

**Minutes of Planning Commission Meeting
held Monday, February 8, 2021, 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
Alternates: Colleen Murphy White Justin Lerman

Also present was Senior Planner Heather Ireland and Administrative Assistant Jodilynn Byrd.

Approval of Minutes - None

Correspondence - None

New Business

(A) **PC#01-21** Conditional Use Application

Owner: 1036 Beach Blvd Inc.
PO Box 330448
Atlantic Beach, FL 32233

Applicant: Charles DeWitt
Beach Life Rentals
618 5th Street
Neptune Beach, FL 32266

Location: 102 North 6th Avenue Unit #13

Conditional Use Application for recreational equipment rental at property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(4) 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 south side of 6th Avenue North between 1st and 2nd Streets South and exists as a developed commercial shopping center with multiple tenants. The applicant plans to occupy unit #13, which previously was the location of a physical fitness establishment.

The applicant's proposed commercial business includes retail sales in addition to rental of beach equipment including bicycles, surfboards, beach chairs, and umbrellas, etc. The applicant was advised by staff that conditional use approval would be required for the equipment rental component of the business. This type of rental would fall under the category of "miscellaneous amusement and recreation services."

Adjacent uses include a hotel to the east, vacant commercial property to the north, commercial to the west, and commercial and multiple-family to the south. The subject property is one block west of the beach. The proposed use in an existing commercial shopping center should not negatively impact adjacent properties.

Public Hearing: Applicant Charles DeWitt stated this location would serve as a physical office for his existing business that is currently home-based.

Discussion: None

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

Roll call vote: Ayes – David Dahl, Margo Moehring, Brittan Sanders, Jon Scott Walker, and Greg Sutton
The motion passed unanimously.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, February 22, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:15 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:


Chairman

4-26-2021
Date