City of Jacksonville Beach

Agenda

Planning Commission

11 North Third Street
Jacksonville Beach, Florida

Monday, February 12, 2024 **7:00 PM** **Council Chambers**

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.

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Nicholas Andrews (Vice-Chair), Dave Dahl, Justin Lerman, Colleen White
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

A. January 22, 2024 meeting minutes

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

A. **PC#** 21-23
ADDRESS: 215 19th Avenue North
OWNER: Atkins Builders, Inc
APPLICANT: John Atkins

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 215 N 19th Ave, RE#175442-0000, legally described as Lot 7, Block 203, Elton Realty Company's Replat, and part of the closed right of way: Recorded O/R 20864-2251

NEW BUSINESS

A. **PC#** 01-24
ADDRESS: 376 4th Street South
OWNER: Jax Beach Elementary Preservation Fund, Inc
APPLICANT: Lillie Sullivan

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the use of a historic elementary school as a Community Center, located in the RM-1 zoning district, Pursuant to Section 34-339(d)(19) of the Jacksonville Beach Land Development Code. The property is located at 376 S 4th Street, RE#175821-0010, legally described as Lots 10, 11, 12 of Block 35, Pablo Beach South.

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting will be February 26, 2024

ADJOURNMENT

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it 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. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission before the start of the meeting. All comments received are public record.

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 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Minutes of Planning Commission Meeting
held Monday, January 22, 2024, 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 Chair Margo Moehring.

ROLL CALL:

Chairperson:	Margo Moehring		
Vice-Chairperson:	Colleen White		
Board Members:	David Dahl	Justin Lerman	Nicholas Andrews
Alternates:	Debbie Cole (absent)	Justin Henderson (absent)	

Senior Planner Christian Popoli, and Administrative Assistant Monica McDaniel were also present.

ELECTION OF OFFICERS
A. Accept nominations for and elect a new Commission Chair and Vice Chair

Senior Planner Christian Popoli explained the process, and a discussion ensued. He opened the floor for Chair nominations.

Motion: It was moved by Ms. White, seconded by Mr. Dahl, to nominate Margo Moehring as Chair.

Voice Vote: In a voice vote, the motion was unanimously approved.

Chair Moehring opened the floor for Vice Chair nominations.

Motion: It was moved by Mr. Lerman, seconded by Ms. White, to nominate Nicholas Andrews as Vice Chair.

Voice Vote: In a voice vote, the motion was unanimously approved.

APPROVAL OF MINUTES:
It was moved by Mr. Andrews, seconded by Ms. White, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on December 11, 2023
- Joint Boards Workshop held on January 10, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:
Mr. Andrews disclosed he personally knows the applicant.

OLD BUSINESS: None

NEW BUSINESS:

DRAFT

(A) PC# 21-23 Conditional Use Application

Owner: Atkins Builders, Inc.
P.O. Box 51262
Jacksonville Beach, FL 32240

Applicant: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

Agent: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

Location: 215 N 19th Avenue

Conditional Use Application to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

Motion: It was moved by Mr. Dahl, seconded by Mr. Andrews, for discussion to hear the item without the applicant present.

Discussion: A brief discussion ensued about hearing the item and lot coverage.

Motion: It was moved by Mr. Andrew, seconded by Ms. White, to defer the item until the February 12, 2024, meeting.

Roll Call Vote: Ayes – David Dahl, Nicholas Andrews, Colleen White, Justin Lerman, and Margo Moehring.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:
The next scheduled meeting will be February 12, 2024**.** Mr. Popoli provided an update on the Comprehensive Plan timeline.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:23 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

Minutes reviewed by Planning & Development.

DRAFT

Approval:

_____
Chairperson

_____
Date

DRAFT

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli | Senior Planner
DATE:	02/01/2024
SUBJECT:	PC#21-23: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 12, 2024 Planning Commission Meeting.

PC#21-23: Conditional Use Application

OWNER: Atkins Builders, Inc.
P.O. Box 51262
Jacksonville Beach, FL 32240

APPLICANT: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

AGENT: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

LOCATION: 215 N 19th Avenue
RE#175442-0000

REQUEST: **Conditional Use Application** to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-2 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located on the north side of 19th Avenue North, between 3rd Street North and 2nd Street North, mid-block, and contains a non-conforming single-family dwelling constructed in 1964. The applicant has proposed a two-unit multifamily structure to replace the nonconforming use of a single-family.

The use of a single-family home is not a permitted or conditional use in the C-1 Zoning District. The previous use of a single-family was a legal nonconforming use. The owner was advised that the existing nonconforming use could not be re-established, and in order to have a residential use on the property, conditional use approval would be required, and the use would have to be multiple-family. Based on the small lot size, the density, and LDC requirements would limit the project to two dwelling units. Given the overall width of the lot, at 40 feet, and the proposed

AGENDA ITEM:	A.
MEETING DATE:	February 12, 2024

design, a variance would need to be approved as well to address the potential deficiencies in meeting the code dimensional standards for side yard setbacks.

Adjacent uses include commercial / medical office uses, as well as multifamily to the north, nonconforming single-family to the east, to the south are a mix of commercial office, and single-family uses, and to the west commercial office use fronting on 3rd Street. Considering the mix of uses in the immediate vicinity, and the fact that the nonconforming single-family use cannot be re-established, the proposed use of a two-unit multiple-family dwelling is not inconsistent with the surrounding uses and should not negatively impact adjacent uses, though the most immediate use to the east is a similar legal nonconforming single-family use that is still active and therefore retains its nonconforming status until such time as it is discontinued.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#21-23**

ATTACHMENTS:

1. PC21-23 Application

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.

AGENDA ITEM:	A.
MEETING DATE:	February 12, 2024

CONDITIONAL USE APPLICATION

RECEIVED
12/29/23 NOV 17 2023
PLANNING DEPARTMENT

PC No. 21-23
AS/400# 23-10032
HEARING DATE 1/8/24

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of $500.00.

175442-0000

APPLICANT INFORMATION

Land Owner's Name: Atkins Bulders, Inc.
Mailing Address: PO Box 51262
Jacksonville Beach, FL 32240

Telephone: (904) 465-3749
Fax:
E-Mail: atkinsbuilders@hotmail.com

Applicant Name: John Atkins
Mailing Address: PO Box 51262
Jacksonville Beach, FL 32240

Telephone: (904) 465-3749
Fax:
E-Mail: atkinsbuilders@hotmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name:
Mailing Address:

Telephone:
Fax:
E-Mail:

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 215 19th Ave N 175442-0000

Legal Description of property (attach copy of deed): Attached

Current Zoning Classification: C-1

Future Land Use Map Designation:

An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use:

Describe the proposed conditional use and the reason for the request:
Property is currently used as single family and we are asking for it to be granted RM-2 zoning.

Applicant Signature:

Date: 11/17/20

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

(a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

(b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

(c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

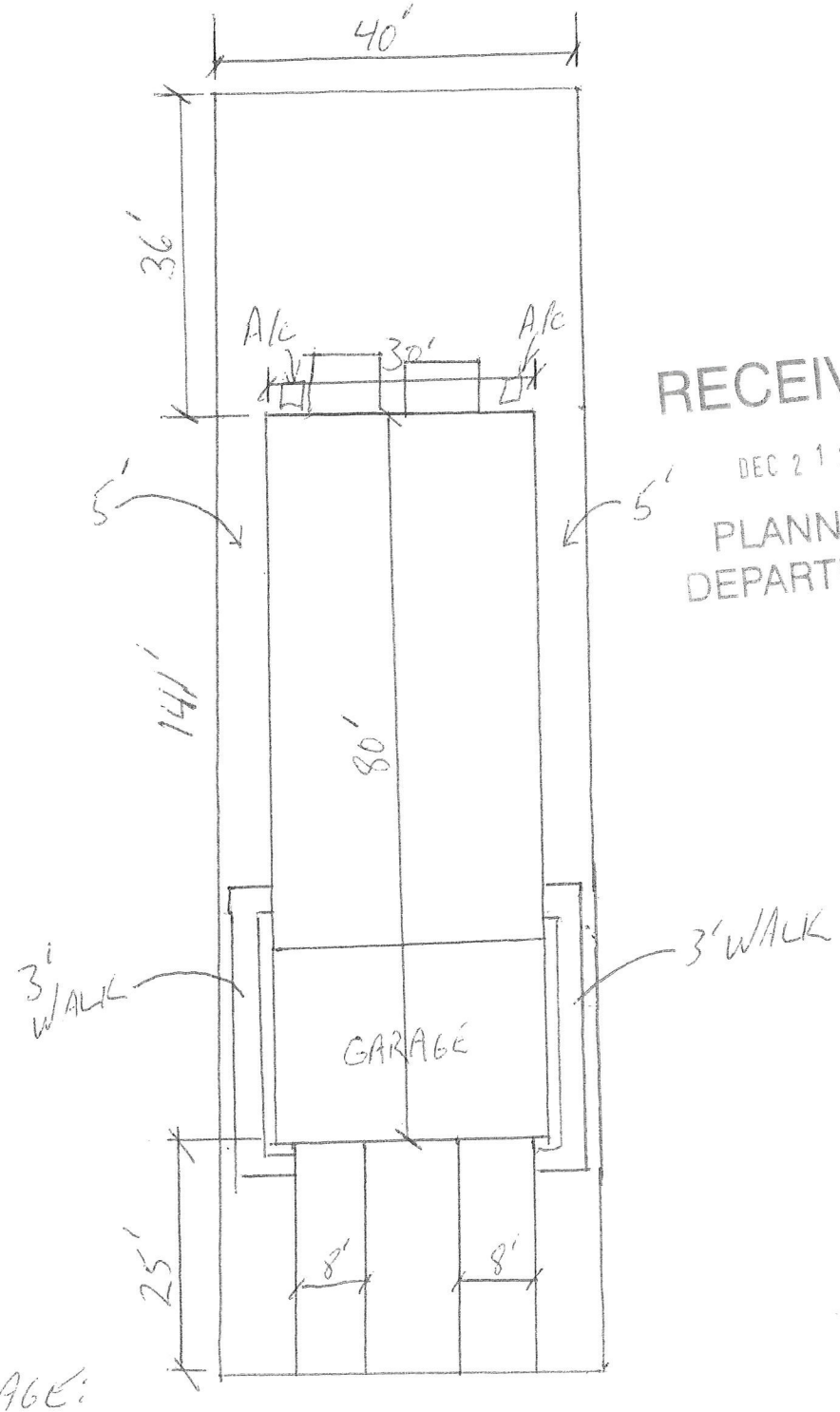
(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

(i) The proposed conditional use is consistent with the requirements of the LDC;

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

(k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

215 19TH AVE N.



RECEIVED
DEC 21 2023
PLANNING
DEPARTMENT

LOT COVERAGE:

LOT:	5640 ☐
BUILDING:	2400 ☐
DRIVEWAY	400 ☐
PATIO, WALKS AND A/C:	346 ☐
TOTAL IMPR.	3146 ☐

54% IMPERVIOUS

BEARINGS SHOWN HEREON ARE BASED ON US STATE PLANE, NAD 83 (2011 EPOCH), FLORIDA EAST ZONE

TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0417J, EFFECTIVE DATE OF 11/02/2018.

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

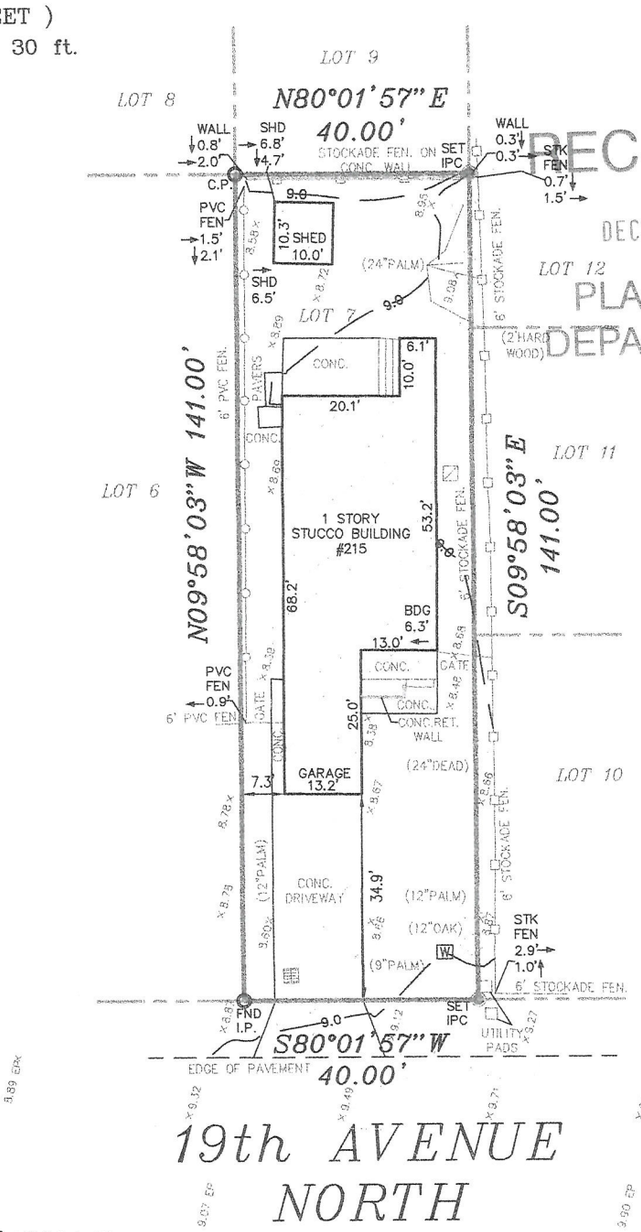
PREPARED FOR AND CERTIFIED TO:

ATKINS BUILDERS, INC., A FLORIDA CORPORATION
OSBORNE & SHEFFIELD TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

RECEIVED
DEC 21 2023
PLANNING DEPARTMENT

SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND / C.P.
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- 103.55 SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FNC FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C.P. COMPUTED POINT
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



Daniel Jackson Digitally signed by Daniel Jackson Date: 2023.10.26 06:58:46 -04'00'

* ALL ELEVATIONS REFER TO NAVD88' DATUM

SCAN ME

LOT AREA
5,640.00 S.F.
0.13 AC.

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

DANIEL J. JACKSON LICENSE NUMBER 7447 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

FIRM LB8534

SCALICE
land surveying
mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, Fl 32081

BOUNDARY SURVEY

215 19TH AVENUE NORTH, JACKSONVILLE BEACH, FLORIDA 32250
LOT 7, BLOCK 203, ELTON REALTY CO'S REPLAT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB No. D23-4488
TAX NO. 175442-0000
SCALE: 1" = 30'
DATE SURVEYED: 10/19/2023
CREW.: ES
DR.: MC

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli, Senior Planner
DATE:	01/31/2024
SUBJECT:	Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 12, 2024 Planning Commission Meeting.

Conditional Use Application

OWNER: Jax Beach Elementary Preservation Fund, Inc
376 4th Street South
Jacksonville Beach, 32250

APPLICANT: Jax Beach Elementary Preservation Fund, Inc
376 4th Street South
Jacksonville Beach, 32250

AGENT: Lillie Sullivan
Jax Beach Elementary Preservation Fund, Inc
376 4th Street South
Jacksonville Beach, 32250

LOCATION: 376 4th Street North
RE#175821-0010

REQUEST: **Conditional Use Application** to allow for the use of a historic elementary school as a Community Center, located in the RM-1 zoning district, Pursuant to Section 34-339(d)(19) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located on the Northwest Corner of 4th Avenue South and 4th Street South. The site is home to the relocated historic School #144, which is a historic African American elementary school which was saved from demolition and relocated to its current site. The site also includes a secondary building constructed on site. The location has an improved parking area. The property is located in the RM-1 zoning district, and has operated as both a museum and a cultural center in the past. Its use was changed to a school in the early 2000s and has since reverted to a community center. Upon returning to use as a community center, the site now must seek Conditional Use approval, as the community center is a conditional use in the RM-1 zoning district.

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Based on meetings with the applicant as well as the narrative in the application, the site serves as a museum, cultural education center and community center that can be used for meetings and events. The site has operated in this fashion for many years, and even when it was primarily a school in the recent past, it was still used as a cultural and community center. As noted above, the site has parking and full ADA access, and there have been no known code cases related to this location. There were previous conditional use applications for this site on record. It simply appears the need for Conditional Use for the community center was not communicated to the applicant, or simply missed by staff once the school use was abandoned.

Adjacent uses include multifamily to the north, multifamily to the west, single family to the south across 4th Avenue South and a daycare to the east across 4th Street South. The proposed continued use of Community Center is not inconsistent with the surrounding uses and serves as a transitional use between multifamily and full commercial uses and is consistent with the RM-1 zoning district conditional use as outlined in Section 34-339(d)(19) of the Jacksonville Beach Land Development Code.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#01-24**

ATTACHMENTS:

1. PC#01-24 Application

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.

AGENDA ITEM:	A.
MEETING DATE:	February 12, 2024

CONDITIONAL USE APPLICATION

RECEIVED
JAN 05 2024
PLANNING DEPARTMENT

PC No. 24-100133
AS/400# 01-24
HEARING DATE 2/12/24

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of $500.00.

APPLICANT INFORMATION

Land Owner's Name: Jax Beach Elementary Preservation Fund Inc.
Mailing Address: 376 S. 4th St.
Jacksonville Beach, Fl 32250
Telephone: 904-305-8654
Fax:
E-Mail: gasullivan757@gmail.com

Applicant Name: Lillie Sullivan
Mailing Address: 376 S. 4th St.
Jacksonville Beach, FL 32250
Telephone: 904-305-8654
Fax:
E-Mail: gasullivan757@gmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name:
Mailing Address:
Telephone:
Fax:
E-Mail:

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 376 S. 4th St.

Legal Description of property (attach copy of deed): 3-2833-2S-29E.43 Pablo Beach South Lots 10,11,12 Blk35

Current Zoning Classification: RM1

Future Land Use Map Designation:

An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-231

Describe the proposed conditional use and the reason for the request:
Comunity Center

Applicant Signature: Lillie Sullivan

Date: 01/02/2024

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

(a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

(b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

(c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

(i) The proposed conditional use is consistent with the requirements of the LDC;

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

(k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

Rhoda Martin
4th St. S.
4th Ave. S.
412
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340
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376
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R. G. WHITE CONSTRUCTION, INC.

P.O. BOX 14734
JACKSONVILLE, FLORIDA 32238
(904) 778-8352
E-mail: rgwhiteconst@gmail.com

January 16, 2023

City of Jacksonville Beach
11 North Third St.
Jacksonville Beach, FL 32250
Att: Christian Popoli, Senior Planer

Re: Rhoda Martin Histoirc School

The Beaches First School for Colored Children has served as a place to educate through teaching, well baby clinics, food giveaways and health talks. In January 2004 building renovation begun on the Old Colored School #144. Today the school is now The Rhoda L. Martin Cultural Center.
We continue to be community minded and supportive through our Joint Health Talks with Mayo Clinic.
We also sponsor Vital Checks. Both of these events bring Mayo Clinic to the Rhoda L. Martin Cultural Heritage Center. These events bring the citizens of Beaches Community to the Rhoda Martin Center.
Farm Share partner with us twice per Year and bring food to those in need in the Beaches Community. The Rhoda Martin Center also serves as a meeting place for community meetings. We also partner with the Donna Deegan Foundation for Breast Cancer Awareness.

Sincerely,

R. G. WHITE CONSTRUCTION, INC.

By: Robert White
Robert G. White
President