

**Minutes of Planning Commission Meeting
held Monday, January 13, 2020, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:02 P.M. by Chairman Greg Sutton.

Roll Call

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

Also present was Senior Planner Heather Ireland and Outside Counsel Denise May.

Oath of Office

City Clerk Laurie Scott administered the Oath of Office to newly appointed 2nd Alternate Justin Lerman.

Mr. Sutton requested a roll call once Mr. Lerman took his seat at the Dais.

Roll Call

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

Approval of Minutes

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

- December 9, 2019

Correspondence

Board members disclosed emails they had received regarding PC#37-19.

New Business

- (A) **PC#36-19** 1700 South 3rd Street
- Owner:** BFC Property Acquisition I, LLC
PO Box 23627
Jacksonville, FL 32241
- Applicant:** King Pin LLC, d/b/a/ The Bearded Pig
2002 San Marco Blvd. Suite 204
Jacksonville, FL 32207

Conditional Use Application for outdoor restaurant seating at a new restaurant, for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (Applicant– *The Bearded Pig*).

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the west side of South Third Street, just south of 16th Avenue South. The existing structure was built in 1976 and has historically been occupied by a bank. The most recent bank tenant vacated the property in 2018. The property is under new ownership, and a restaurant tenant is preparing to renovate the property and occupy the building. The tenant was advised by staff that conditional use approval would be required for the proposed outdoor seating area shown on the site plan. Maximum outdoor restaurant seating for this property is 1,500 square feet. The tenant is proposing outdoor seating on the east side of the restaurant facing Third Street.

Adjacent uses include a car wash to the north, medical offices and a church to the west, commercial uses to the south, and Huguenot Park and lagoon to the east across Third Street. The proposed outdoor restaurant seating is consistent with other restaurants and should not negatively impact adjacent properties.

Agent Michael Schmidt, 2769 White Oak Lane, Jacksonville, described the outside seating and play area for kids. He noted they had more than the required parking.

Public Hearing:

The following spoke in support of the application:

- Steve Williams, 3731 Duval Drive, Jacksonville Beach

Mr. Sutton closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

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

Roll call vote: Ayes – David Dahl, Margo Moehring, Britton Sanders, Colleen Murphy White, and Greg Sutton
The application was approved by a 5-0 vote.

(B) PC#37-19 231 21st Avenue South

Owner: Georgia Kay Papevies, Life Estate
1103 2nd Avenue North
Jacksonville Beach, FL 32250

Applicant: New Atlantic Builders, Inc.
5875 Mining Terrace, Suite 206
Jacksonville, FL 32257

Agent: Jim Watson

New Atlantic Builders, Inc.
5875 Mining Terrace, Suite 206
Jacksonville, FL 32257

Concept Plan for Plat Application for a proposed three lot, fee-simple townhouse subdivision located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the northwest corner of Gail Avenue and 21st Avenue South, and consists of two platted lots of record. The property has been developed with one single-family use since 1967. The applicant plans to redevelop the property into three fee-simple townhouse lots and was advised by staff that concept plan for plat approval would be required in order to subdivide the property into three townhouse lots. The proposed lots are consistent with the minimum lot area (2,500 square feet exterior and 1,500 square feet interior lots) and street frontage standards (25 feet exterior and 15 feet interior) for townhouse lots in *Residential, multiple-family: RM-2* zoning districts.

Adjacent uses include single-family residential to the north and west, and multiple-family residential to the east and south. The proposed development of townhouses on the property is consistent with the development in the surrounding area, and the proposed lots are consistent with the *RM-2* lot size and dimensional standards required.

Agent Jim Watson stated their intent to build townhomes that would sell for \$500,000 to \$600,000. Mr. Watson stated the large setbacks would reduce the impact. The units would be 2,000 to 2,500 square feet. The center unit would have a single car garage, and the two end units would have two-car garages.

Public Hearing:

- Tim Shea, 4217 2nd Street South, said he was representing the current property owner, who wishes to sell it. Mr. Shea stated he had spoken with staff to understand what could be built on the property. He was pleased staff stated the plan met the criteria.

The following spoke in support of the agenda item:

- Steve Williams, 3731 Duval Drive, Jacksonville Beach

The following people spoke in opposition to the agenda item:

- Ken Marsh, 2011 and 2027 Gail Avenue, Jacksonville Beach
- John Moreland, 1702 2nd Street South, Jacksonville Beach
- Susan Mullaney, 2043 2nd Street South, Jacksonville Beach

The following people opposed the agenda item, but did to wish to address the board:

- Rick Mann, 2043 Gail Avenue, Jacksonville Beach
- Darby Marsh, 2011 Gail Avenue, Jacksonville Beach

Ms. Ireland stated the permitted uses in a RM 2 zoning district. Per density rules, this 8,000 square-foot lot could support five multi-family units.

Mr. Sutton closed the Public Hearing.

Mr. Watson said the traffic issues were not the property owner's fault, and the city should address the lack of a cul-de-sac at the end of Gail Avenue. He had been advised by the City's Planning and Development Director the plan met the Land Development Code.

Discussion:

Ms. May explained the only determining factors were: 1. consistency with the Comprehensive Plan; 2. compatibility with other surrounding land uses; and 3. design and layout. Ms. May stated the RM 2 zone permitted this use, and the Comprehensive Plan listed this area as high-density residential. For this lot, the density allowed three to seven units. Ms. May stated approval from this board was stage 1. The applicant would still need approval of a development order and approval from the City Council. She reminded the board of the competent substantial evidence standard. Ms. May reviewed the guidance the board had received from the court last year regarding concept plan developments.

Ms. Moehring stated a comprehensive look at their future land uses and regulations is much needed. She noted there was more traffic now on local roads.

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

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

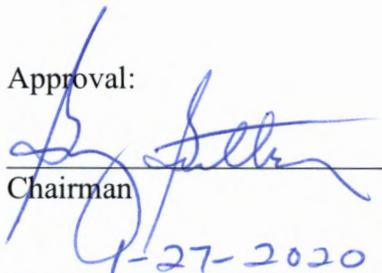
Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, January 27, 2020, and there were four cases on the agenda.

Adjournment

There being no further business coming before the board, Mr. Sutton adjourned the meeting at 7:50 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman
Date 1-27-2020