

**Minutes of Planning Commission Meeting
held Monday, February 12, 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 7:00 P.M. by Chair Margo Moehring.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on January 22, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS:

(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. 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.

Staff Report:

Senior Planner Christian Popoli summarized the following report for the record:

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 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.**

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about the proposed structure and approved variance.

Public Hearing:

No one came forth to speak. Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Andrews, seconded by Mr. Dahl, to approve #PC 21-23.

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

NEW BUSINESS:

(A) PC# 01-24 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

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.

Staff Report:

Mr. Popoli summarized the following report for the record:

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.

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.**

Applicant: Robert White, 5800 Firestone Road, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about interior and exterior changes.

Public Hearing:

No one came forth to speak. Chair Moehring closed the public hearing.

Motion: It was moved by Ms. Cole, seconded by Ms. White, to approve #PC 01-24.

Discussion: None

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be February 26, 2024. There is one scheduled case. Mr. Popoli provided an update on the Comprehensive Plan process and timeline.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:17 P.M.

Submitted by: Sheri Gosselin
City Clerk

Minutes reviewed by Planning & Development.

Approval:


Chairperson

3/25/24

Date