto repair garage to the south across 1st Avenue North. There has been one code complaint against the property since 2013, and the case was closed. Staff feels that the existing conditions on the property remain reasonable. Continued use of the property for auto retail sales and repair business should not change the impact on adjacent properties.

Public Hearing:

Applicant, Kimberly Knox, was present and available for questions. Ms. Knox was reminded of the three conditions previously placed on the property, and conversation ensued regarding the conditions.

Mr. Sutton closed the Public Hearing.

Discussion: None

Motion: It was moved by Mr. Sanders and seconded by Ms. White to approve the Conditional Use Application removing the 2010 conditions limited to air conditioning and the other condition to limit cars for sale on the property, and adding a condition they must adhere to parking regulations of the City for right-of-way parking.

Roll call vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, Colleen Murphy White, and Greg Sutton

The application was approved by a 5-0 vote.

(B) PC#18-20 Conditional Use Application

**Owner/
Applicant:** Troy B. Hobbs
334 2nd Avenue North
Jacksonville Beach, FL 32250

Location: 334 2nd Avenue North

Conditional Use Application for an existing two-unit multiple-family use property located in a *Commercial, limited: C-1* zoning district to allow for a substantial improvement, 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 at the southeast corner of 2nd Avenue North and Fourth Street North and contains a two-unit apartment building that was constructed in 1937. The property, located in a commercial zoning district, has had a variety of business uses in the past. The property owner now wishes to complete a substantial renovation of the building to return it to multiple-family use. He was advised by staff that conditional use approval for the multiple family in a commercial zoning district would be required.

Adjacent uses include St. Paul's Catholic Church to the west, office to the east, retail and a fraternal lodge to the north, and commercial to the south. A substantial renovation of the existing multiple-family building should not negatively impact adjacent properties.

Public Hearing:

Applicant, Troy Hobbs, stated his plans for the property were to rebuild the structure from a recent fire as a multi-level duplex. Mr. Hobbs explained there is currently one parking space, but once an existing shed is removed, there would be additional parking in the rear of the property. Mr. Hobbs stated he is aware of the height requirements.

Mr. Sutton closed the Public Hearing.

Discussion: None

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

Roll call vote: Ayes – Margo Moehring, Britton Sanders, David Dahl, Colleen Murphy White, and Greg Sutton

The application was approved by a 5-0 vote.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was tentatively scheduled for Monday, October 26, 2020, as there are currently no applications for the September 28, 2020, or the October 2, 2020, meeting dates.

Adjournment

There being no further business coming before the board, Mr. Sutton adjourned the meeting at 7:28 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:


Chairman

Date

10-26-2020