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 11th 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.

NOTICE
In accordance with Section 286.0105, Florida Statutes, any person desiring 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 7th Avenue North
Jacksonville Beach, FL 32250

Applicant: Sago Coffee, LLC
325 7th 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 7th 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**

- **Applicant/Owner:** Diocese of St. Augustine
- **Address:** 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 1st Avenue North between 6th and 7th 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 1st 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 2nd 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

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.
Monday, January 30, 2017

City of Jacksonville Beach
Planning and Development Department
11 North 3rd Street
Jacksonville Beach, Florida 32250

Dear City of Jacksonville Beach:

Re: 417 & 421 South 11th 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

BCEL 5 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

**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 11th Street

Gentleman:

You are hereby advised that the undersigned is the owner of the property 417 South 11th 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.

BCE# 4 PLC
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 ______ 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 11th Street

Gentleman:

You are hereby advised that the undersigned is the owner of the property 421 South 11th 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)
Legal Description

Parcel Identification Number: 177348-0000

Lot 10, Block 12, Beach Heights, a subdivision according to the plat thereof 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.
**Primary Site Address**
421 S 11TH ST
Jacksonville Beach FL 32250

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

### Value Summary

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**Sales History**

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**Extra Features**

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**Land & Legal**

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2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

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
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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  

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### 417 S 11TH ST  

**Property Detail**

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<td>Legal Desc.</td>
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<tr>
<td>Total Area</td>
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### 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
- SIRWMD/FIND Taxable Value: No applicable exemptions
- School Taxable Value: No applicable exemptions

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### Sales History

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<th>Book/Page</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Deed Instrument Type Code</th>
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### Extra Features

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### Land & Legal

#### Land

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<th>Code</th>
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#### Buildings

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

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

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**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

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 15th 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 15th 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/**  
BCEL 4 LLC

**Applicant:**  
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 11th Street South, between 4th and 5th 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 11th 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 4th Avenue South, and an industrial area to the south across 5th Avenue South. Despite the historical single-family character of this one block portion of 11th 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 Phillips 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 2nd Avenue North, and 10th 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 1st 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 1st Avenue North between Penman Road and 11th 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 1st 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 11th 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.
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 11th 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

www.jacksonvillebeach.org
Minutes of Planning Commission Meeting
held Monday, February 27, 2017, 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 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 15th 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:

PC 170227 mins
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 15th 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 15th 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. Mnic. 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 oflook 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 15th 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 11th 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 11th Street South, between 4th and 5th 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 11th 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 4th Avenue South, and an industrial area to the south across 5th Avenue South. Despite the historical single-family character of this one block portion of 11th 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 3rd 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 11th 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 11th 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 11th 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 11th Street South, Jacksonville Beach, expressed his opposition.

Mr. Alex Sifakis, 440 7th 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.

   Nays - Sutton and DeLoach.
   The motion to deny was approved by a 3-2 vote.

(C) PC #4-17- 1010 2nd 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 2nd Avenue North, and 10th 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 3rd 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 11th Avenue South, Jacksonville Beach, stated that six properties on this narrow parcel is too much density.

Mr. Alex Sifakis, 440 7th 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.

   The motion was approved unanimously.

(D) PC #5-17-1304 1st 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 1st Avenue North between Penman Road and 11th 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 1st 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 7th 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 11th Avenue South, stated his concern was about the middle property. He noted that many people use 1st 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: [Signature]

Chairman: [Signature]

Date: 4-10-17

PC 170227 mins Page 9 of 9
PROCEEDINGS
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 BCEI, LLC, 7563 Phillips 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, Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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 property, which is 2,500 square feet -- or square-foot exterior lots and 1,500-square-foot interior lots.

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

Despite the historical single-family character of this one-block portion of 11th 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.

THE CHAIRMAN: All right. Thank you, Ms. Ireland.

Applicant?

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1 It's a nice, quaint, old, historic neighborhood. And I asked some friends, some officers about -- tell me a little bit about the neighborhood, and this doesn't really fit that neighborhood. That would be a concern.
2 It's -- it would -- it really pops out.
3 MR. HART: Well, I mean, it's a neighborhood that is older, and we'd be tearing down two older homes.
4 COMMISSIONER DUMONT: That would -- I'm just basing what -- a concern that I would have would be.
5 MR. HART: I understand.
6 The neighborhood is zoned multifamily.
7 All the other single-family homes are also zoned multifamily.
8 THE CHAIRMAN: Ms. Ireland, what is the -- where is the school again on the site map?
9 MS. IRELAND: It's just to the north.
10 It's not shown on the site plan. It's just to the north of there. I think there's --
11 THE CHAIRMAN: On the --
12 MS. IRELAND: -- maybe three or four houses --
13 THE CHAIRMAN: -- vicinity map maybe?
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4 COMMISSIONER DUMONT: -- so each townhouse.
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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 interior lots have to be a minimum -- in this case, they would have to be a minimum of 15 foot wide, and they're 18 and -- or they're 17.98 and 17.98. The end lots would have to be a minimum of 25 foot. In this case, they're 27 and one is 28. And it's -- it's a reflection of the depth of the lots.
6 COMMISSIONER DUMONT: And --
7 MR. HART: In other words, it has to be a minimum of 2,500 square feet and it's 2,799 square feet.
8 COMMISSIONER DUMONT: And I take it you're looking at three floors?
9 MR. HART: Yes.
10 COMMISSIONER DUMONT: Garage on the bottom, living on the top two?
11 MR. HART: Yes.
12 COMMISSIONER DUMONT: A concern I would have is -- I drove through that neighbor -- I never knew that neighborhood was back there.
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11 Avenue South, just north of --
2 THE CHAIRMAN: So --
3 MS. IRELAND: -- these lots, about four houses away.
4 THE CHAIRMAN: So what's listed there as 315 on the vicinity map; is that correct?
5 MS. IRELAND: Yes, that's correct. I believe that's -- that's the school, because that's the little loop. That's Jax Beach Elementary.
6 THE CHAIRMAN: Any other questions for the applicant?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Thank you.
9 MR. HART: Thank you.
10 THE CHAIRMAN: Okay. I have a few speaker cards here for application 3-17. I ask each person to limit their comments to five minutes. That's what this handy, little timer thing will do for me here. And if you -- if I figure out how to use it. And if somebody has already represented what you had to say, then you can just kind of say -- you know, don't feel like you're obligated to repeat everything.
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<tr>
<th>City of Jacksonville Beach</th>
<th>Planning Commission Meeting</th>
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<td><strong>Excerpt of Proceedings - PC #3-17</strong></td>
<td><strong>February 27, 2017</strong></td>
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| 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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| 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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| 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 our 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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| 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 Silfakis, 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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one that bought this property and the property next door. So, basically, before coming here, he has gone to the variance board, asked for a variance on the left-hand side. It was denied. So since it's denied, he's coming across with a new approach, wanting to go ahead and interconnect four units.

On the bottom you'll see a -- the street picture. On the back side you'll see a picture of one of the properties he has built on 11th. And if you notice, there's not enough parking. You'll see that there's only room for one car in the driveway before it hits the streets. He's talking about a 20-foot setback from the street. He will also have other properties coming tonight, mentioning the same thing, around Gonzales Park, so -- We do have a density problem in Jacksonville Beach, and we have to get ahold of it.

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

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

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

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

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

Thank you.

THE CHAIRMAN: Thank you, Tony.

If there's anyone else --

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

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

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

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

MR. SIFAKIS: I am.

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

So anyone else in opposition to the application?

(Audience member approaches the podium.)

AUDIENCE MEMBER: Good evening.

THE CHAIRMAN: Hey.

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

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

I was raised -- I live in that neighborhood, and all around that neighborhood these condominiums or whatever you -- townhouses are going up. They don't fit.

It's a revolving door. People move in for a while and then they're gone, and then those places are sitting, not to mention there is a parking issue. Where I am on 11th Street -- we were told by some of the tenants, "Well, our landlord says that we can park wherever we want to park." No, you can't. You can't do that, because -- yes, there's a vacant lot here, there's another -- there's a house and then there's another vacant lot, but they're owned by people that don't want you to park there.

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

Plus, this is relatively a historical neighborhood, and these tall buildings, they simply do not fit. I'm asking you to take into consideration of those persons that live in that neighborhood. Yes, we're in a time now where we're building bigger buildings, but
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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1 Im -- 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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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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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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the application?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. The public portion of the meeting is closed.

MR. HART: Do I get to rebut?

THE CHAIRMAN: You are welcome -- and you're addressing us, not anyone else.

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

I did want to state a few things. One, we meet the minimum -- all minimum requirements for this project in that zoning. We do have a place to park two cars, one in the garage and one behind it. These units will be 300,000 and up, for sale, if they were sold. We have to meet the drainage plan, which a lot of these older units do not. We have to meet the current drainage plan through design. We could add some parking, but -- it would entail some gravel additions, but we do have the minimum necessary. We've met all the requirements for RM-1.

I'd be glad to answer any questions.

THE CHAIRMAN: Follow-up questions for the applicant?

COMMISSION MEMBERS: (No response.)

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COMMISSIONER DAHL: Through the Chair, your owner -- your property owner said there were many parking solutions. I heard one different parking solution from you just now that we didn't hear earlier, and that was that people are going to actually park in their garages. So there's one of the many -- I don't care if we hear from the owner again, but if -- if you have any of those solutions --

MR. HART: We could add gravel parking next to that, that's one solution. You know, it would have to be --

COMMISSIONER DAHL: So that's two solutions. Are there any more?

MR. HART: That's the only two I could think of right now.

COMMISSIONER DAHL: Okay. Thank you, sir.

MR. HART: Thank you.

THE CHAIRMAN: Any other questions of the applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Discussion or do I have a motion?

COMMISSIONER DUMONT: Back a while ago, when I was working on my PhD, I worked for

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1 American Farmland Trust, and one of the things we looked at was, you know, the value of land, turning farmland into multi-units and all that, but it had -- the -- after looking across the country as to which farmland was most at risk, it was those that -- that would be most -- that was contiguous to already suburban areas in cities, and I don't see this as being very contiguous to where density is, especially that neighborhood. I didn't -- it's really in the middle of nowhere out there. It's difficult to get to. So that -- that concerns me there.

The parking is a concern. I know that you say that you -- by code, you are right, you have two. You have the garage and you have the -- the sidewalk, but -- well, people just don't use their garage for that, and yet -- and I don't think you can mandate, you must park your car in the garage. So that's the code thing.

It just does not go with the character.

So you know that the -- well, the -- the person who spoke in favor of it noted the increase in property values since 2013. All properties -- my house went up a hundred thousand, and I've

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1 done nothing to it. I guess I just did the -- just redid the kitchen, but I've done nothing to it. So just the property values at the beach, in general, regardless of the development or the -- or not being developed, are going up because people want to live here, which gets us back to the density thing.

I am not going to vote in favor of this application, personally, because I don't feel if fits that neighborhood. And somewhere is my -- we have rules as to what we have -- that we can't just say, well, we just don't like it; we don't feel it. We can't do that. We are legally -- thing. So there's a quality of life. It's not -- we don't -- I do not think it is compatible with the surrounding area. I just -- I don't feel it's compatible.

COMMISSIONER DAHL: If I could add,

Ms. Dumont, the quality of life issue is consistent with the comprehensive plan. So there is a quality of life issue there that goes beyond numerical dollar evaluations and tax bases. The reason people want to live in Jacksonville Beach is because it's a beautiful little beach town that doesn't look like

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<td>2</td>
<td>And back in 2004, we had this identical argument, identical. In fact, I remember</td>
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<td>3</td>
<td>Susan White talking about -- doesn't like to live where you can spit on your neighbor's porch from your balcony. And that's what we're talking about here, is density and quality of life. And there is ample justification in the Jacksonville Beach zoning code and the Jacksonville Beach code to not approve these projects. And I think it's based on density, it's based on parking, it's based on quality of life and character of the neighborhood.</td>
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<td>COMMISSIONER DUMONT: I know that the City right now is going through a lot of steps -- a lot of people, a lot of the residents in the city are not happy with these new, tall buildings popping up, specifically popping up in small neighborhoods, single-family neighborhoods where it just doesn't fit the character. So it ends up being a little bit different on this side of 3rd because we have a lot of multifamily and tall buildings.</td>
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<td>So yes, it really is a quality of life, and the -- I've heard from multiple residents.</td>
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| 27 | community. If it were, then we would probably have a lot more to work with. But just to deny it on what you want to deny it, I -- I'm -- I understand what you're saying, but I'm just not sure it's fair to the applicant because he does meet all the requirements that he needs to. |
| 28 | He's not asking for any parking requirements, any variances from that standpoint. And I understand what you're saying, and I'm not -- but -- |
| 29 | COMMISSIONER DAHL: Ms. Ireland, through the Chair, could we just review the 503 requirements, please? |
| 30 | MS. IRELAND: Sure. |
| 31 | COMMISSIONER DAHL: For the record. |
| 32 | MS. IRELAND: Yes, I can read it. |
| 33 | So the standards which you are reviewing this against for concept plat, A concept plat -- plan for plat shall comply with the following standards: Consistency with the comprehensive plan. It shall be consistent with the goals, objectives and policies of the comprehensive plan. The second one is compatible with surrounding land uses. And the third one is design and layout. It shall be |

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| 1 | that's just not the feel that they want to have for their beach. |
| 2 | MR. SIFAKIS: (Inaudible.) |
| 3 | THE CHAIRMAN: We're not having a discussion. |
| 4 | MR. SIFAKIS: (Inaudible.) |
| 5 | COMMISSIONER DeLOACH: Through the Chair, I hate to be the devil's advocate, but -- well, we do have to keep in mind that there are -- there are other uses that are comparable to what the gentleman wants to build. He is meeting the parking requirement, whether we like it or not. |
| 6 | He has a garage. Whether they use the garage or not is not -- as long as he meets the requirement of having space for two cars -- I've run into this in my neighborhood with -- with apartments. |
| 7 | And again, if they park on the street, the neighbors have the opportunity to report them, call the police, which is what I had to do. I don't like it, but he is meeting all his requirements. |
| 8 | It's not a designated historical |

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| 9 | 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. |
| 10 | Those are the three. |
| 11 | COMMISSIONER DAHL: Thank you. |
| 12 | And, Mr. DeLoach, I agree with you that the last -- the last criteria there is met. I don't agree on the first two, but I do agree with you that the parking issue, by that code section, he meets it. |
| 13 | COMMISSIONER DUMONT: Because the -- 6A notes the -- with the comprehensive plan being consistent with the goals and objectives, so it's not just the numbers and the digits. And so what was this whole comprehensive plan there for in the first place? What was the purpose of it? It was to increase the quality of life at the beach, it's to have that beach community planned out, and I just don't think that this application fits it, to put four townhouses there. |
| 14 | COMMISSIONER DeLOACH: Through the Chair, I understand what Ms. Dumont is saying. |

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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 
10 COMMISSIONER DUMONT: That's the third
11 criteria. I'm not saying that -- that
12 one's the -- nothing about property values.
13 Quality of life does not necessarily tie that
14 to dollar signs.
15 COMMISSIONER DeLOACH: Correct, but I'm
16 just -- I'm hesitant to deny it on a -- when it
17 meets all the other requirements, on that one
18 rather vague requirement, when he meets all the
19 other setbacks, all the other parking
20 requirements, everything else.
21 I understand what you're saying
22 completely, but -- but that's why we have these
23 guidelines in place.
24 COMMISSIONER DUMONT: Right.
25 COMMISSIONER DeLOACH: And -- anyway,

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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 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 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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goals and objectives as -- the
comprehensiveness of the comprehensive plan.
THE CHAIRMAN: Do I have a second?
COMMISSIONER DAHL: Discussion?
THE CHAIRMAN: Yes, sir.
COMMISSIONER DAHL: Ms. Ireland, could you
read the second -- I didn't bring my code with
me.
MS. IRELAND: Yes, sir.
Condition B, compatible with surrounding
land uses. It shall be compatible with
surrounding land uses. It's the second
standard by which you make these decisions.
COMMISSIONER DAHL: And is that what we
said the finding was (inaudible) around that
street?
MS. IRELAND: Correct.
COMMISSIONER DAHL: And it's (inaudible)?
MS. IRELAND: Yes.
COMMISSIONER DAHL: Thank you.
THE CHAIRMAN: I have a motion.
Do I have a second?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Or are we at an impasse
here?

All right. Motion dies for lack of a
second.
Any discussion or any other motion?
COMMISSIONER DeLOACH: Twenty-three years
on the Planning Commission, I've never had this
happen.
We need to break this impasse because we
need to move on to the next -- to the next one.
Is there a motion in favor that we can --
is there a modification that we can make to
make this more appealing or -- because I
can't -- I can't vote to deny him based on
what -- on that motion, so is there something
that we can do to make it --
COMMISSIONER DUMONT: What would make it
appealing is if -- it would actually fall under
what he's asking for, would be single-family
homes in the -- a single-family neighborhood.
Yeah, I know it's multifamily zoned, but
that's how it's zoned and that's just not
what's there.
COMMISSIONER DeLOACH: Yeah, but, I mean,
it's again, it's not a historical
neighborhood by definition or by designation.
And it's zoned for -- and it's zoned for

Multifamily.
COMMISSIONER DAHL: I understand.
He meets the third criteria for
Section 34-503, but it's the opinion of some of
the people on the Planning Commission that it
doesn't meet the (inaudible) of the comp plan,
the quality of life, compatibility, and
character of the neighborhood.
COMMISSIONER DeLOACH: Well, then we need
a second on the den- -- then we need to make
another motion and move forward.
COMMISSIONER DAHL: I think what we're --
what we're doing here is we are moving -- we
are moving towards a recognition of a build out
(inaudible) and its highest use.
And I understand why the opponent wants to
build. He's talked about money. I understand
what he's talking about, I do, but I also
understand what the residents that live there
right now -- and have lived there for many,
many years and have a school in the
neighborhood and have young children on the
street, and I know what those -- I've got a
house just -- it's a 1958 ranch, but it's full
of college kids and there's five trucks there

and they park (inaudible), so -- they park on
the grass and they drive too fast because
they're young and when you're young you drive
too fast because they don't get it.
And so what we're talking about is quality
of life for the beach. And you and I have been
through this argument before, 15 years ago, and
I think we're coming right up to that precipice
again, and I don't have -- I can't -- I don't
think I can vote for it.
COMMISSIONER DeLOACH: Well, then we need
a motion and a second so we can move forward.
COMMISSIONER DAHL: I understand.
COMMISSIONER DeLOACH: We just can't sit
here. We need to go ahead and move forward to
get to the next -- do the next two cases, so we
need to -- I mean, I'll make the motion to
approve again and we could -- later -- or,
Georgette, you could make the motion to deny,
and we -- but we need to move forward.
COMMISSIONER DUMONT: Take two.
I'm going to make a motion to deny the
application based on Standard 6A and 6B,
quality of life of the comprehensive plan and
compatible -- compatibility with the

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surrounding area being single -- small houses
and a school.

THE CHAIRMAN: I have a motion.

Do I have a second?

COMMISSION MEMBERS: (No response.)

COMMISSIONER DUMONT: Discussion?

THE CHAIRMAN: Yes, ma'am.

COMMISSIONER DUMONT: Okay. The person --

Alex, the -- the person who spoke in favor of

it, he noted the neighborhood and how the

neighborhood that he lives in -- that he lives

in, in 7th Avenue South, has a lot of these
townhouses and such. That is -- I'm on 16th
South, and that is a very distinctly different
neighborhood than where this application is at.

So I understand that argument. And the

closer to 3rd you get, the more likely you are
to have these newer townhomes and this kind of
development, but the further west you get from

3rd, the less likely you are to see them.

And, again, six sections, 6A and 6B is the
reason -- are the reasons why I am putting that
motion to deny the application.

And denial of the application doesn't mean
you can't build on them. You just can't do

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this on them.

THE CHAIRMAN: Mr. Dahl or Mr. Callan,

any -- anything?

(Inaudible discussion.)

THE CHAIRMAN: All right.

COMMISSIONER DUMONT: If the motion dies
again and dies again --

THE CHAIRMAN: That's okay. I'm fine.

In the interest of moving us forward --

I'm going to second --

MALE COMMISSION MEMBER: Can we do that?

THE CHAIRMAN: -- Ms. Dumont's motion in
the interest of moving us forward.

COMMISSIONER DeLOACH: Is that -- by

Robert's Rules (inaudible) --

THE CHAIRMAN: I think we're fine.

COMMISSIONER DeLOACH: I'm good with it.

THE CHAIRMAN: So we have a motion and a
second.

Roll call vote, please.

MS. IRELAND: Bill Callian.

COMMISSIONER CALLAN: Yes.

THE CHAIRMAN: And a yes is in favor of

the denial. Just so it may be clear.

MS. IRELAND: David Dahl.

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)

COUNTY OF DUVAL )

I, Diane M. Tropia, Florida Professional

Reporter, certify that I was authorized to and did

transcribe the foregoing digitally recorded

proceedings to the best of my ability.

DATED this 31st day of July 2017.

_________________________________

Diane M. Tropia

Florida Professional Reporter

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City of Jacksonville Beach
Planning Commission Meeting

Excerpt of Proceedings - PC #3-17
February 27, 2017

Diane M. Troplin, Inc., Post Office Box 2375, Jacksonville, Fl 32203
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**V**

**W**

**Y**

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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 declined 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 3rd 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 5th 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 5th Avenue South between 3rd and 4th 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-I 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 5th Avenue South. A different applicant was approved a conditional use for a two-family dwelling on 335 5th 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-I 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 5th 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 11th 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.
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.
Nays –Dumont and Dahl.
The motion was approved 3-2.

(B) PC #9-17- 322 and 314 12th 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 3rd 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 5th 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 5th Avenue North between 3rd Street and 4th 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 11th 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 4th 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 8th 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.

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.
Minutes of Planning Commission Meeting
Monday, March 13, 2017

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

[Signature]
Approval
Chairman: _[Signature]_
Date: 4-24-2017