



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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Monday, March 11, 2019

7:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the Planning Commission  
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring  
Alternates: Jon Walker, Bill Spann

3. **Approval of Minutes:** February 25, 2019

4. **Correspondence:** None

5. **New Business:**

(A) **PC#3-17 417 & 421 11<sup>th</sup> Street South**

**Concept Plan for Plat Application** for a proposed four unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. (*Originally considered on February 27, 2017*)

6. **Planning Department Report:**

(A) The next meeting is tentatively scheduled for Monday, April 8, 2019.

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#### NOTICE

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**Minutes of Planning Commission Meeting  
Held Monday, February 25, 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 (*absent*)  
*Board Members:* Margo Moehring Britton Sanders  
*Alternates:* Jon Scott Walker Bill Spann

Also present was Senior Planner Heather Ireland.

**Approval of Minutes**

The following minutes were unanimously approved:

- January 14, 2019

**Correspondence** *None*

**Old Business** *None*

**New Business**

(A) **PC#1-19** 318 7th Avenue North, Suite A  
**Owner:** Beaches United Methodist Church, Inc.  
325 7<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250  
**Applicant:** Sago Coffee, LLC  
325 7<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250

**Conditional Use Approval** for outdoor restaurant use at a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (Applicant — *Sago Coffee/Beaches United Methodist Church*)

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the southwest corner of 7th Avenue North and 3rd Street North and is currently the location of the BEAM Thrift Store retail establishment. The Beaches United Methodist Church, which is the owner of the property, is opening a coffee restaurant in the same building (unit A) and wishes to provide outdoor seating for customers on the north side of the building. The applicant was advised by staff that conditional use approval would be required.

Adjacent uses include the church to the north across 7<sup>th</sup> Avenue North, retail to the east in the same building, residential to the west, and residential and commercial office to the south. The proposed outdoor seating is consistent with the surrounding commercial setting and should not negatively impact adjacent properties.

**Agent:**

The Executive Pastor at Beaches United Methodist Church, Inc., Carey Sumner, discussed the arrangement of the proposed outdoor seating area, which would contain approximately six tables, with four seats at each table. There would also be available seating inside the restaurant. No parking spaces would be lost with this new construction.

**Public Hearing:**

No one wished to speak regarding this application. Mr. Sutton closed the public meeting.

**Discussion:**

There was no further discussion concerning this application.

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

**Roll call vote:** Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker, Bill Spann, and Greg Sutton.

The application was approved unanimously.

(B) **PC#2-19** 617 1<sup>st</sup> Avenue North

**Applicant/  
Owner:** Diocese of St. Augustine  
11625 Old St. Augustine Road  
Jacksonville, FL 32258

**Agent:** Kristy Thompson

**Conditional Use Approval** for a child day care/service located in a *Residential, multiple-family: RM-1* zoning district, pursuant to section 34-339(d)(18) of the Jacksonville Beach Land Development Code. (Applicant — *St. Paul's Catholic Church*)

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the north side of 1<sup>st</sup> Avenue North between 6<sup>th</sup> and 7<sup>th</sup> Streets North and has existed as a child day care facility since the late 1980's. St. Paul's Church has recently purchased the property and plans to relocate their pre-K program from portable buildings located on Pablo Avenue. The church plans to have a maximum of 45 students at the subject property. Since conditional use approvals are not transferable, the applicant was advised by staff that they would have to apply to transfer the approval into their name for the use of a child day care/ pre-k school.

Adjacent uses include office to the west, residential to the east, residential to the north, and additional church uses to the south across 1<sup>st</sup> Avenue North. The continued use of a child day care/ pre-k at the subject property should not negatively impact adjacent properties, as the use would be the same as it has been for almost 30 years.

**Applicant:**

St. Paul's Catholic School Principal, Kristy Thompson, 428 2<sup>nd</sup> Avenue North, was present to discuss the application and answer questions. The new construction is set to accommodate 45 students and would be up-to-code upon its completion. There would be eight parking spots located directly in front of the building, as well as 64 spots in a nearby parking lot. There would also be a secure playground located in the back. The currently-existing portable buildings would no longer be utilized.

**Public Hearing:**

No one wished to speak regarding this application. Mr. Sutton closed the public meeting.

**Discussion:**

There was no further discussion concerning this application.

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

**Roll call vote:** Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker, Bill Spann, and Greg Sutton.

The application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Monday, March 11, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

# MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: March 5, 2019  
RE: March 11, 2019 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda item for the upcoming Monday, March 11, 2019 Planning Commission meeting.

## NEW BUSINESS:

### PC#3-17      **Concept Plan for Plat Application**

Owner/  
Applicant:      BCEL 4 LLC  
7563 Philips Highway Suite 109  
Jacksonville, FL 32256

Agent:            Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216

Location:        417 and 421 South 11th Street.

Request:         **Concept Plan for Plat Approval** for a proposed four unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments:      The Planning Commission originally considered and denied this application February 27, 2017. The property owners appealed that decision to the Circuit Court. After extended litigation the application has been returned to the Planning Commission for public hearing and consideration.

The agenda packet provided includes the original application including the staff report, items distributed at the first public hearing, minutes of the February 27, 2017 hearing, and the approved Findings of Fact.

Section 34-503 of the Land Development Code requires the Planning Commission to hold a public hearing and consider the application, staff report, and public testimony. The Planning Commission shall then approve, approve with conditions, or deny the concept plan for plat based on the follow standards:

#### Section 34-503(6).

- a.      *Consistency with comprehensive plan.* It shall be consistent with the goals, objectives and policies of the comprehensive plan.

- b. *Compatible with surrounding land uses.* It shall be compatible with surrounding land uses.
- c. *Design and layout.* It shall be adequately designed so that the general layout of the proposed development will be compatible with surrounding land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

The City Attorney's office will provide guidance for you on the procedures for this hearing.

CURTIS L. HART

8051 Tara Lane, Jacksonville FL 32216 | 904.993.5008 | curtishart1972@att.net

Monday, January 30, 2017

**City of Jacksonville Beach**  
Planning and Development Department  
11 North 3<sup>rd</sup> Street  
Jacksonville Beach, Florida 32250

RECEIVED  
PC#3-17  
JAN 30 2017  
#17-100009  
PLANNING & DEVELOPMENT  
2-27-2017  
PC meeting

Dear City of Jacksonville Beach:

Re: 417 & 421 South 11<sup>th</sup> Street, Jacksonville Beach, FL 32250 - (RE# 177348-0000,  
177347-0000)

The following information is being submitted for Concept Plat Approval.

**Owner of Record:**

BCEL 4 LLC  
7563 Philips Hwy Ste 109  
Jacksonville, FL 32256  
904-677-6777

**Developer and Agent:**

Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216  
904-993-5008

BCEL 5 LLC  
7563 Philips Hwy Ste 109  
Jacksonville, FL 32256  
904-677-6777

**Engineer of Record:**

Chris Favre  
North Florida Engineering  
9432 Baymeadows Rd Ste 280  
Jacksonville, FL 32256

Attached is the legal description of the property, location map, proposed site plan (concept plat 1" = 30'), agent authorization letter, and a check made out to the City of Jacksonville Beach for \$250.00. Also attached is a large scale 1" = 10' site plan. If you have questions, please call me at 904.993.5008. I look forward to hearing from you soon.

Sincerely,

  
CURTIS L. HART

Enclosures;

# EXHIBIT B

## Agent Authorization

Date: 1. 20. 17

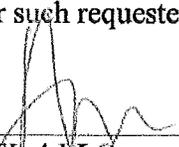
City of Jacksonville Beach  
Planning and Development Department

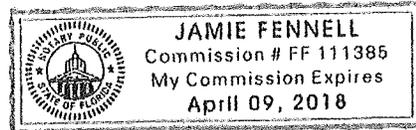
Re: Agent Authorization for the following site location:

417 South 11<sup>th</sup> Street

Gentleman:

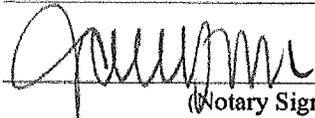
You are hereby advised that the undersigned is the owner of the property 417 South 11<sup>th</sup> Street. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
\_\_\_\_\_  
BCEL 4 LLC.  
Alex Sifakis



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of January, 2017 by ALEX SIFAKIS, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

# EXHIBIT B

## Agent Authorization

Date: 1-20-17

City of Jacksonville Beach  
Planning and Development Department

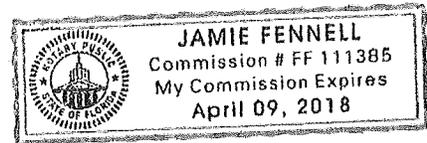
Re: Agent Authorization for the following site location:

421 South 11<sup>th</sup> Street

Gentleman:

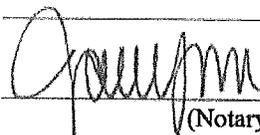
You are hereby advised that the undersigned is the owner of the property 421 South 11<sup>th</sup> Street. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
\_\_\_\_\_  
BCEL 5 LLC.  
Alex Sifakis



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of January, 2017 by ALEX SIFAKIS, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)

PC#3-17

**Legal Description**

Parcel Identification Number: 177348-0000

Lot 10, Block 12, Beach Heights, a subdivision according to the plat there of recorded at Plat Book 18, page 29, in the public records of Duval County, Florida.

Parcel Identification Number: 177347-0000

Lot 9, Block 12, Beach Heights, according to plat thereof recorded in Plat Book 18, page 29 of the current public records of Duval County, Florida.

RECEIVED

JAN 25 2017

PLANNING & DEVELOPMENT



**BCEL 5 LLC**  
 7563 PHILIPS HWY  
 STE 101  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 421 S 11TH ST  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 17594-01780

**File #**  
 9433

**421 S 11TH ST**

**Property Detail**

<b>RE #</b>	177347-0000
<b>Tax District</b>	USD2
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03219 BEACH HEIGHTS
<b>Total Area</b>	5000

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$26,160.00	\$34,790.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$75,650.00	\$75,650.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$101,810.00	\$110,440.00
<b>Assessed Value</b>	\$100,155.00	\$110,440.00
<b>Cap Diff/Portability Amt</b>	\$1,655.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$100,155.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">17594-01780</a>	6/10/2016	\$120,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">16516-01387</a>	5/13/2013	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">09813-02251</a>	11/16/2000	\$43,000.00	WD - Warranty Deed	Qualified	Improved
<a href="#">07159-02243</a>	8/6/1991	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">06880-01061</a>	4/4/1990	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">06709-00771</a>	5/23/1989	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">06065-02203</a>	6/22/1984	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">05820-01447</a>	6/22/1984	\$25,000.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

No data found for this section

**Land & Legal**

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0101	RES MD 8-19 UNITS PER AC	JRM-1	50.00	100.00	Common	50.00	Front Footage	\$75,650.00	1	18-29 33-2S-29E
										2	BEACH HEIGHTS S/D
										3	LOT 9 BLK 12

**Buildings**

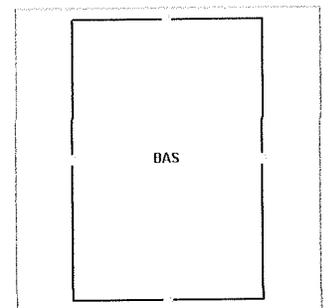
**Building 1**  
 Building 1 Site Address  
 421 S 11TH ST  
 Jacksonville Beach FL 32250

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1959
<b>Building Value</b>	\$34,790.00

Type	Gross Area	Heated Area	Effective Area
Base Area	925	925	925
Total	925	925	925

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	3	3 Frnd Not Ductd
Air Cond	2	2 Wall Unit

Element	Code
Stories	1.000
Bedrooms	3.000
Baths	1.000
Rooms / Units	1.000



**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

<b>Taxing District</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Last Year</b>	<b>Proposed</b>	<b>Rolled-back</b>
Gen Gov Beaches	\$100,155.00	\$0.00	\$100,155.00	\$742.17	\$816.38	\$766.06
Public Schools: By State Law	\$100,155.00	\$0.00	\$110,790.00	\$495.49	\$504.54	\$520.49
By Local Board	\$100,155.00	\$0.00	\$110,790.00	\$228.77	\$249.06	\$240.30
FL Inland Navigation Dist.	\$100,155.00	\$0.00	\$100,155.00	\$2.91	\$3.20	\$2.99
Jax Beach	\$100,155.00	\$0.00	\$100,155.00	\$354.61	\$380.06	\$368.95
Water Mgmt Dist. SJRWMD	\$100,155.00	\$0.00	\$100,155.00	\$27.52	\$28.89	\$28.89
Gen Gov Voted	\$100,155.00	\$0.00	\$100,155.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$100,155.00	\$0.00	\$110,790.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$100,155.00	\$0.00	\$100,155.00	\$0.00	\$0.00	\$0.00
			<b>Totals</b>	<b>\$1,851.47</b>	<b>\$1,982.13</b>	<b>\$1,927.68</b>
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$101,765.00	\$91,050.00	\$0.00	\$91,050.00		
<b>Current Year</b>	\$110,790.00	\$100,155.00	\$0.00	\$100,155.00		

**2016 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

**2016**

**2015**

**2014**

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**BCEL 4 LLC**  
 7563 PHILIPS HWY STE 109  
 JACKSONVILLE, FL 32256

**Primary Site Address**  
 417 S 11TH ST  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 17521-00688

**Tile #**  
 9433

**417 S 11TH ST**

**Property Detail**

<b>RE #</b>	177348-0000
<b>Tax District</b>	USD2
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03219 BEACH HEIGHTS
<b>Total Area</b>	5000

**Value Summary**

	2016 Certified	2017 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$36,311.00	\$35,950.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$63,546.00	\$63,546.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$99,857.00	\$99,496.00
<b>Assessed Value</b>	\$99,857.00	\$99,496.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$99,857.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">17521-00688</a>	4/7/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">17521-00685</a>	4/7/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved
<a href="#">17521-00683</a>	4/7/2016	\$100,000.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">05338-00066</a>	4/24/1981	\$100.00	WD - Warranty Deed	Unqualified	Improved

**Extra Features**

No data found for this section

**Land & Legal**

**Land**

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	JRM-1	42.00	100.00	Common	42.00	Front Footage	\$63,546.00

**Legal**

LN	Legal Description
1	18-29 33-25-29E
2	BEACH HEIGHTS S/D
3	LOT 10 BLK 12

**Buildings**

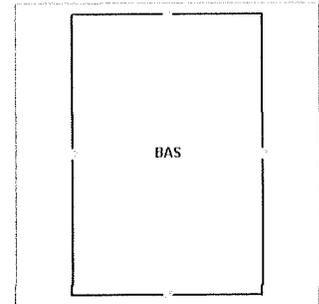
**Building 1**

Building 1 Site Address  
 417 S 11TH ST  
 Jacksonville Beach FL 32250

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1959
<b>Building Value</b>	\$35,950.00

Type	Gross Area	Heated Area	Effective Area
Base Area	925	925	925
Total	925	925	925

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None



Element	Code
Stories	1.000
Bedrooms	3.000
Baths	1.000
Rooms / Units	1.000

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$99,857.00	\$0.00	\$99,857.00	\$751.95	\$813.95	\$763.78
Public Schools: By State Law	\$99,857.00	\$0.00	\$99,857.00	\$449.17	\$454.75	\$469.13
By Local Board	\$99,857.00	\$0.00	\$99,857.00	\$207.38	\$224.48	\$216.59

FL Inland Navigation Dist.	\$99,857.00	\$0.00	\$99,857.00	\$2.95	\$3.20	\$2.99
Jax Beach	\$99,857.00	\$0.00	\$99,857.00	\$359.29	\$378.93	\$367.85
Water Mgmt Dist. SJRWMD	\$99,857.00	\$0.00	\$99,857.00	\$27.89	\$28.81	\$28.81
Gen Gov Voted	\$99,857.00	\$0.00	\$99,857.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$99,857.00	\$0.00	\$99,857.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$99,857.00	\$0.00	\$99,857.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,798.63	\$1,904.12	\$1,849.15
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$92,250.00	\$92,250.00	\$0.00	\$92,250.00		
<b>Current Year</b>	\$99,857.00	\$99,857.00	\$0.00	\$99,857.00		

**2016 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

**2016**

**2015**

**2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



# MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: February 20, 2017  
RE: February 27, 2017 - Planning Commission Meeting

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The following information is provided for your consideration regarding four agenda items for the upcoming February 27, 2017 Planning Commission meeting.

## NEW BUSINESS:

### PC#2-17                      **Conditional Use Application**

Owner/  
Applicant:                      The Discovery School of Jacksonville, Inc.  
102 15<sup>th</sup> Street South  
Jacksonville Beach, FL 32250

Location:                      102 15th Street South

Request:                      **Conditional Use Approval** to modify the approved site plan (PC#5-14) for a private elementary and secondary school located in a *Residential, Single Family: RS-1* zoning district, pursuant to Section 34-336 (d)(3) of the Jacksonville Beach Land Development Code. (*Discovery Montessori School*).

Comments:                      The applicant has existed as an private school since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15th Street South to the immediate south, with plans to expand the existing campus. The expansion plans included a two-story, 18,000 square foot building on the combined properties, containing nine classrooms, and office and ancillary space that would support up to 175 students. The applicant received conditional use approval for the proposed expansion in 2014 via PC#5-14.

The conditional use approval included several conditions, specifically, that the applicant would develop the proposed school expansion in accordance with the application site plan dated 2/18/2014, and that any modifications or changes to this site plan shall require approval by the Jacksonville Beach Planning Commission. Additional conditions of approval included an established and enforced minimum 30-minute staggered drop-off/pick-up time schedule for three separate grade or class groups, to be approved in conjunction with the Development Plan application, and a required crosswalk guard during all scheduled drop-off/pick-up times.

The applicant now would like to provide a transitional building for a time period of 36 to 60 months, while the funds are raised to complete the approved permanent building. Since this constitutes a change to the site plan dated 2/18/14, the applicant was advised by staff that conditional use approval would be required. According to the application, the transition buildings will add 30 students to the existing population, for a total of 230 students. The school is also proposing to accommodate traffic by expanding the parking loop to provide a higher capacity for stacking and waiting vehicles, and provide an additional exit route for departing vehicles using the traffic plan shown on the approved 2014 site plan. The school

will continue with staggered arrival and dismissal times.

Adjacent uses include the original school building to the immediate north of the proposed transitional facilities, condominiums to the north across Shetter Avenue, the City's Operations and Maintenance Facility across 15<sup>th</sup> Street to the east, single family homes to the south off Marsh Inlet Ct., and undeveloped wetlands owned by *Pablo Hamlet* to the west.

The primary difference between this application and the approved 2014 conditional use is the size and type of facility and building footprint for the interim expansion. The applicant has an established history with operating a school at this location, and has been a good steward of the existing property through various incremental expansions since it was established. The proposed transitional site plan still represents an effort to minimize any potential off-site impacts due to traffic, or to adjacent properties. The transitional site plan and facilities would allow the school to provide additional needed capacity until the funding is available for permanent facilities to grow to the targeted capacity. In addition to committing to the proposed transitional site plan, staff feels that the conditions approved under PC#5-14 be maintained during the transitional period as well.

**PC#3-17 Concept Plat Application**

Owner/  
Applicant: BCEL 4 LLC  
7563 Philips Highway Suite 109  
Jacksonville, FL 32256

Agent: Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216

Location: 417 and 421 South 11th Street.

Request: **Concept Plat Approval** for a proposed four unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on 11<sup>th</sup> Street South, between 4<sup>th</sup> and 5<sup>th</sup> Avenues South and consists of two adjacent residential lots. Each lot currently has a single-family home built in 1959. The applicant wishes to combine the adjacent lots, and develop a four unit townhouse project. When combined, the two adjacent properties would allow for four fee-simple townhouse lots consistent with the minimum townhouse lot sizes and street frontages for *Residential, multiple family: RM-1* zoned properties, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are single-family directly to the west across 11<sup>th</sup> Street South, single-family to the north and south, and single- and multiple family to the west. Additionally, there is an elementary school to the north across 4<sup>th</sup> Avenue South, and an industrial area to the south across 5<sup>th</sup> Avenue South. Despite the historical single-family character of this one block portion of 11<sup>th</sup> Street South, it is zoned for multiple family development. The proposed concept plat and prospective development project is consistent with similar projects in the *RM-1* zoning district.

**PC#4-17**      **Concept Plat Application**

Owner/  
Applicant:      JWB Real Estate Capital  
7563 Philips Highway Suite 109  
Jacksonville, FL 32256

Agent:            Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216

Location:        1010 2nd Avenue North

Request:        **Concept Plat Approval** for a proposed six-unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments:      The subject property is located at the southwest corner of 2<sup>nd</sup> Avenue North, and 10<sup>th</sup> Street North. The property currently exists as a multiple family residential triplex in a *Residential, multiple family: RM-1* zoning district. The applicant wishes to redevelop the property into six fee-simple townhouse lots. The concept plat provided shows six townhouse lots that exceed the minimum townhouse lot sizes and street frontages, for *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are multiple and single family to the east, single-family and a city park (*Gonzales Park*) to the north, single-family to the west, and commercial to the south. The proposed six-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed lots meet the *RM-1* zoning district requirements.

**PC#5-17**      **Conditional Use Application**

Owner:            Marilyn Pierce Elia  
1304 1<sup>st</sup> Avenue North  
Jacksonville Beach, FL 32250

Applicant:        Alex Sifakis, JWB Construction Group  
7563 Philips Highway, Suite 109  
Jacksonville, FL 32256

Location:        1304 1st Avenue North

Request:        **Conditional Use Approval** for multiple family residential for a three-unit townhouse, located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code.

Comments:      The subject property is located on the south side of 1<sup>st</sup> Avenue North between Penman Road and 11<sup>th</sup> Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The proposed site plan provided shows three townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1<sup>st</sup> Avenue North, commercial to the east and west, and commercial to the south, fronting on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the *RM-1* zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

125 11<sup>th</sup> Street South (note these are divided into 25' wide lots, proposed only 17' wide, notice parking issue)



We have a density issue – Not enough parking for 3 – 4 bedroom units.

The parking requirements for off street parking below – that must be on the property without going into sidewalks and Citi Right away – Section of the code printed below.

**Sec. 34-377. - Off-street parking space requirements.**

Off-street parking spaces shall be provided in accordance with the following minimum standards. Single-family, mobile home, two-family, townhouse, and multiple-family dwellings Two (2) spaces per dwelling unit.

The Developer has a right to build the high density projects, but as citizens we can ask questions like how many bedrooms will it be, What is the parking plan without using City Property.

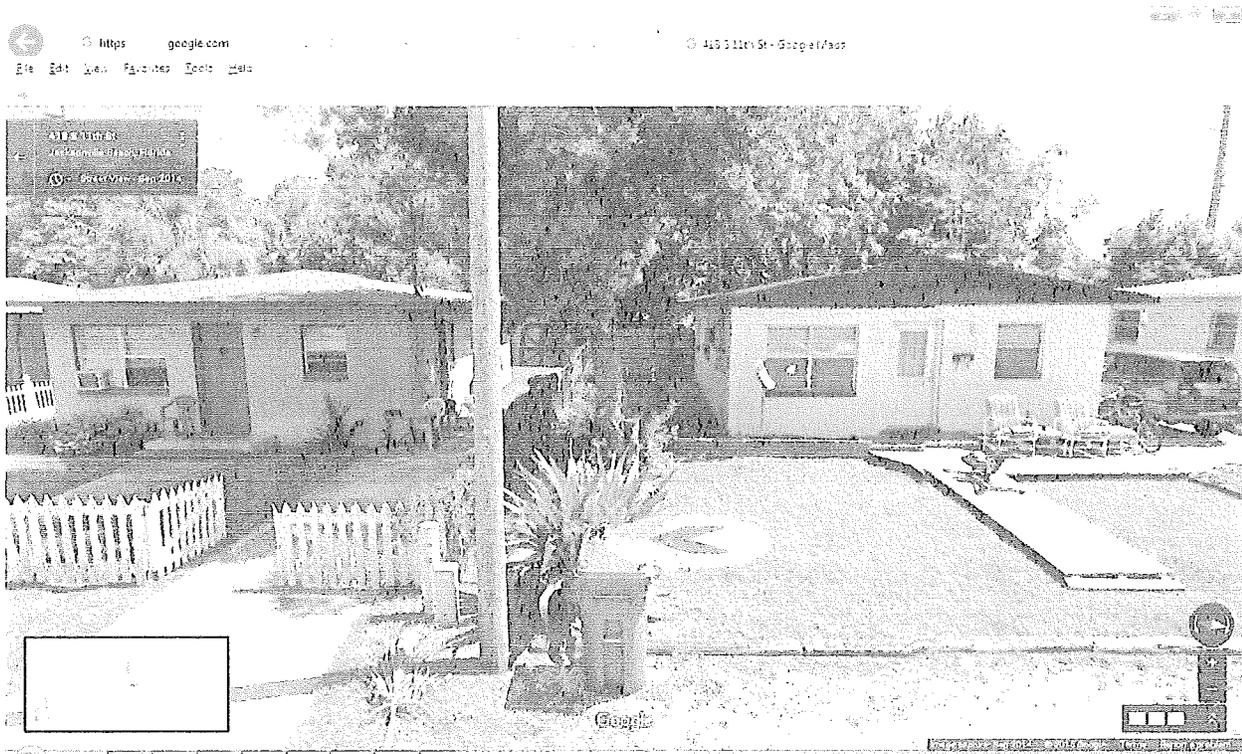
Lot with is the biggest issue – Front yard with of 17' not enough room to park one car. Other cars will have to park in the street.

I propose that if this is allowed reduce the density to 2-3 units. Not the 4 and have the developer submit a parking plan and for more detail on parking. It is required on other LDC changes on the planning board why not Multifamily units.

We have a parking use in Jacksonville beach. You will have other 6 Unit properties on the agenda, some right across from a park , As a citizen of Jacksonville Beach. The Planning board needs to ask these questions about density.

I propose for the Planning board to decrease the density of construction based up on parking issues and the narrow street.

**BOA 16-100205**

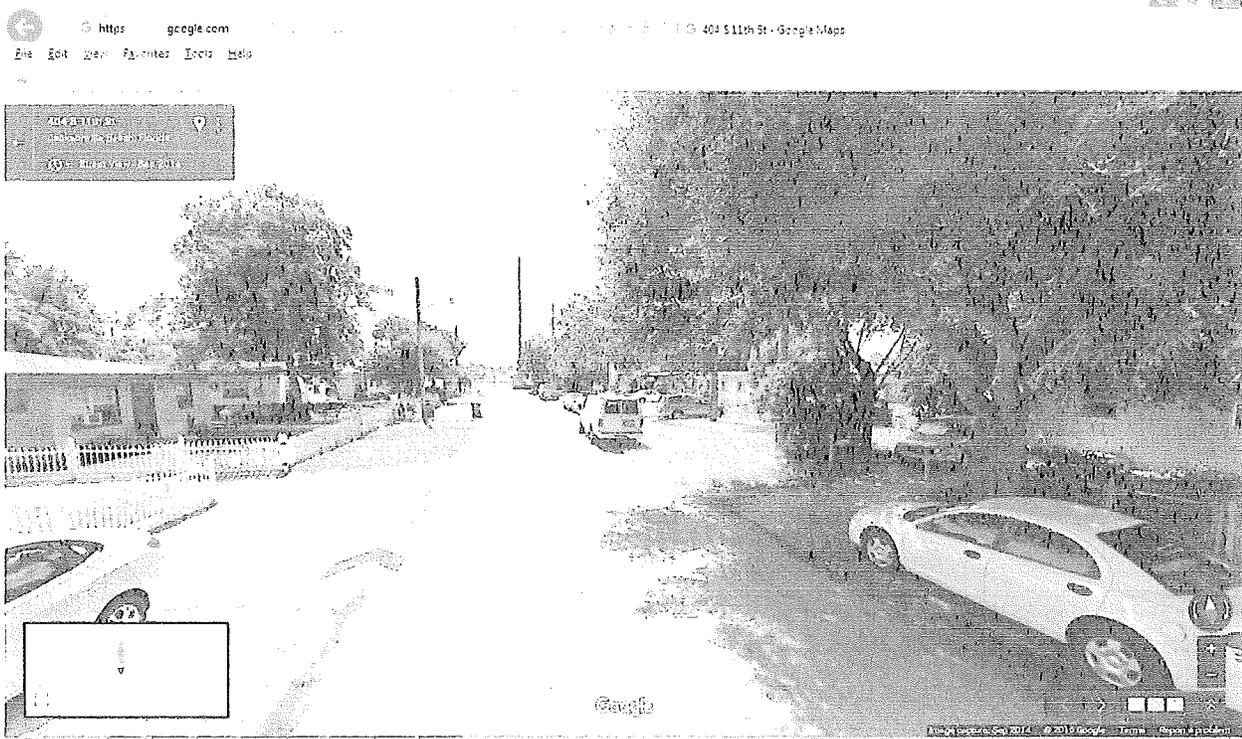


**BOA 16-100198 on left**

**BOA 16-100205 on right**

**417 South 11th Street**

**421 South 11th Street**





CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 7572

February 28, 2017

Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216

RE: **Planning Commission Case: PC# 3-17**  
**Concept Plat Application** for a proposed four-unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, located at 417 and 421 11<sup>th</sup> Street South.

Mr. Hart,

The City of Jacksonville Beach Planning Commission met on Monday, February 27, 2017 in Council Chambers to consider your client's **Concept Plat Application** for a proposed four-unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

The request was Denied.

Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP  
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



**Minutes of Planning Commission Meeting  
held Monday, February 27, 2017, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairman Greg Sutton.

**Roll Call**

Greg Sutton (Chairperson)  
Terry DeLoach (Vice Chairperson)  
Bill Callan  
David Dahl  
Georgette Dumont

**Alternates**

Britton Sanders (*absent*)  
Margo Moehring (*absent*)

Also present were Heather Ireland, Senior Planner and Amber Lehman, Recording Secretary

**Approval of Minutes**

None

**Correspondence**

None

**Old Business**

None

**New Business**

**(A) PC #2-17- 102 15<sup>th</sup> Street South**

**Conditional Use Application** to modify the approved site plan (PC#5-14) for a private elementary and secondary school located in a Residential, single-family: RS-1 zoning district, pursuant to Section 34-336(d)(3) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The applicant has existed as a private school since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15th Street South to the immediate south, with plans to expand the existing campus. The expansion plans included a two-story, 18,000 square foot building on the combined properties, containing nine classrooms, and office and ancillary space that would support up to 175 students. The applicant received conditional use approval for the proposed expansion in 2014 via PC#5-14.

The conditional use approval included several conditions, specifically, that the applicant would develop the proposed school expansion in accordance with the application site plan dated February 18, 2014, and that any modifications or changes to this site plan shall require approval by the Jacksonville Beach Planning Commission. Additional conditions of approval included an established and enforced minimum 30-minute staggered drop-off/pick-up time schedule for three separate grade or class groups, to be approved in conjunction with the Development Plan application, and a required crosswalk guard during all scheduled drop-off/pick-up times.

The applicant now would like to provide a transitional building for a time period of 36 to 60 months, while the funds are raised to complete the approved permanent building. Since this constitutes a change to the site plan dated February 18, 2014, the applicant was advised by staff that conditional use approval would be required. According to the application, the transition buildings will add 30 students to the existing population, for a total of 230 students. The school is also proposing to accommodate traffic by expanding the parking loop to provide a higher capacity for stacking and waiting vehicles, and provide an additional exit route for departing vehicles using the traffic plan shown on the approved 2014 site plan. The school will continue with staggered arrival and dismissal times.

Adjacent uses include the original school building to the immediate north of the proposed transitional facilities, condominiums to the north across Shetter Avenue, the City's Operations and Maintenance Facility across 15<sup>th</sup> Street to the east, single family homes to the south off Marsh Inlet Court, and undeveloped wetlands owned by Pablo Hamlet to the west.

The primary difference between this application and the approved 2014 conditional use is the size and type of facility and building footprint for the interim expansion. The applicant has an established history with operating a school at this location, and has been a good steward of the existing property through various incremental expansions since it was established. The proposed transitional site plan still represents an effort to minimize any potential off-site impacts due to traffic, or to adjacent properties. The transitional site plan and facilities would allow the school to provide additional needed capacity until the funding is available for permanent facilities to grow to the targeted capacity. In addition to committing to the proposed transitional site plan, staff feels that the conditions approved under PC#5-14 be maintained during the transitional period as well.

**Applicant:**

The agent for the applicant, Mr. Charlie Roshlow, 111 Riverside Avenue, Jacksonville, reviewed a slide show that they prepared to review the proposed additions to the school. He explained how the plan was prepared to address a parking plan to avoid stacking on 15<sup>th</sup> Street, and how the design will be consistent with the surrounding neighborhood.

Ms. Dumont asked where the children would go when the permanent structures were built. Mr. Roshlow responded that part of the building could be set back further to allow for it, and the building would be phased with a lot of work done in the summer. Mr. Roshlow stated that it was possible the school would come back again with a modification.

Mr. DeLoach noted that he had communications with Ms. Bednarek and Mr. Landry with the school, and with their architect Mr. Mnich. He added that whatever they did would be an improvement over the house, but stated that he was hoping for more buffer. Mr. Roshlow added that the existing fence would be coming down and they would want the classes to be as close as possible to the existing campus. Mr. DeLoach added that the existing trailer for administration would not be acceptable for the modular temporary classrooms. Discussion followed on the type of look that would be acceptable for the temporary structures. Mr. DeLoach asked if they would be comfortable with conditioning approval on type of architecture.

Mr. Dahl asked about the traffic from the additional students. Ms. Kim Bednarek with the school stated that may be 30-40 more vehicles. Mr. Brandon Speeg stated that would do staggered starting times that prevent vehicles from stacking onto 15<sup>th</sup> Street. He added that the extra driveway and parking would address the traffic. Mr. DeLoach added that there are multiple dropoff spots as well.

Mr. DeLoach asked if they could revisit the issue less than 60 months out. Mr. Roshlow thought they could and agreed that to revisit the issue in 24 months is reasonable. Ms. Bednarek stated that 36 months would probably be more reasonable. Mr. Dahl questioned what they would do in 36 months.

Ms. Dumont reviewed the possible conditions as revisit in 60 months, continue conditions from 2014 approval, trailers to be complementary to permanent structures and a natural buffer.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the proposed application.

**Discussion:**

Ms. Dumont stated that she knew someone who lived in Marsh Inlet who liked the school. She added that the look was more neighborhood like.

**Motion:** It was moved by Ms. Dumont and seconded by Mr. DeLoach, to approve the application with the conditions that the Commission revisit it in 60 months, the conditions from 2014 be continued, the trailers need to complement the permanent structures on the campus, and there be a natural buffer on the southern boundary due upon occupancy permit.

**Roll call vote:** Ayes – Callan, Dahl, DeLoach, Dumont and Sutton. The motion was approved unanimously.

**(B) PC #3-17- 417 and 421 11<sup>th</sup> Street South**

**Concept Plat Approval** for a proposed four unit townhouse development located in a Residential, multiple family: RM-1, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on 11<sup>th</sup> Street South, between 4<sup>th</sup> and 5<sup>th</sup> Avenues South and consists of two adjacent residential lots. Each lot currently has a single-family home built in 1959. The applicant wishes to combine the adjacent lots, and develop a four-unit townhouse project. When combined, the two adjacent properties would allow for four fee-simple townhouse lots consistent with the minimum townhouse lot sizes and street frontages for Residential, multiple family: RM-1 zoned properties, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are single-family directly to the west across 11<sup>th</sup> Street South, single- family to the north and south, and single- and multiple family to the west. Additionally, there is an elementary school to the north across 4<sup>th</sup> Avenue South, and an industrial area to the south across 5<sup>th</sup> Avenue South. Despite the historical single-family character of this one block portion of 11<sup>th</sup> Street South, it is zoned for multiple family development. The proposed concept plat and prospective development project is consistent with similar projects in the RM-1 zoning district.

**Applicant:**

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a four-unit townhouse development and are not requesting variances for the development.

Ms. Dumont asked about the dimensions of the townhouse lots. Mr. Hart explained that the lots meet the minimum requirements. Ms. Dumont questioned whether this fit the character of the neighborhood.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Ms. Shandy Thompson, 522 3<sup>rd</sup> Avenue South, Jacksonville Beach, stated that she lived in the older neighborhood where these townhouses were proposed. She stated that four townhomes here would create too much traffic and would park on a narrow street. She provided pictures showing the parking and traffic issues in the area. She stated that she thought these buildings were too big for this neighborhood.

Ms. Kay Odom, 402 11<sup>th</sup> Street South, Jacksonville Beach, agreed that there would be parking issues with these townhouses and expressed her opposition to the proposal.

Mr. Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, provided pictures. He stated that an earlier request for a variance for these parcels was denied. He added that he did not believe the applicant was providing sufficient parking for the townhomes. Mr. Komarek stated that only two units, three at the max, should be approved for these parcels.

Ms. Millie Sullivan, 114 11<sup>th</sup> Street South, Jacksonville Beach, expressed her opposition to the proposed townhomes. She stated that these townhouses do not fit in this neighborhood. She agreed with the other speakers that there are parking issues in this neighborhood.

Blake Ziegler, 414 11<sup>th</sup> Street South, Jacksonville Beach, expressed his opposition.

Mr. Alex Sifakis, 440 7<sup>th</sup> Avenue South, Jacksonville Beach, stated that he owns about 25 units in this neighborhood and has seen values rise because of the development going up here. He added that there is very little affordable housing in Jacksonville Beach. He stated that he met all requirements for parking in the area, and stated that taxable value increase ten-fold after construction, which generates increased tax values for the City.

Mr. Hart stated that they met all minimum requirements, and had places to park two cars. He added that all drainage requirements must be met, which the older properties do not. Mr. Dahl asked about parking solutions. Mr. Hart stated that they could add gravel parking.

**Discussion:**

Ms. Dumont stated that she didn't see this to be contiguous to density and expressed her concern with the parking, even though they did meet code. She noted that property values at the beach are going up all over. She stated that she did not believe that this was compatible with the surrounding properties in the neighborhood.

Mr. Dahl stated that people want to live in Jacksonville Beach because it is a small beach town. He thought that there was ample justification to not approve this proposal due to the densities.

Mr. DeLoach stated that there are other uses comparable to what they want to build, and they meet the parking requirements for this type of structure. He added this is not a designated historical community. He expressed concern that it is not fair to the applicant to deny this when he meets all requirements.

Mr. Dahl asked Ms. Ireland to review the standards for review. Ms. Ireland read the three standards for the Commission to review the application. Ms. Dumont added that the plan is to increase the quality of life at the Beach and this proposal doesn't meet that. Mr. DeLoach stated that they needed to review their codes but not single out this proposal.

**Motion:** Mr. DeLoach made a motion to approve application based on the criteria that the applicant meets, adding that gravel parking be provided. Mr. Dahl asked where the gravel would go. Mr. Sifakis described where it would go. The motion died for a lack of a second.

**Alternate Motion:** Ms. Dumont made a motion to deny the application, based on it not being consistent with the Comprehensive Plan due to issues of quality of life. The motion to deny died for a lack of a second.

**Second Alternate Motion:** It was moved by Ms. Dumont and seconded by Mr. Sutton, to deny the application based on Standards 6A and 6B stating incompatibility with the surrounding neighborhood and inconsistency with the Comprehensive Plan. Ms. Dumont noted that Mr. Sifakis' argument about housing values is not as true in this neighborhood as his neighborhood.

**Roll call vote:** Ayes – Dahl, Dumont, and Callan.  
Nays - Sutton and DeLoach.  
The motion to deny was approved by a 3-2 vote.

**(C) PC #4-17- 1010 2<sup>nd</sup> Avenue North**

**Concept Plat Approval** for a proposed six-unit townhouse development 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 into the record:

The subject property is located at the southwest corner of 2<sup>nd</sup> Avenue North, and 10<sup>th</sup> Street North. The property currently exists as a multiple family residential triplex in a Residential, multiple family: RM-1 zoning district. The applicant wishes to redevelop the property into six fee-simple townhouse lots. The concept plat provided shows six townhouse lots that exceed the minimum townhouse lot sizes and street frontages, for *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are multiple and single family to the east, single-family and a city park (Gonzales Park) to the north, single-family to the west, and commercial to the south. The proposed six-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed lots meet the RM-1 zoning district requirements.

**Applicant:**

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a six-unit townhouse development. He stated that this was a unique parcel that was a trapezoid. He stated that the project is multi-family already and they meet all standards.

Mr. Sutton asked about the location of the park. He stated that the park was bigger than it appeared in the documents. Mr. Sutton thought this was compatible with the area.

Mr. DeLoach agreed, stating that the park was across the street, with multi-family units bordering the parcel as well. He thought this would be a newer nicer project than the ones bordering it.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Ms. Shandy Thompson, 552 3<sup>rd</sup> Avenue South, Jacksonville Beach, asked if they were three stories or two stories. She stated that she would prefer two stories. She thought that gravel parking would be preferable and should be a condition of approval.

Mr. Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, stated that six properties on this narrow parcel is too much density.

Mr. Alex Sifakis, 440 7<sup>th</sup> Avenue South, Jacksonville Beach, stated that he was in favor of the project, but noted that when variances are denied it makes it difficult to build two-story townhomes.

**Discussion:**

Mr. DeLoach stated that this property is surrounded by similar properties and this property meets the requirements and is character with the neighborhood.

Ms. Dumont noted that because it is an odd-shaped lot and questioned the issues of variance to make money.

**Motion:** It was moved by Mr. DeLoach and seconded by Mr. Dahl, to approve the application.

**Roll call vote:** Ayes – DeLoach, Dumont, Sutton, Callan and Dahl.  
The motion was approved unanimously.

**(D) PC #5-17- 1304 1<sup>st</sup> Avenue North**

**Conditional Use Approval** for multiple family residential for a three-unit townhouse, located in a Commercial general: C-2 zoning district, pursuant to Section 34-343(d) (11) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the south side of 1<sup>st</sup> Avenue North between Penman Road and 11<sup>th</sup> Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The proposed site plan provided shows three townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the Residential, multiple family: RM-1 zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1<sup>st</sup> Avenue North, commercial to the east and west, and commercial to the south, fronting on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the RM-1 zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

**Applicant:**

The agent for the applicant, Alex Sifakis, 440 7<sup>th</sup> Avenue South, stated that the property is zoned commercial, and you can't access the site from Beach Blvd. He stated that this request is consistent with the other projects directly to the east of this project.

Mr. Sutton asked the zoning directly across the street to the north. Ms. Ireland stated that she thought it was single-family.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Mr. Tony Komarek, 533 11<sup>th</sup> Avenue South, stated his concern was about the middle property. He noted that many people use 1<sup>st</sup> Street to get to Penman Road. He thought that this could create a traffic issue.

**Discussion:**

Ms. Dumont stated that the Code allows for this width of parcel addressing the concerns of Mr. Komarek.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application.

**Roll call vote:** Ayes – Dumont, Sutton, Callan, Dahl and DeLoach.  
The motion was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted that the next meeting is March 13 as noted in the agenda.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:48 P.M.

Submitted by: Amber Maria Lehman  
Recording Secretary

Approval:

Chairman:

Date:

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4-10-17

CITY OF JACKSONVILLE BEACH  
 PLANNING COMMISSION  
 MEETING

Excerpt of digitally recorded proceedings  
 held on Monday, February 27, 2017, commencing at  
 7:41 p.m., City Hall, Council Chambers, 11 North  
 3rd Street, Jacksonville Beach, Florida.

COMMISSION MEMBERS PRESENT:

GREG SUTTON, Chairman.  
 TERRY DeLOACH, Vice Chairman.  
 BILL CALLAN, Commission Member.  
 DAVID DAHL, Commission Member.  
 GEORGETTE DUMONT, Commission Member.

ALSO PRESENT:

GEORGE FORBES, City Manager.  
 HEATHER IRELAND, Senior Planner.  
 AMBER LEHMAN, Recording Secretary.

- - -

3

P R O C E E D I N G S

February 27, 2017 7:41 p.m.

- - -

\* \* \* \* \*

THE CHAIRMAN: All right. Ms. Ireland,  
 PC #3-17.

MS. IRELAND: PC #3-17 is a concept plat  
 application. The owner is BCEL, LLC, 7563  
 Philips Highway, Suite 109, Jacksonville,  
 Florida, 32256. Agent is Curtis Hart, 8051  
 Tara Lane, Jacksonville, Florida 32216. And  
 the property location is 417 and 421 South 11th  
 Street.

The request is for concept plat approval  
 for a proposed four-unit townhouse development  
 located in a residential, multifamily, RM-1  
 zoning district, pursuant to Section 34-503 of  
 the Jacksonville Beach Land Development Code.

The subject property is located on 11th  
 Street South, between 4th and 5th Street [sic]  
 South, and consists of two adjacent residential  
 lots. Each lot currently has a single-family  
 home built in 1959. The applicant wishes to  
 combine the adjacent lots and develop a  
 four-unit townhouse project. When combined,  
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2

I N D E X

1  
 2  
 3  
 4 **PC #3-17, 417 and 421 11th Street South.**  
 5  
 6 **Concept Plan Approval** for a proposed four-unit  
 7 townhouse development located in a residential,  
 8 multiple-family, RM-1 zoning district, pursuant to  
 9 Section 34-503 of the Jacksonville Beach Land  
 10 Development Code.  
 11  
 12  
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4

1 the two adjacent properties would allow for  
 2 four fee-simple townhouse lots consistent with  
 3 the minimum townhouse lot sizes and street  
 4 frontages for residential, multiple-family,  
 5 RM-1-zoned property, which is 2,500 square  
 6 feet -- or square-foot exterior lots and  
 7 1,500-square-foot interior lots.

8 Adjacent property uses are single-family  
 9 directly to the west; across 11th Street South,  
 10 single-family to the north and south; and  
 11 single and multifamily to the west.  
 12 Additionally, there's an elementary school to  
 13 the north, across 4th Avenue South; and an  
 14 industrial area to the south, across 5th Avenue  
 15 South.

16 Despite the historical single-family  
 17 character of this one-block portion of  
 18 11th Street South, it is zoned for  
 19 multiple-family development. The proposed  
 20 concept plat and prospective development  
 21 project is consistent with similar projects in  
 22 the RM-1 zoning district.

23 THE CHAIRMAN: All right. Thank you,  
 24 Ms. Ireland.  
 25 Applicant?

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5

1 (Mr. Hart approaches the podium.)  
2 THE CHAIRMAN: Please state your --  
3 MR. HART: Curtis Hart, 8051 Tara Lane,  
4 Jacksonville.  
5 As Ms. Ireland indicated, what we -- we're  
6 asking to do is a four-unit townhouse  
7 development in this neighborhood. We'd tear  
8 down two 1959 single-family dwellings.  
9 We meet all of the requirements of RM-1  
10 zoning. We're not asking for any variance or  
11 anything along that line.  
12 Be glad to answer any questions.  
13 Each lot is larger than the minimum  
14 necessary, if you --  
15 THE CHAIRMAN: Which is -- what is that,  
16 Ms. Ireland?  
17 MS. IRELAND: Each one of the new lots  
18 is -- at minimum, needs to be 2,500 square feet  
19 for exterior and 1,500 square feet for  
20 interior. And they are exceeding that by a  
21 little bit.  
22 COMMISSIONER DUMONT: So -- through the  
23 Chair --  
24 THE CHAIRMAN: Yes.  
25 COMMISSIONER DUMONT: -- so each townhouse  
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6

1 would be 18 feet wide?  
2 MR. HART: Are you --  
3 COMMISSIONER DUMONT: Yes.  
4 MR. HART: -- asking --  
5 No, they have to be a minimum. The  
6 interior lots have to be a minimum -- in this  
7 case, they would have to be a minimum of  
8 15 foot wide, and they're 18 and -- or they're  
9 17.98 and 17.98. The end lots would have to be  
10 a minimum of 25 foot. In this case, they're 27  
11 and one is 28. And it's -- it's a reflection  
12 of the depth of the lots.  
13 COMMISSIONER DUMONT: And --  
14 MR. HART: In other words, it has to be a  
15 minimum of 2,500 square feet and it's 2,799  
16 square feet.  
17 COMMISSIONER DUMONT: And I take it you're  
18 looking at three floors?  
19 MR. HART: Yes.  
20 COMMISSIONER DUMONT: Garage on the  
21 bottom, living on the top two?  
22 MR. HART: Yes.  
23 COMMISSIONER DUMONT: A concern I would  
24 have is -- I drove through that neighb- -- I  
25 never knew that neighborhood was back there.  
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7

1 It's a nice, quaint, old, historic  
2 neighborhood. And I asked some friends, some  
3 officers about -- tell me a little bit about  
4 the neighborhood, and this doesn't really fit  
5 that neighborhood. That would be a concern.  
6 It's -- it would -- it really pops out.  
7 MR. HART: Well, I mean, it's a  
8 neighborhood that is older, and we'd be tearing  
9 down two older homes.  
10 COMMISSIONER DUMONT: That would -- I'm  
11 just basing what -- a concern that I would have  
12 would be.  
13 MR. HART: I understand.  
14 The neighborhood is zoned multifamily.  
15 All the other single-family homes are also  
16 zoned multifamily.  
17 THE CHAIRMAN: Ms. Ireland, what is the --  
18 where is the school again on the site map?  
19 MS. IRELAND: It's just to the north.  
20 It's not shown on the site plan. It's just to  
21 the north of there. I think there's --  
22 THE CHAIRMAN: On the --  
23 MS. IRELAND: -- maybe three or four  
24 houses --  
25 THE CHAIRMAN: -- vicinity map maybe?  
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8

1 MS. IRELAND: -- on the other side of 4th  
2 Avenue South, just north of --  
3 THE CHAIRMAN: So --  
4 MS. IRELAND: -- these lots, about four  
5 houses away.  
6 THE CHAIRMAN: So what's listed there as  
7 315 on the vicinity map; is that correct?  
8 MS. IRELAND: Yes, that's correct. I  
9 believe that's -- that's the school, because  
10 that's the little loop. That's Jax Beach  
11 Elementary.  
12 THE CHAIRMAN: Any other questions for the  
13 applicant?  
14 COMMISSION MEMBERS: (No response.)  
15 THE CHAIRMAN: Thank you.  
16 MR. HART: Thank you.  
17 THE CHAIRMAN: Okay. I have a few speaker  
18 cards here for application 3-17. I ask each  
19 person to limit their comments to five minutes.  
20 That's what this handy, little timer thing will  
21 do for me here. And if you -- if I figure out  
22 how to use it. And if somebody has already  
23 represented what you had to say, then you can  
24 just kind of say -- you know, don't feel like  
25 you're obligated to repeat everything.  
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9

1 So the first person I'll hear from --  
 2 first we're going to hear from those in  
 3 opposition to the application. The first  
 4 person I'd like to hear from is  
 5 Shandy Thompson.  
 6 (Audience member approaches the podium.)  
 7 THE CHAIRMAN: And when you come forward,  
 8 please state your name and address.  
 9 AUDIENCE MEMBER: Hi.  
 10 My name is Shandy Thompson. I live at 522  
 11 3rd Avenue South.  
 12 I married a Jax Beach native, so I know  
 13 quite a bit of history. And I moved into an  
 14 old neighborhood, so I hear all the gossip,  
 15 which is great.  
 16 I've seen my neighborhood evolve. I live  
 17 where these townhomes are going. My neighbors  
 18 are old. I have young kids. My kid goes to  
 19 that Jax Beach Elementary School. I know what  
 20 the traffic is like. The majority of time  
 21 we'll walk him, but there are plenty of times  
 22 where I drive down the street to get on to 9th  
 23 to go to work. It's a narrow street.  
 24 If you put four townhomes, that --  
 25 typically, what they're building is a  
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11

1 I love seeing these new builds, they're  
 2 gorgeous. However, this is not suitable. This  
 3 is just not suitable. I feel we can come to an  
 4 agreement, maybe do three or even two or maybe  
 5 two small -- or bigger single-families, but  
 6 we're -- we're ruining the area that we're --  
 7 that is slowly finally getting fixed.  
 8 That's all.  
 9 THE CHAIRMAN: Thank you.  
 10 All right. Next I will call on Kay Odom.  
 11 (Audience member approaches the podium.)  
 12 AUDIENCE MEMBER: Hello.  
 13 I'm Kay Odom, and I live at 402 11th  
 14 Street South, Jacksonville Beach, Florida, and  
 15 I'm directly across from the property that's in  
 16 question right now, and I live closer to the  
 17 school.  
 18 And as been stated already about the  
 19 parking issue, that's always a problem, but we  
 20 understand that on that little street. Our  
 21 neighborhood has single-level homes, and  
 22 they're older, because I've been there at least  
 23 50 years myself. So I know most of the  
 24 neighbors. Some of them have moved out and  
 25 they're starting to rent, but they're still  
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10

1 four-bedroom. They're rented to college  
 2 students, which is fine, but they're four  
 3 college students. These cars are not going to  
 4 fit -- one, it's not going to fit in the garage  
 5 because no one uses their garage. Two don't  
 6 fit in the driveway. They're parking on the  
 7 street. That street's already narrow.  
 8 We're -- that -- that elementary school is  
 9 already using that street. Fortunately, Kay  
 10 (phonetic) and the other neighbors are  
 11 fortunate and nice enough to say, sure, you can  
 12 use part of my lawn to drop your kid off, and  
 13 I'll appreciate it.  
 14 Tony gave me a copy of what we see  
 15 (inaudible). This is what we see on a daily  
 16 basis when we walk our neighborhood. We walk  
 17 our dogs, we walk my kids in strollers, we  
 18 bike. I have a five-year-old. This weekend we  
 19 rode bikes. I had to call the cops because  
 20 there was someone racing down my street going  
 21 to one of these townhomes. He almost hit my  
 22 kid. I'm pretty livid still because of that.  
 23 I'm not a fan of townhomes, at least these  
 24 ones. They're just too big for the property  
 25 lot. I am a fan of improvement of our beach.  
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12

1 renting in the single -- the single homes.  
 2 They want to put a four-unit or four  
 3 townhomes in the middle of the street,  
 4 practically in the middle of the street. I  
 5 just feel that that will not fit our  
 6 neighborhood, it would not fit our street, and  
 7 I am opposed to it.  
 8 THE CHAIRMAN: Thank you.  
 9 The last card I have on 3-17 is  
 10 Tony Komarek.  
 11 (Audience member approaches the podium.)  
 12 AUDIENCE MEMBER: I'm Tony Komarek. I  
 13 live at 533 11th Avenue South, Jacksonville  
 14 Beach, Florida.  
 15 I want to give you some additional  
 16 pictures. And I'll give you a little history  
 17 about the property. And let me know when you  
 18 have it. I guess I need to start because he  
 19 started -- I see George Forbes has got the  
 20 clock there.  
 21 Okay. You see the gray house on the left  
 22 in the picture? Alex Sifakis, JWB Real Estate,  
 23 the company that built that monstrous  
 24 three-story place on 4th Street and 9th, where  
 25 there's nobody -- no place to park, he's the  
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13

1 one that bought this property and the property  
2 next door. So, basically, before coming here,  
3 he has gone to the variance board, asked for a  
4 variance on the left-hand side. It was denied.  
5 So since it's denied, he's coming across with a  
6 new approach, wanting to go ahead and  
7 interconnect four units.

8 On the bottom you'll see a -- the street  
9 picture. On the back side you'll see a picture  
10 of one of the properties he has built on 11th.  
11 And if you notice, there's not enough parking.  
12 You'll see that there's only room for one car  
13 in the driveway before it hits the streets.  
14 He's talking about a 20-foot setback from the  
15 street. He will also have other properties  
16 coming tonight, mentioning the same thing,  
17 around Gonzales Park, so --

18 We do have a density problem in  
19 Jacksonville Beach, and we have to get ahold of  
20 it.

21 I did print on the back the off-street  
22 parking requirement. He has to provide at  
23 least two parking spots per unit improvement on  
24 the building plan. I do not see it in this  
25 application.

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15

1 Step forward, state your name and address,  
2 one at a time.

3 AUDIENCE MEMBER: My name is Alex Sifakis,  
4 the monster at JWB Real Estate Capital. My  
5 address is 440 7th Avenue South, Jacksonville  
6 Beach, Florida.

7 I'm actually the owner of the properties  
8 that we're speaking about.

9 THE CHAIRMAN: Alex, let me ask you a  
10 question. Are you going to speak in favor of?

11 MR. SIFAKIS: I am.

12 THE CHAIRMAN: I would like to listen to  
13 everybody in opposition to first. I'll call on  
14 you.

15 So anyone else in opposition to the  
16 application?

17 (Audience member approaches the podium.)

18 AUDIENCE MEMBER: Good evening.

19 THE CHAIRMAN: Hey.

20 AUDIENCE MEMBER: My name is Millie  
21 Sullivan, 114 11th Street South, Jacksonville  
22 Beach.

23 I am not in support of this building,  
24 these -- this townhouse thing going up.

25 I was raised -- I live in that

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14

1 Also, we know that most of these will  
2 become rentals, as it was stated before. And I  
3 would ask them, how many bedrooms. And if it's  
4 rented, I would have to say one or two of the  
5 units will have at least three cars in it  
6 because that has -- that's what we have seen so  
7 far. So I propose that if you're going to  
8 approve it, do it for two units, three at the  
9 max.

10 And then we do have a parking issue here  
11 in Jacksonville Beach, and this is only going  
12 to make it worse.

13 But, ultimately, this property will be  
14 unsightly to the neighbors. It does not fit in  
15 the community. It needs to be downsized.

16 And I appreciate your time.

17 And also consider the picture on the back  
18 with the other -- and what I want to point out  
19 is this is 25-foot lots. Now, he's going to go  
20 down to 17 feet wide. You can see that on  
21 25 foot, he can't fit the cars on it. What's  
22 going to happen with 17?

23 Thank you.

24 THE CHAIRMAN: Thank you, Tony.

25 If there's anyone else --

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16

1 neighborhood, and all around that neighborhood  
2 these condominiums or whatever you --  
3 townhouses are going up. They don't fit.

4 It's a revolving door. People move in for  
5 a while and then they're gone, and then those  
6 places are sitting, not to mention there is a  
7 parking issue. Where I am on 11th Street -- we  
8 were told by some of the tenants, "Well, our  
9 landlord says that we can park wherever we want  
10 to park." No, you can't. You can't do that,

11 because -- yes, there's a vacant lot here,  
12 there's another -- there's a house and then  
13 there's another vacant lot, but they're owned  
14 by people that don't want you to park there.

15 So all along this side of 11th Street  
16 there is a serious parking issue, just like it  
17 is on 9th Street, 6th Street. Wherever  
18 these -- these places are going, there is an  
19 extensive parking issue.

20 Plus, this is relatively a historical  
21 neighborhood, and these tall buildings, they  
22 simply do not fit. I'm asking you to take into  
23 consideration of those persons that live in  
24 that neighborhood. Yes, we're in a time now  
25 where we're building bigger buildings, but

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17

1 think about those people that have been in that  
 2 neighborhood for 30-plus years and that are not  
 3 able to come here tonight and address you  
 4 because they're seniors and -- and they --  
 5 they're feeling like, we don't have a choice,  
 6 they're going to do what they want to do.  
 7 This is not the Jacksonville Beach that I  
 8 know. This is not the Jacksonville Beach that  
 9 I grew up in.  
 10 I'm asking you, think it through before  
 11 you give him even more permission to put these  
 12 buildings up. They don't fit. Simply, they do  
 13 not fit.  
 14 Thank you for your time.  
 15 THE CHAIRMAN: Thank you.  
 16 Anyone else wishing to speak in opposition  
 17 to the application?  
 18 (Audience member approaches the podium.)  
 19 THE CHAIRMAN: State your name and  
 20 address, please.  
 21 AUDIENCE MEMBER: Blake Ziegler. I'm  
 22 right in front of the buildings, where they're  
 23 going to put them at. And I'm --  
 24 MS. IRELAND: (Inaudible.)  
 25 MR. ZIEGLER: 414, directly in front. And  
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18

1 I'm -- I'm directly in front of it.  
 2 And we -- we're having problems there as  
 3 it is, and we can't -- you know, at certain  
 4 time of day you can't get in and out of there.  
 5 See, this street is like a -- you go in, it's  
 6 one block, and that's it. So if you get all  
 7 these cars in there, where they going to go?  
 8 And so this is the same -- I was here  
 9 before on this and looked like it's the same  
 10 thing that I -- I talked about before. So I --  
 11 would you please just kind of keep our  
 12 neighborhood looking kind of decent if you  
 13 could.  
 14 Thank you.  
 15 THE CHAIRMAN: Thank you, sir.  
 16 Anyone else in opposition to the  
 17 application?  
 18 AUDIENCE MEMBERS: (No response.)  
 19 THE CHAIRMAN: All right. Seeing none,  
 20 those in favor.  
 21 (Mr. Sifakis approaches the podium.)  
 22 MR. SIFAKIS: My name is Alex Sifakis.  
 23 The address 440 7th Avenue South, Jacksonville  
 24 Beach.  
 25 I'd like to speak in favor of this -- this  
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19

1 application.  
 2 I own about 25 units in that neighborhood,  
 3 and all of the units have been built according  
 4 to the legal specifications that they can be.  
 5 And I have seen values in that neighborhood  
 6 rise, and not just my values, but everyone's  
 7 values.  
 8 In 2013, I bought a lot on 3rd Street for  
 9 \$14,000. Nowadays, we're having to spend 120-  
 10 \$140,000 for lots in the same neighborhood  
 11 because of the development that's going on over  
 12 there.  
 13 One of the -- one of the people speaking  
 14 in opposition said that we have a density  
 15 problem in Jacksonville Beach. Our problem in  
 16 Jacksonville Beach is we don't have enough  
 17 housing and very, very little affordable  
 18 housing. And in the areas that are zoned for  
 19 multifamily, there's a reason for that, because  
 20 somewhere there has to be an area of density  
 21 for people to live. Those prices are  
 22 skyrocketing, and one way to keep prices down  
 23 is to build higher density. So if we want  
 24 everyone to be able to enjoy Jacksonville  
 25 Beach, like we all do, then density is a  
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20

1 necessity.  
 2 Parking is an issue that can be taken care  
 3 of. We have -- we're -- we meet the parking  
 4 requirements on all of our developments in the  
 5 neighborhood, and there -- there's a lot of  
 6 solutions to parking.  
 7 With those 25 units that I own in -- in  
 8 and around this neighborhood, including my  
 9 personal residence at 7th Avenue South, the  
 10 taxable value, on average, for each of those  
 11 properties was about \$50,000 before, on each  
 12 individual lot. And after we build these  
 13 units, the taxable value is between 500- and  
 14 \$600,000.  
 15 So just with the 25 units we've already  
 16 built -- generate \$150,000 every single year  
 17 for the City of Jacksonville Beach. That's  
 18 probably a good thing.  
 19 So I feel, since it's the neighborhood  
 20 that I live in and that I've invested a lot in,  
 21 that this is a great thing for the neighborhood  
 22 and a great thing for values in the  
 23 neighborhood, so I'd like to see it approved.  
 24 THE CHAIRMAN: Thank you.  
 25 Anyone else wishing to speak in favor of  
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21

1 the application?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: All right. The public

4 portion of the meeting is closed.

5 MR. HART: Do I get to rebut?

6 THE CHAIRMAN: You are welcome -- and

7 you're addressing us, not anyone else.

8 MR. HART: Oh, sure. No. I get that.

9 I did want to state a few things. One, we

10 meet the minimum -- all minimum requirements

11 for this project in that zoning. We do have a

12 place to park two cars, one in the garage and

13 one behind it. These units will be 300,000 and

14 up, for sale, if they were sold. We have to

15 meet the drainage plan, which a lot of these

16 older units do not. We have to meet the

17 current drainage plan through design. We could

18 add some parking, but -- it would entail some

19 gravel additions, but we do have the minimum

20 necessary. We've met all the requirements for

21 RM-1.

22 I'd be glad to answer any questions.

23 THE CHAIRMAN: Follow-up questions for the

24 applicant?

25 COMMISSION MEMBERS: (No response.)

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23

1 American Farmland Trust, and one of the things

2 we looked at was, you know, the value of land,

3 turning farmland into multi-units and all that,

4 but it had -- the -- after looking across the

5 country as to which farmland was most at risk,

6 it was those that -- that would be most -- that

7 was contiguous to already suburban areas in

8 cities, and I don't see this as being very

9 contiguous to where density is, especially that

10 neighborhood. I didn't -- it's really in the

11 middle of nowhere out there. It's difficult to

12 get to. So that -- that concerns me there.

13 The parking is a concern. I know that you

14 say that you -- by code, you are right, you

15 have two. You have the garage and you have

16 the -- the sidewalk, but -- well, people just

17 don't use their garage for that, and yet -- and

18 I don't think you can mandate, you must park

19 your car in the garage. So that's the code

20 thing.

21 It just does not go with the character.

22 So you know that the -- well, the -- the person

23 who spoke in favor of it noted the increase in

24 property values since 2013. All properties --

25 my house went up a hundred thousand, and I've

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22

1 COMMISSIONER DAHL: Through the Chair,

2 your owner -- your property owner said there

3 were many parking solutions. I heard one

4 different parking solution from you just now

5 that we didn't hear earlier, and that was that

6 people are going to actually park in their

7 garages. So there's one of the many -- I don't

8 care if we hear from the owner again, but if --

9 if you have any of those solutions --

10 MR. HART: We could add gravel parking

11 next to that, that's one solution. You know,

12 it would have to be --

13 COMMISSIONER DAHL: So that's two

14 solutions. Are there any more?

15 MR. HART: That's the only two I could

16 think of right now.

17 COMMISSIONER DAHL: Okay. Thank you, sir.

18 MR. HART: Thank you.

19 THE CHAIRMAN: Any other questions of the

20 applicant?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All right. Discussion or

23 do I have a motion?

24 COMMISSIONER DUMONT: Back a while ago,

25 when I was working on my PhD, I worked for

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24

1 done nothing to it. I guess I just did the --

2 just redid the kitchen, but I've done nothing

3 to it. So just the property values at the

4 beach, in general, regardless of the

5 development or the -- or not being developed,

6 are going up because people want to live here,

7 which gets us back to the density thing.

8 I am not going to vote in favor of this

9 application, personally, because I don't feel

10 if fits that neighborhood. And somewhere is

11 my -- we have rules as to what we have -- that

12 we can't just say, well, we just don't like it;

13 we don't feel it. We can't do that. We are

14 legally -- thing. So there's a quality of

15 life. It's not -- we don't -- I do not think

16 it is compatible with the surrounding area. I

17 just -- I don't feel it's compatible.

18 COMMISSIONER DAHL: If I could add,

19 Ms. Dumont, the quality of life issue is

20 consistent with the comprehensive plan. So

21 there is a quality of life issue there that

22 goes beyond numerical dollar evaluations and

23 tax bases. The reason people want to live in

24 Jacksonville Beach is because it's a beautiful

25 little beach town that doesn't look like

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25

1 Daytona.

2 And back in 2004, we had this identical

3 argument, identical. In fact, I remember

4 Susan White talking about -- doesn't like to

5 live where you can spit on your neighbor's

6 porch from your balcony. And that's what we're

7 talking about here, is density and quality of

8 life. And there is ample justification in the

9 Jacksonville Beach zoning code and the

10 Jacksonville Beach code to not approve these

11 projects. And I think it's based on density,

12 it's based on parking, it's based on quality of

13 life and character of the neighborhood.

14 COMMISSIONER DUMONT: I know that the City

15 right now is going through a lot of steps -- a

16 lot of people, a lot of the residents in the

17 city are not happy with these new, tall

18 buildings popping up, specifically popping up

19 in small neighborhoods, single-family

20 neighborhoods where it just doesn't fit the

21 character. So it ends up being a little bit

22 different on this side of 3rd because we have a

23 lot of multifamily and tall buildings.

24 So yes, it really is a quality of life,

25 and the -- I've heard from multiple residents

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1 that that's just not the feel that they want to

2 have for their beach.

3 MR. SIFAKIS: (Inaudible.)

4 THE CHAIRMAN: We're not having a

5 discussion.

6 MR. SIFAKIS: (Inaudible.)

7 THE CHAIRMAN: Thank you.

8 COMMISSIONER DeLOACH: Through the Chair,

9 I hate to be the devil's advocate, but -- well,

10 we do have to keep in mind that there are --

11 there are other uses that are comparable to

12 what the gentleman wants to build. He is

13 meeting the parking requirement, whether we

14 like it or not.

15 He has a garage. Whether they use the

16 garage or not is not -- as long as he meets the

17 requirement of having space for two cars --

18 I've run into this in my neighborhood with --

19 with apartments.

20 And again, if they park on the street, the

21 neighbors have the opportunity to report them,

22 call the police, which is what I had to do. I

23 don't like it, but he is meeting all his

24 requirements.

25 It's not a designated historical

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1 community. If it were, then we would probably

2 have a lot more to work with. But just to deny

3 it on what you want to deny it, I -- I'm -- I

4 understand what you're saying, but I'm just not

5 sure it's fair to the applicant because he does

6 meet all the requirements that he needs to.

7 He's not asking for any parking

8 requirements, any variances from that

9 standpoint. And I understand what you're

10 saying, and I'm not -- but --

11 COMMISSIONER DAHL: Ms. Ireland, through

12 the Chair, could we just review the 503

13 requirements, please?

14 MS. IRELAND: Sure.

15 COMMISSIONER DAHL: For the record.

16 MS. IRELAND: Yes, I can read it.

17 So the standards which you are reviewing

18 this against for concept plat, A concept

19 plat -- plan for plat shall comply with the

20 following standards: Consistency with the

21 comprehensive plan. It shall be consistent

22 with the goals, objectives and policies of the

23 comprehensive plan. The second one is

24 compatible with surrounding land uses. And the

25 third one is design and layout. It shall be

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1 adequately designed so that the general layout

2 of the proposed development will be compatible

3 with surrounding land uses and not be at such

4 variance with other development so as to cause

5 a substantial depreciation in property values.

6 Those are the three.

7 COMMISSIONER DAHL: Thank you.

8 And, Mr. DeLoach, I agree with you that

9 the last -- the last criteria there is met. I

10 don't agree on the first two, but I do agree

11 with you that the parking issue, by that code

12 section, he meets it.

13 COMMISSIONER DUMONT: Because the -- 6A

14 notes the -- with the comprehensive plan being

15 consistent with the goals and objectives, so

16 it's not just the numbers and the digits. And

17 so what was this whole comprehensive plan there

18 for in the first place? What was the purpose

19 of it? It was to increase the quality of life

20 at the beach, it's to have that beach community

21 planned out, and I just don't think that this

22 application fits it, to put four townhouses

23 there.

24 COMMISSIONER DeLOACH: Through the Chair,

25 I understand what Ms. Dumont is saying. I

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1 agree with it in the context that we need to  
2 maybe review our codes, but under the current  
3 codes, I'm not sure that this -- you could say  
4 that this project diminishes the property  
5 values. If you look at the units themselves,  
6 they are -- you know, they're nice units,  
7 they're going to sell for a price that's going  
8 to --

9 COMMISSIONER DUMONT: That's the third  
10 criteria. I'm not saying that -- that  
11 one's the -- nothing about property values.  
12 Quality of life does not necessarily tie that  
13 to dollar signs.

14 COMMISSIONER DeLOACH: Correct, but I'm  
15 just -- I'm hesitant to deny it on a -- when it  
16 meets all the other requirements, on that one  
17 rather vague requirement, when he meets all the  
18 other setbacks, all the other parking  
19 requirements, everything else.

20 I understand what you're saying  
21 completely, but -- but that's why we have these  
22 guidelines in place.

23 COMMISSIONER DUMONT: Right.

24 COMMISSIONER DeLOACH: And -- anyway,  
25 that's --

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1 COMMISSIONER DUMONT: And I understand  
2 where you're coming from, and I -- you know,  
3 the Planning Department says this is -- this is  
4 what they need to do, but we're here, and we're  
5 here to represent the community. That's why we  
6 are a volunteer board representing the  
7 community, to see if this fits in with the  
8 community through some guidelines, and that  
9 guideline is -- at least how I read it, is that  
10 A1, fitting consistent with the goals and  
11 objectives of the comprehensive plan, I -- I  
12 see a disconnect here.

13 THE CHAIRMAN: All right. Any further  
14 discussion or do I have a motion? Either in  
15 favor or in opposition.

16 COMMISSIONER DeLOACH: I make a motion to  
17 approve, based on the discussion, the criteria  
18 that the applicant meets.

19 THE CHAIRMAN: So we have a motion.  
20 Do I have a second?

21 COMMISSION MEMBERS: (No response.)

22 COMMISSIONER DeLOACH: I could add to the  
23 gravel -- as a condition, the gravel drive,  
24 pad, whatever we were discussing earlier with  
25 Mr. Dahl, I believe. So we'll put a condition

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1 on that, for that as part of the -- of the  
2 motion.

3 COMMISSIONER DAHL: Discussion?

4 THE CHAIRMAN: Sure.

5 COMMISSIONER DeLOACH: Yes, sir.  
6 Absolutely.

7 COMMISSIONER DAHL: And where would you  
8 put that gravel?

9 THE CHAIRMAN: I'll let the --

10 MR. SIFAKIS: (Off microphone.)  
11 It would be right next to the (inaudible).

12 COMMISSIONER DAHL: They do that in the  
13 townhomes on 22nd Avenue South. They do --

14 MR. SIFAKIS: (Inaudible.)

15 COMMISSIONER DeLOACH: Yeah. They do the  
16 drive and then they put the gravel next to it.  
17 You can actually -- you're not parking on the  
18 grass, you're parking in gravel, but it's --  
19 but it permeates --

20 COMMISSIONER DAHL: (Inaudible) permeable.  
21 This is (inaudible), so I just wondered where  
22 it would go.

23 COMMISSIONER DeLOACH: Yeah.

24 MR. SIFAKIS: (Off microphone.)  
25 (Inaudible) and a drive aisle. Two-car

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1 driveways, 16 feet wide, so you would have  
2 basically two feet of landscaping (inaudible).

3 COMMISSIONER DAHL: One on each side?

4 MR. SIFAKIS: (Off microphone.)  
5 Well, then you have to put it in front of  
6 the other neighbors. You have two feet.

7 COMMISSIONER DAHL: On the contiguous one  
8 and one on the outside?

9 MR. SIFAKIS: (Inaudible.)

10 COMMISSIONER DAHL: Thank you.  
11 (Inaudible off-the-microphone discussion.)

12 COMMISSIONER DeLOACH: We have a motion  
13 with a condition.

14 THE CHAIRMAN: Mr. DeLoach has modified  
15 his motion with that condition.  
16 Do I have a second?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: All right. The motion is  
19 dead for lack of a second.  
20 Do I have an alternate motion, either in  
21 favor or in opposition?

22 COMMISSIONER DUMONT: I'd like to make a  
23 motion to deny the application, based on the --  
24 it not being consistent with the comprehensive  
25 plan with regard to quality of life, the main

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1 goals and objectives as -- the  
2 comprehensiveness of the comprehensive plan.  
3 THE CHAIRMAN: Do I have a second?  
4 COMMISSIONER DAHL: Discussion?  
5 THE CHAIRMAN: Yes, sir.  
6 COMMISSIONER DAHL: Ms. Ireland, could you  
7 read the second -- I didn't bring my code with  
8 me.  
9 MS. IRELAND: Yes, sir.  
10 Condition B, compatible with surrounding  
11 land uses. It shall be compatible with  
12 surrounding land uses. It's the second  
13 standard by which you make these decisions.  
14 COMMISSIONER DAHL: And is that what we  
15 said the finding was (inaudible) around that  
16 street?  
17 MS. IRELAND: Correct.  
18 COMMISSIONER DAHL: And it's (inaudible)?  
19 MS. IRELAND: Yes.  
20 COMMISSIONER DAHL: Thank you.  
21 THE CHAIRMAN: I have a motion.  
22 Do I have a second?  
23 COMMISSION MEMBERS: (No response.)  
24 THE CHAIRMAN: Or are we at an impasse  
25 here?  
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1 All right. Motion dies for lack of a  
2 second.  
3 Any discussion or any other motion?  
4 COMMISSIONER DeLOACH: Twenty-three years  
5 on the Planning Commission, I've never had this  
6 happen.  
7 We need to break this impasse because we  
8 need to move on to the next -- to the next one.  
9 Is there a motion in favor that we can --  
10 is there a modification that we can make to  
11 make this more appealing or -- because I  
12 can't -- I can't vote to deny him based on  
13 what -- on that motion, so is there something  
14 that we can do to make it --  
15 COMMISSIONER DUMONT: What would make it  
16 appealing is if -- it would actually fall under  
17 what he's asking for, would be single-family  
18 homes in the -- a single-family neighborhood.  
19 Yeah, I know it's multifamily zoned, but  
20 that's how it's zoned and that's just not  
21 what's there.  
22 COMMISSIONER DeLOACH: Yeah, but, I mean,  
23 it's -- again, it's not a historical  
24 neighborhood by definition or by designation.  
25 And it's zoned for -- and it's zoned for  
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1 multifamily.  
2 COMMISSIONER DAHL: I understand.  
3 He meets the third criteria in  
4 Section 34-503, but it's the opinion of some of  
5 the people on the Planning Commission that it  
6 doesn't meet the (inaudible) of the comp plan,  
7 the quality of life, compatibility, and  
8 character of the neighborhood.  
9 COMMISSIONER DeLOACH: Well, then we need  
10 a second on the den- -- then we need to make  
11 another motion and move forward.  
12 COMMISSIONER DAHL: I think what we're --  
13 what we're doing here is we are moving -- we  
14 are moving towards a recognition of a build out  
15 (inaudible) and its highest use.  
16 And I understand why the opponent wants to  
17 build. He's talked about money. I understand  
18 what he's talking about, I do, but I also  
19 understand what the residents that live there  
20 right now -- and have lived there for many,  
21 many years and have a school in the  
22 neighborhood and have young children on the  
23 street, and I know what those -- I've got a  
24 house just -- it's a 1958 ranch, but it's full  
25 of college kids and there's five trucks there  
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1 and they park (inaudible), so -- they park on  
2 the grass and they drive too fast because  
3 they're young and when you're young you drive  
4 too fast because they don't get it.  
5 And so what we're talking about is quality  
6 of life for the beach. And you and I have been  
7 through this argument before, 15 years ago, and  
8 I think we're coming right up to that precipice  
9 again, and I don't have -- I can't -- I don't  
10 think I can vote for it.  
11 COMMISSIONER DeLOACH: Well, then we need  
12 a motion and a second so we can move forward.  
13 COMMISSIONER DAHL: I understand.  
14 COMMISSIONER DeLOACH: We just can't sit  
15 here. We need to go ahead and move forward to  
16 get to the next -- do the next two cases, so we  
17 need to -- I mean, I'll make the motion to  
18 approve again and we could -- later -- or,  
19 Georgette, you could make the motion to deny,  
20 and we -- but we need to move forward.  
21 COMMISSIONER DUMONT: Take two.  
22 I'm going to make a motion to deny the  
23 application based on Standard 6A and 6B,  
24 quality of life of the comprehensive plan and  
25 compatible -- compatibility with the  
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1 surrounding area being single -- small houses  
2 and a school.  
3 THE CHAIRMAN: I have a motion.  
4 Do I have a second?  
5 COMMISSION MEMBERS: (No response.)  
6 COMMISSIONER DUMONT: Discussion?  
7 THE CHAIRMAN: Yes, ma'am.  
8 COMMISSIONER DUMONT: Okay. The person --  
9 Alex, the -- the person who spoke in favor of  
10 it, he noted the neighborhood and how the  
11 neighborhood that he lives in -- that he lives  
12 in, in 7th Avenue South, has a lot of these  
13 townhouses and such. That is -- I'm on 16th  
14 South, and that is a very distinctly different  
15 neighborhood than where this application is at.  
16 So I understand that argument. And the  
17 closer to 3rd you get, the more likely you are  
18 to have these newer townhomes and this kind of  
19 development, but the further west you get from  
20 3rd, the less likely you are to see them.  
21 And, again, six sections, 6A and 6B is the  
22 reason -- are the reasons why I am putting that  
23 motion to deny the application.  
24 And denial of the application doesn't mean  
25 you can't build on them. You just can't do

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1 this on them.  
2 THE CHAIRMAN: Mr. Dahl or Mr. Callan,  
3 any -- anything?  
4 (Inaudible discussion.)  
5 THE CHAIRMAN: All right.  
6 COMMISSIONER DUMONT: If the motion dies  
7 again and dies again --  
8 THE CHAIRMAN: That's okay. I'm fine.  
9 In the interest of moving us forward --  
10 I'm going to second --  
11 MALE COMMISSION MEMBER: Can we do that?  
12 THE CHAIRMAN: -- Ms. Dumont's motion in  
13 the interest of moving us forward.  
14 COMMISSIONER DeLOACH: Is that -- by  
15 Robert's Rules (inaudible) --  
16 THE CHAIRMAN: I think we're fine.  
17 COMMISSIONER DeLOACH: I'm good with it.  
18 THE CHAIRMAN: So we have a motion and a  
19 second.  
20 Roll call vote, please.  
21 MS. IRELAND: Bill Callan.  
22 COMMISSIONER CALLAN: Yes.  
23 THE CHAIRMAN: And a yes is in favor of  
24 the denial. Just so it may be clear.  
25 MS. IRELAND: David Dahl.

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1 COMMISSIONER DAHL: Yes.  
2 MS. IRELAND: Terry DeLoach.  
3 COMMISSIONER DeLOACH: No.  
4 MS. IRELAND: Georgette Dumont.  
5 COMMISSIONER DUMONT: Yes.  
6 MS. IRELAND: And Greg Sutton.  
7 THE CHAIRMAN: No.  
8 So the motion is denied -- or the  
9 application is denied.  
10 (The above proceedings were concluded at  
11 8:24 p.m.)  
12 \* \* \* \* \*  
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1 CERTIFICATE OF REPORTER  
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6  
7 I, Diane M. Tropa, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 transcribe the foregoing digitally recorded  
10 proceedings to the best of my ability.  
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14 DATED this 31st day of July 2017.  
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**FINDINGS OF FACT**  
**PC#3-17**

**February 28, 2017**

**SUBJECT:** **Concept Plat Application** for a proposed four unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The subject property is comprised of the adjacent properties at 417 and 421 South 11th Street.

Pursuant to Article IX, Section 34-503(6) of the Land Development Code of the Jacksonville Beach Code of Ordinances, when considering an application for development permit for a concept plan for plat, the planning commission shall consider the following:

- (6) Standards. A concept plan for plat shall comply with the following standards.
- a. Consistency with comprehensive plan. It shall be consistent with the goals, objectives and policies of the comprehensive plan.
  - b. Compatible with surrounding land uses. It shall be compatible with surrounding land uses.
  - c. Design and layout. It shall be adequately designed so that the general layout of the proposed development will be compatible with surrounding land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

Based on a review and discussion of the application, staff report, and applicant and public testimony received at the public hearing on Application PC#3-17 on February 27, 2017, the Planning Commission has found that the application should be **denied** for the following reasons:

1. Based on testimony from the public, the proposed four-unit, three-story townhouse multiple family development is not consistent with the one-story single family uses in the immediate vicinity.

**Minutes of Planning Commission Meeting  
held Monday, March 13, 2017, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairman Greg Sutton.

**Roll Call**

Greg Sutton (Chairperson)  
Terry DeLoach (Vice Chairperson)  
Bill Callan (*absent*)  
David Dahl  
Georgette Dumont

Alternates

Britton Sanders  
Margo Moehring

Also present were Heather Ireland, Senior Planner and Amber Lehman, Recording Secretary.

**Approval of Minutes**

None

**Correspondence**

None

**Old Business**

**(A) Findings of Fact – PC #3-17**

Ms. Ireland presented the findings of fact for PC #3-17. Ms. Dumont stated that the reasoning was that the applicant was not consistent with the Comprehensive Plan's goals.

**New Business**

Mr. Sutton stated that item PC #9-17 would be moved up as Item B. Mr. Dahl moved that Item 9, PC #9-17, be moved and addressed as Item B under New Business. The motion was seconded by Mr. DeLoach. The motion was approved unanimously

(A) **PC #6-17- 333 and 335 5<sup>th</sup> Avenue South**

**Conditional Use Application** for multiple family residential, for a five-unit townhouse, 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 into the record:

The applicant has purchased two adjacent lots on the north side of 5<sup>th</sup> Avenue South between 3<sup>rd</sup> and 4<sup>th</sup> Streets South, and wishes to redevelop them into a fee-simple five-unit townhouse development pursuant to LDC Section 34-339 Residential, multiple family: RM-1 zoning standard. The subject property previously contained a single-family residential dwelling unit on one lot and a commercial building on the other lot. The application was approved a conditional use for a two-family dwelling on 333 5<sup>th</sup> Avenue South. A different applicant was approved a conditional use for a two-family dwelling on 335 5<sup>th</sup> Avenue South. Since conditional use approvals are not transferable, the applicant was advised by staff that he would need to reapply to develop the two lots together for his multifamily residential project.

Adjacent uses include multifamily residential and commercial uses to the east, commercial to the north, commercial and residential to the south, and residential, commercial and new multifamily residential to the west. A five-unit townhouse on the combined subject lots is within the character of the existing mix of multiple-family residential and commercial uses on surrounding properties. The proposed lot sizes are sufficient for a five-unit townhouse project per *RM-1* zoning standards. Adjacent property values should not be negatively impacted by a new five-unit townhouse development.

**Applicant:**

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that this is an existing commercial lot with a vacant parcel. The current hair salon will be removed to accommodate the residential development.

Mr. Dahl asked where the garages were. Mr. Hart responded that they are single-garages and are located in the front. He added that they are not asking for any variances.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Ms. Mary Cutter, 330 5<sup>th</sup> Avenue South, Jacksonville Beach, stated that parking is the main issue. She said that the existing parking at the multifamily next to the parcel is a problem, with many people parking in the street. She stated that more units would just create an additional parking problem.

Mr. Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, provided the Commission with handouts that noted that the conditional use has to be consistent with the character of the area. He noted that there are no five-unit dwellings in this area. He thought that this proposal was not consistent with the area and should not be approved.

Mr. Hart stated that there should be plenty of space for two people to park. He then explained the surrounding area. Mr. Dahl asked about the square footage.

**Discussion:**

Ms. Dumont asked Ms. Ireland about lot coverage for a townhouse. Ms. Ireland responded that it was 65% and that these were fee simple and could be sold on their own.

Mr. DeLoach asked what else could go in C-1 zoning. Ms. Ireland noted the types of uses that could go there.

Mr. DeLoach noted that he was well within his right to develop a project with one-car garages because that is consistent with the code. He added that the zoning is commercial so something that could go in there could be more intense than what was proposed. Ms. Dumont responded that anything commercial there would have to have enough parking as required for the type of commercial. Mr. Dahl noted that we were talking about parking not traffic and he had concerns with the parking from a residential project such as this.

Ms. Dumont stated that she would defer to the people that live in the neighborhood to judge the character of the neighborhood.

**Motion:** It was moved by Ms. Dumont and seconded by Mr. Dahl, to deny the application.

**Roll call vote:** Ayes – Dahl and Dumont.  
Nays – DeLoach, Sutton, and Sanders.  
The motion to deny was denied 3-2.

**Second Motion:** It was moved by Mr. DeLoach and seconded by Mr. Sanders, to approve the application.

**Roll call vote:** Ayes – DeLoach, Sutton, and Sanders.  
Nays –Dumont and Dahl.  
The motion was approved 3-2.

**(B) PC #9-17- 322 and 314 12<sup>th</sup> Avenue North**

**Concept Plat Application** for a proposed five-unit townhouse project, located in a Commercial limited: C-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property consists of two adjacent lots, the westerly one with a triplex, and the easterly one is vacant. Both are located on the south side of 12th Avenue North between 3rd and 4th Streets, in a Commercial, limited: C-1 zoning district. The vacant lot previously existed as a single-family residential property, but the house was demolished in 1998. The applicant has received conditional use approval to construct a new five-unit townhouse project on the combined lots via PC#1-17, subject to the RM-1 zoning standards. The subject property meets the minimum lot size and street frontage requirement for the proposed development, pursuant to the RM-1 zoning standards.

Adjacent uses include residential and a church to the west, commercial to the south and east, and residential and commercial uses to the north. A new multiple family dwelling should not negatively impact the existing mixed-use character of the surrounding neighborhood.

**Applicant:**

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that this is an existing triplex that they are tearing down, and is adjacent to the commercial projects along 3<sup>rd</sup> Street. He stated that the conditional use for the project has been previously approved.

Mr. Sutton asked about the commercial use to the south. Ms. Ireland stated that it was a barbershop, with an auto shop to the east.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the application.

**Motion:** It was moved by Mr. DeLoach and seconded by Mr. Sanders, to approve the application.

**Roll call vote:** Ayes – Dumont, Sutton, Sanders, and DeLoach.  
Nays – Dahl.  
The motion was approved 4-1.

(C) **PC #7-17- 419 5<sup>th</sup> Avenue North**

**Conditional Use Application** for a private middle and high school in a Residential, multiple family: RM-1 zoning district, pursuant to Section 34-339(d)(6) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the north side of 5<sup>th</sup> Avenue North between 3<sup>rd</sup> Street and 4<sup>th</sup> Street North. The subject property has existed as a licensed day care center for over 40 years at this location, and has conditional use approval under PC#19-97 for the Red School House. The site was a day care center for 21 years prior to the 1997 conditional use approval. The site was also granted a parking variance in 1998 to accommodate a 1,800 square foot expansion. The applicant wishes to now operate the site as a private middle and high school for students with learning disabilities. She currently operates the school at 1572 Penman Road but would like to relocate the school to the subject property.

Secondary schools are a permitted conditional use in RM-1 zoning districts per Section 34-339(d)(6) of the Land Development Code. According to the applicant, the proposed school will accept a maximum of 24 students, and there will be three staff members on site. They will have two full time class rooms, one small group teaching room, a library room and a lunch room. There are no plans to expand the size of the current facility.

Adjacent uses include residential and commercial to the east, residential to the north and west, and religious use and residential to the south. Continued use of the subject property as a small educational facility for the community, should not negatively impact the mixed-use neighborhood and surrounding properties. There are no records of any problems or issues related to the school's current location on Penman Road since it was established there in 2009 (approved via PC#11-09).

**Applicant:**

The agent for the applicant, Ms. Lisa Pardee, 10 11<sup>th</sup> Avenue North, #306, introduced herself.

Ms. Pardee stated that this building will be 3,600 square feet, and currently they use 2,100 square feet. In response to Ms. Dumont, she added that they would not have more than 24 students at the school.

Mr. DeLoach asked if they were going to change the little red schoolhouse façade.

Ms. Pardee stated that she thought that once you remove the children's toys, etc., it shouldn't look like a daycare.

Mr. Dahl asked if there were any fire code rules that would need to be addressed. Ms. Ireland stated that the Fire Marshall would have to address that. Ms. Pardee stated that they would be installing a sprinkler system.

Ms. Dumont asked if there would be traffic issues from the new use versus the daycare. Ms. Ireland stated that the day care was licensed for 75 students currently. Ms. Pardee stated that they only had one student who drove to their current facility.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Ms. Sharon Hayes, 529 4<sup>th</sup> Street North, Jacksonville Beach, stated that she was mistaken about the parcel that was under consideration but did note that they had traffic issues in this area. She thought that this proposal might be okay, even though they currently have people parking on her property.

Mr. Rick Knight, 827 8<sup>th</sup> Avenue North, Jacksonville Beach, expressed his support for this type of learning facility.

**Motion:** It was moved by Mrs. Dumont and seconded by Mr. DeLoach, to approve the application.

**Roll call vote:** Ayes – Sanders, Dahl, DeLoach, Dumont and Sutton.  
The motion was approved unanimously.

**(D) PC #8-17- Comprehensive Plan Text Amendment Application**

**Comprehensive Plan Text Amendment** proposing to change Future Land Use Element (FLUE) Policy L.U. 1.2.7 to provide a floor area (FAR) of 0.55 for hospitals and related buildings.

**Staff Report:**

Ms. Ireland read the following into the record:

The applicant is requesting a text amendment to the Jacksonville Beach 2030 Comprehensive Plan, Future Land Use Element (FLUE) Policy L.U 1.2.7 to increase floor area ratio (far) for hospitals and related buildings. Floor area ratio is the ratio of a building's total area to the size of a piece of land it is built on. Currently, the FAR for all public and institutional buildings, (not within the Downtown Community Redevelopment Area), within the City is limited to 0.35, pursuant to Policy L.U. 1.2.7 of the 2030 Comprehensive Plan. The hospital parcels (A, B and C) have vested rights set forth through approved Ordinances, (2004-7873, 2005-8907, 2011-8005, and 2017-8086) that if exercised to maximum capacity, would exceed the existing 0.35 FAR limitation of the 2030 Comprehensive Plan. In order for the hospital to maximize the vested rights of square footage and beds, the Comprehensive Plan has to be amended. The applicant is proposing an addition to Policy 1.2.7. of the FLUE that provides 0.55 FAR for Hospitals and related buildings.

Provided in the application materials are several examples of floor area ratios for hospitals in other cities in the area, and they range from 0.50 to 3.00. In order to expand and continue to provide valuable services to the community, the hospital will need to be able to utilize the vested rights provided. This increase to the FAR would provide the opportunity for future services to be located on the main hospital campus, instead of finding new land. This is consistent with FLUE Policy 1.2.5, which states that new institutional uses will locate where sufficient land area is available to provide adequate parking, landscaping, and drainage.

This requested amendment to the Comprehensive Plan to provide for an increase in FAR specifically, and only, for hospitals and related buildings, should not negatively impact the surrounding area, as adequate infrastructure exists for the proposed future development.

**Applicant:**

The agent for the applicant, Mr. Paul Harden, 501 Riverside Avenue, Suite 901, Jacksonville, stated that they received a change in the site plan a few months ago, and they had plans for additional buildings for what they were vested for.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the application.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application.

**Roll call vote:** Ayes – Dahl, DeLoach, Dumont, Sutton, and Sanders.  
The motion was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland announced that the next meeting is April 10 as noted in the agenda.

**Adjournment**

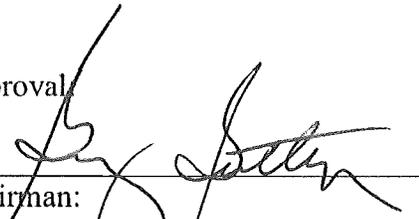
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:48 P.M.

Submitted by: Amber Maria Lehman  
Recording Secretary

Approval

Chairman:

Date:

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4-24-2017

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