



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, July 22, 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. Minutes for April 22, 2024 meeting
- B. Minutes for June 10, 2024 meeting

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 09-24
ADDRESS: 332 11th Avenue North
OWNER/APPLICANT: Episcopal School of Jacksonville, Inc.
AGENT: David Hess

SUMMARY OF APPLICATION: **Conditional Use Application** for educational services a new construction of an elementary school for a property located in the Commercial Limited: 1 zoning district, pursuant to Section 34-342(d)(12) of the Jacksonville Beach La Development Code. The property is located at 332 11th Avenue North RE#174580-0000 174581-0000, legally described as all of Lots 5 & 6, Block 114, Pablo Beach North Repl according to plat thereof recorded in Plat Book 5, page 66, of the current public records Duval County, Florida.

PLANNING DEPARTMENT REPORT

- A. The Next Planning Commission Meeting will be **August 12, 2024**

ADJOURNMENT

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

In accordance with Section 286.0114, Florida Statutes, any member of the public may 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 may 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 made part of the record. All comments received are public record.

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, April 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 7:01 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli, City Attorney David Migut, Planning and Development Director Heather Ireland and Administrative Assistant Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Henderson, seconded by Ms. White, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on March 25, 2024

CORRESPONDENCE:

Mr. Popoli distributed an email [on file] to the Board.

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 05-24 Conditional Use Application

Owner: Tavus Investments, LLC
7880 Gate Parkway, STE 300
Jacksonville, FL 32256

Applicant: Talkin'Taco
1300 Beach Boulevard,
Jacksonville Beach, Florida, 32250

Agent: Lawrence Yancy
1309 St Johns Bluff Road North
Jacksonville, FL 32225

Location: 1300 Beach Boulevard

Conditional Use Application to allow for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is an existing restaurant location, located in the Commercial General: C-2 zoning district. The subject property is located in a unit at the 1200 Beach Boulevard building, with a specific address of 1300 Beach Boulevard. The shopping center is located in between Beach Boulevard to the north, Shetter Avenue to the south, Penman Road to the west and 12th Street South to the east. The subject site is part of a large commercial strip center and occupies one tenant space, which includes a large patio area. The site was most recently the location of Minibar Donuts. Currently, the site is occupied by the new restaurant, Talkin' Taco. The site, being a portion of a large shopping center, has adequate parking as each tenant space was calculated and accounted for in the overall parking design. The proposed outside seating will be in the existing courtyard, which is flush with the primary facade of the main structure, and as such will not impact parking or pedestrian access.

The surrounding uses outside the shopping center include a city-owned open green space with entrance-sign, a city-owned cemetery, and a commercial propane facility to the west across Penman Road, a commercial car wash, multiple office spaces, several restaurants and other commercial uses, across Beach Boulevard to the North, a City park, multifamily residential, and industrial storage to the south across Shetter Avenue, and office space, commercial retail and an automotive repair shop to the east, across 12th Street South. The proposed use will not negatively impact the surrounding uses and is not inconsistent with 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#05-24.**”

Agent: Lawrence Yancy, 1309 St Johns Bluff Road North, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued regarding the courtyard and amplified music.

There were no speaker cards on this item, and no one came forth to speak.

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 05-24.

Discussion: None

Roll Call Vote: Ayes – David Dahl, Colleen White, Justin Henderson, Debbie Cole, and Margo Moehring

The motion was unanimously approved.

(B) PC# 04-24 Rezoning Application

Owner: Jointly owned by:
Jax Beach Investment Holding LLC & Duck Dive LLC

Applicant: Emily G. Pierce
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 3220

Agent: Emily G. Pierce & Wyman R. Duggan
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Location: 602 1st Street North, 123 5th Avenue North, 129 5th Avenue North & 135 5th Avenue North.

Rezoning Application for property currently zoned Central Business District: CBD and Redevelopment District: RD, to Redevelopment District: RD to allow for the redevelopment of property downtown into a mixed-use commercial development.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is currently partially occupied by Mangos's Beach Bar, while the remainder to the west is occupied by several small multifamily structures and a small office space. The property has a split zoning, with the western portion used for multifamily being in the Central Business District: CBD zoning district, while the eastern portion is currently in the Redevelopment District: RD zoning district. The current RD zoning is for the portion where Mango's is located. The previous RD zoning district was created in 2014, and was intended to be the home of Surfer the Bar. Surfer has since located to the corner of 1st Street North and 1st Avenue North.

In the past three years, Mango's has been working to improve the building they are currently in, with internal renovations to provide better bathroom space and better traffic flow for customers. The current RD zoning is tied to a very specific site plan and uses, and this has limited the options for Mango's to expand beyond the current envelope of the existing building. The first reason of this rezoning request is to allow Mango's to expand outside their existing footprint. The owners plan to add an addition to the north side of the current structure to accommodate a new men's restroom, as well as expand the covered outside patio area to the south and east.

Under the proposed site plan, the western portion of the property between Mango's and 2nd Street North would be fully redeveloped, removing the existing multifamily structures, and building a new mixed-use structure with a small first floor footprint, and a larger upstairs area. The design would allow for commercial and retail spaces on the first floor, and new restaurant spaces upstairs, with a large outside seating area all on the second floor. The site plan also addresses traffic circulation and parking. Adequate parking to meet the required parking requirement per the LDC will be provided on site, and a new traffic circulation pattern will be constructed to limit traffic to and from 1st Street North, a predominantly pedestrian oriented street, and make the current driveway on 1st Street a one-way "in only" access. Most traffic will enter and exit on 5th Avenue North and 2nd

Street North, as encouraged by the CBD zoning district design standards. Landscaping will be a mix of normally planted landscaping and "urban" or potted landscaping, as is an option allowed in the CBD standards.

The proposed uses outlined in the written description would include a majority of the permitted and conditional uses in the CBD zoning district, but all use would be permitted, and would not require conditional approval, but rather the approval of the RD zoning request would serve as approval. There are a number of specifically prohibited uses as well, and these proposed prohibited uses are those that would be substantially incompatible with the surrounding area and are not intended for the downtown commercial core at large.

Staff finds that the application's Preliminary Development Plan is consistent with the standards outlined in Section 34-347(i) 1 through 13. Standards include land area, permitted uses, prohibited uses, residential density (not applicable), area and setbacks, traffic circulation and parking, off-street parking and loading, open space (not applicable), signage, landscaping, easements, public facilities, and the comprehensive plan.

Staff has reviewed the rezoning request against the Land Development Code and adopted 2030 Comprehensive Plan and finds that it is consistent with both. The proposed RD Rezoning would allow for the redevelopment and expansion of commercial uses within an existing property that is currently used for a bar and older multifamily housing stock. The additional uses and new commercial structure will help generate more economic growth in the downtown core and help to realize the vision of the Council for a thriving downtown area. Staff recommends **approval** of the request."

A brief discussion ensued about the Comprehensive Plan, downtown development, and alcohol.

Agent: Wyman R. Duggan, 1301 Riverplace Blvd., Suite 1500, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

The following spoke in opposition to the application:

- David Smith, 130 5th Avenue North, #201, Jacksonville Beach

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 04-24.

Discussion: A discussion ensued about redevelopment, rezoning, parking, and the restaurant.

Applicant: Mr. Greg Saig, 1402 1st Street, Jacksonville Beach, was sworn in and provided additional background.

Roll Call Vote: Ayes – David Dahl, Justin Henderson, Debbie Cole, and Margo Moehring
Nays – Colleen White

The motion was approved (4-1).

(C) PC# 06-24 Comprehensive Plan Amendment Approval Application

Owner: N/A

Applicant: City of Jacksonville Beach, Planning and Development Department

Agent: Heather Ireland, Planning and Development Director

Location: N/A

Comprehensive Plan Amendment Approval to Update the 2030 Comprehensive Plan to a 2050 Comprehensive Plan with New Data and Analysis, Maps, Tables, and Visions, Intents and Strategies, and provide recommendation to the City Council regarding the transmittal of the 2050 Comprehensive Plan to the State for review.

Staff Report:

Ms. Ireland summarized the following report for the record:

"In 2022, the City began the process of updating the 2030 Comprehensive Plan and outdated Land Development Code, to follow on the progress made in creating organizational Core Values, and a city-wide Vision, Mission, and Strategic Plan. The staff have been working with a project team from Kimley-Horn as a consultant to the project. The project started with the development of a project website (www.cojbupdate.com) that was designed to provide documents and resources, post meeting information, and to collect input from stakeholders. In the fall/winter of 2022, staff and the consultant team hosted a series of five stakeholder workshops focused on collecting input from citizens, businesses, city board members, City Council and staff. The workshops were well attended, and in addition to the information collected at the workshops, the consultant collected feedback from stakeholder submissions through the project website.

In 2023, the project team analyzed and organized all the information collected at the stakeholder workshops and began the process of developing recommendations for changes to the Comprehensive Plan and Land Development Code. A series of topic specific workshops were held with the City Council that focused on the parking standards, zoning standards, and supplemental standards sections of the Land Development Code. Updated future land use and zoning maps were completed and posted to the project website as well. A second round of stakeholder workshops was held in May and June 2023 to present a summary of the proposed changes to both the Comprehensive Plan and Land Development Code that were developed following the first round of workshops and the review of several documents and the updated data and analysis, and best practices on a variety of topics.

During the remainder of 2023, the project team completed the updated required data and analysis sections of each element of the Comprehensive Plan and completed work to update all required and relevant maps and tables. Finally, the goals, objectives and policies in the 2030 Comprehensive Plan were updated and edited into Visions, Intents and Strategies to modernize the document and better align it with the City's Vision, Mission, and Strategic Plan.

In 2024, a final set of workshops were held with city board members and City Council members to review the draft 2050 Comprehensive Plan, answer questions, take feedback and talk through outstanding issues. The draft document was also posted to the project website and made

available for review. On April 8th 2024, City Council was briefed on the progress of the project and future hearing dates, and the status of the update to the Land Development Code.

Staff and the consultant team continue to work on changes to the Land Development Code based on the updated Comprehensive Plan, workshops, community feedback, review of best practices from around the state, and Florida Statutory requirements. The next round of workshops will be scheduled to review the proposed updated Land Development Code sections that are undergoing major changes. Ideally, the 2050 Comprehensive Plan and updated Land Development Code will be adopted at the same time to ensure that consistency is maintained. The target date for final adoption of both is the end of 2024.”

Ms. Blair Knighting, representative from Kimley-Horn, provided additional background on the item.

Public Hearing:

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

Motion: It was moved by Ms. Cole, seconded by Mr. Henderson, to approve #PC 06-24.

Discussion: None

Roll Call Vote: Ayes – Colleen White, David Dahl, Justin Henderson, Debbie Cole, and Margo Moehring

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on May 13, 2024.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:49 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
held Monday, June 10, 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:

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

Senior Planner Christian Popoli, City Attorney David Migut, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

The April 22, 2024 Regular Planning Commission Meeting minutes were not addressed at this meeting.

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 07-24 Conditional Use Application

Owner: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

Applicant: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

Agent: Tammara Yuhas
6005 Powers Avenue
STE 210
Jacksonville, FL 32217

Location: 211 8th Avenue South

Conditional Use Application to allow for the continued use and change in ownership of an existing 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.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property has been continuously used as multifamily prior to the purchase by the current owner in 2022. The primary structure on the property was constructed in 1947, as noted on the Duval County Property Appraiser’s website. The structure sits on a small lot, comprised of the southern 45 feet of a platted lot in the Pablo Beach plat. The lot was subdivided prior to the adoption of the 2030 comprehensive plan, and therefore is a lot of record under the current LDC. The property owner wished to perform renovations to the structure, and when applying for a permit, it was noted that conditional use was never approved for this property, due to its location in the C-1 zoning district.

The subject property is located one lot to the west of the intersection of 8th Avenue South and 2nd Street South, on the north side of 8th Avenue South. As the structure was built in 1947, and the fact that the lot is only 45 feet deep and 50 feet in width along 8th Avenue South with a total area of 2,250 square feet, the structure does not have, nor has it ever had onsite parking. The current parking consists of gravel parking in the right of way, as is common along both the north and south sides of 8th Avenue North along this block.

Adjacent uses include multifamily to the east, multifamily to the west, multifamily to the north, and mixed use residential to the south, across 8th avenue north. The proposed use is consistent with the C-1 zoning district and RM-1 standards, pursuant to Section 34-342(d)15 (RM-1 Standards) and has been and will continue to be consistent with the surrounding multifamily residential uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends approval of PC#07-24.“

Agent: Tammara Yuhas, 13444 Gran Bay Parkway, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

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

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to approve #PC 07-24.

Discussion: None

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

The motion was unanimously approved.

(B) PC# 08-24 Conditional Use Application

Owner: Pierce Henry Properties, LLC
2776 Ft. Scott Drive
Arlington, VA 22202

Applicant: Tides Edge Recovery Services, LLC
75 12th Street South
Jacksonville Beach, FL 32250

Agent: N/A

Location: 142 11th Avenue North

Conditional Use Application for the use of Group Home (6 or more) at a property located in the Residential Multi-Family 2 zoning district, pursuant to Section 34- 340(d)(1) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is currently in use as part of a residential treatment facility, associated with the Tides Edge Recovery Services. The applicant is requesting to transition the use from its current state as recovery housing, with temporary lodging and convert the use into a group care home of more than (6) individuals. The State of Florida Statute 393.063 defines a group home as: "Group home facility" means a residential facility licensed under this chapter which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of its residents..." Under Florida law, a group home of four (4) or less residents must be treated as a single family residence under the local zoning code, anything above four (4) residents may be regulated as a separate use. The Jacksonville Beach LDC splits group homes into two types, no more than six (6) residents, and more than six (6) residents. In the RM-2 zoning district, a group home of six (6) or less is allowed as a permitted use. A group home of six (6) or more is allowed by conditional use, as well as half-way houses, nursing facilities, rooming and boarding houses and other more intense uses. The current use most closely relates to that of a halfway house.

The subject site is located on the south side of 11th Avenue North, mid-block, between 2nd Street North and 1st Street North. The site has some parking, but based on the applicant's testimony to staff, the residents will not have cars, and the only vehicles that would be present daily would be the staff. Occasionally, family members may come by to visit the residents, but the site has roughly 5-6 parking spaces worth of driveway and paved access to the rear of the structures. The site is adjacent to the following uses: multifamily to the east and west, multifamily to the south, and multifamily to the north, across 11th Avenue North. The proposed use will be of a lesser intensity than the current residential treatment facility and should not differ in character to that of any other multi-tenant use in the surrounding area. The proposed use is consistent with the RM-2 zoning district standards of the Land Development Code and will be more consistent with surrounding multifamily development if the new use is approved.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#08-24."

Agent: Jim Griffis, 207 Oak Street, Neptune Beach, was sworn in and provided background on the item.

A discussion ensued about the facility, access, clients, number of rooms, outreach to neighbors, staffing, funding, police response, and security.

Public Hearing:

The following spoke in opposition of the application:

- Teresa Miller, 1236 1st Street North, #504, Jacksonville Beach
- Mike B., 102 10th Avenue North, Jacksonville Beach
- Mike Keppler, 1236 1st Street North, Jacksonville Beach

The following spoke in support of the application:

- Kate Clifford, 422 Jacksonville Drive, Jacksonville Beach

The following did not wish to speak but submitted a speaker card [on file] in opposition of the application:

- Maria Sawicki, 1236 1st Street North, Jacksonville Beach

Chair Moehring closed the public hearing.

Discussion: A discussion ensued about number of residents, rooms, beds, police activity, parking, and conditional use.

City Attorney, David Migut, provided additional information about the land development code and conditional use criteria.

Motion: It was moved by Mr. Henderson approve PC #08-24. Motion died due to lack of second.

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to deny PC #08-24.

Roll Call Vote: Ayes – Colleen White, Justin Lerman, David Dahl, Justin Henderson
Nays – Margo Moehring

The motion was approved (4-1).

PLANNING DEPARTMENT REPORT:

Mr. Popoli announced Form 1 was due by the July deadline. The next scheduled meeting will be held on July 22, 2024.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:59 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	06/24/2024
SUBJECT:	PC#09-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, July 22, 2024 Planning Commission Meeting.

PC#09-24: Conditional Use Application

OWNER: Episcopal School of Jacksonville, Inc.
322 N 11th Ave
Jacksonville Beach, FL 32250

APPLICANT: Episcopal School of Jacksonville, Inc.
322 N 11th Ave
Jacksonville Beach, FL 32250

AGENT: Davis Hess

LOCATION: 322 N 11th Avenue

REQUEST: **Conditional Use Application** for Educational Services in the C-1 zoning district, to build a new classroom building to augment the existing Episcopal School.

COMMENTS: The Episcopal School of Jacksonville, Inc. has submitted a Conditional Use Application for the establishment of educational services in a C-1 zoning district to construction a new classroom building in coordination with the existing school located across 4th Street North, at 332 11th Avenue North. The proposal includes the construction of a new school facility with a total of 8 classrooms and associated parking. This development represents an expansion of the existing school onto a new parcel within the C-1 zoning district.

The subject property is currently vacant and ready for development. It is situated within the Commercial Limited (C-1) zoning district, which primarily allows for commercial uses with conditional uses subject to review and approval by the Planning Commission Pursuant to Section 34-342(d)(12) of the Jacksonville Beach Land Development Code, educational services are listed as a conditional use in the C-1 zoning district. The applicant has provided all necessary documentation and plans required by the code for review.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

Adjacent uses are as follows: Existing Episcopal School to the West, Commercial Office to the North, Multifamily to the East, and a retail shopping center to the south. The applicant, aware of the adjacent of the existing multifamily, has positioned the school on the southernmost of the two lots that make up this property, with the parking being the most adjacent portion of the project to the existing multifamily structure. The proposed use will not negatively impact the surrounding uses and is compatible with the goals and objectives of the Comprehensive Plan and is consistent with the character of the surrounding area. Approval of this application will allow for the expansion of educational facilities while respecting the existing zoning regulations and land uses in the vicinity.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#09-24**

ATTACHMENTS:

1. PC#09-24 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.



CONDITIONAL USE APPLICATION

RECEIVED

JUN 04 2024

PC No. 09-24
AS/400# 24-100037
HEARING DATE 7/22

PLANNING
DEPARTMENT

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: Episcopal School of Jacksonville Inc
Mailing Address: 322 N 11th Ave
Jacksonville Beach FL 32250

Telephone: 904-396-5751 ext 1322
Fax: _____
E-Mail: hessd@esj.org

Applicant Name: Episcopal School of Jacksonville Inc
Mailing Address: 4455 Atlantic Blvd
Jacksonville FL 32207

Telephone: "
Fax: "
E-Mail: "

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

Agent Name: David Hess
Mailing Address: _____

Telephone: 904-396-5751 ext 1322
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: 332 N 11th Ave / 174580-0000

Legal Description of property (attach copy of deed): 5-66 28-25-29E, Pablo Beach
North R/P LOT 5 BLK 114

Current Zoning Classification: C1 Future Land Use Map Designation: _____

An 8 1/2 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: Proposed 8,200 sqft
2 story School Building with 16 Parking Spots onsite.

Applicant Signature: [Signature] Date: 6-3-24



The Rev. Adam S. Greene
Head of School

4455 Atlantic Boulevard
Jacksonville, Florida 32207
904.396.5751
www.esj.org

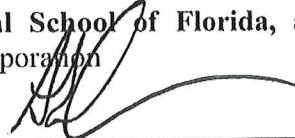
Agent Authorization

Re: Agent Authorization for 4455 Atlantic Blvd., Jacksonville, FL 32207

To Whom It May Concern:

You are hereby advised that the **Episcopal School of Jacksonville**, a Florida not for profit corporation, hereby authorizes and empowers **DAVID B. HESS III**, to act as agent to file an application for rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested changes.

Episcopal School of Florida, a Florida not for profit corporation

By: 

Signed

Adam S. Greene

Printed

Its: Head of School

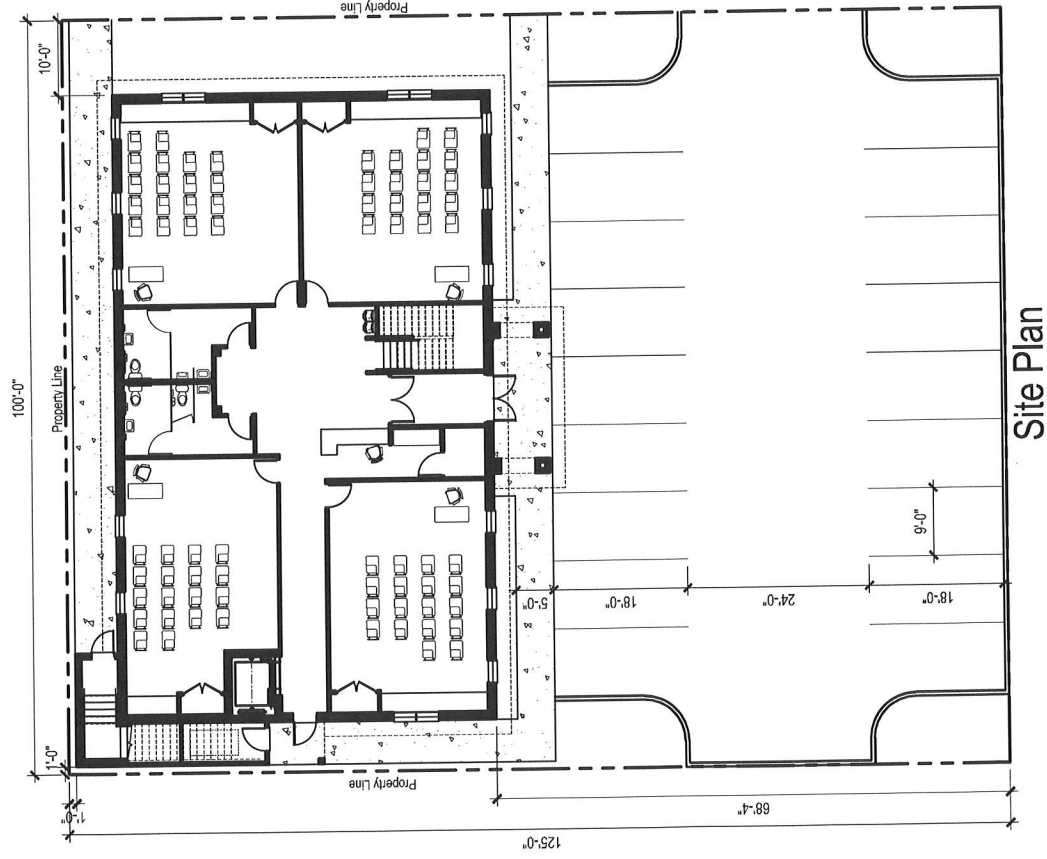
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn and subscribed before me this 18th day of April, 2023, by Adam S. Greene, as Head of School of Episcopal School of Jacksonville, who is ☒ personally known to me or ☐ has produced _____ as identification.

Elizabeth E. Washburn
(Notary Signature)



Elizabeth E. Washburn
Comm. # HH065883
Expires: March 13, 2025
Bonded Thru Aaron Notary



Site Plan

EPISCOPAL SCHOOL / NEW CLASSROOM BUILDING
 450 11TH AVENUE NORTH
 JACKSONVILLE BEACH, FL



COBU ARCHITECTURE STUDIO
 111 North Avenue, Suite 207
 Barrington, IL 60010
 312-410-1260
 May 14, 2024



PARKING COUNT	
STANDARD SPACES	14
HANDICAP SPACES	1
TOTAL	15

IMPERVIOUS SURFACE CALCULATIONS	
AREA	POST CONSTRUCTION
LOT	12,500 sq.ft.
BUILDING	8,718 sq.ft.
PAVEMENT, SIDEWALK	4,790 sq.ft.
TOTAL IMPERVIOUS SURFACE AREA	8,508 sq.ft.
% IMPERVIOUS	68% (65% ALLOWED)

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

EPISCOPAL SCHOOL OF JAX, INC.
PREPARED FOR
CITY OF JAX BEACH, FL

EPISCOPAL SCHOOL JAX
(BEACH) - NEW BUILDING

By

Revision

No.

Date

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

638

639

640

641

642

643

644

645

646

647

648

649

650

651

652

653

654

655

656

657

658

659

660

661

662

663

664

665

666

667

668

669

670

671

672

673

674

675

676

677

678

679

680

681

682

683

684

685

686

687

688

689

690

691

692

693

694

695

696

697

698

699

700

701

702

703

704

705

706

707

708

709

710

711

712

713

714

715

716

717

718

719

720

721

722

723

724

725

726

727

728

729

730

731

732

733

734

735

736

737

738

739

740

741

742

743

744

745

746

747

748

749

750

751

752

753

754

755

756

757

758

759

760

761

762

763

764

765

766

767

768

769

770

771

772

773

774

775

776

777

778

779

780

781

782

783

784

785

786

787

788

789

790

791

792

793

794

795

796

797

798

799

800

801

802

803

804

805

806

807

808

809

810

811

812

813

814

815

816

817

818

819

820

821

822

823

824

825

826

827

828

829

830

831

832

833

834

835

836

837

838

839

840

841

842

843

844

845

846

847

848

849

850

851

852

853

854

855

856

857

858

859

860

861

862

863

864

865

866

867

868

869

870

871

872

873

874

875

876

877

878

879

880

881

882

883

884

885

886

887

888

889

890

891

892

893

894

895

896

897

898

899

900

901

902

903

904

905

906

907

908

909

910

911

912

913

914

915

916

917

918

919

920

921

922

923

924

925

926

927

928

929

930

931

932

933

934

935

936

937

938

939

940

941

942

943

944

945

946

947

948

949

950

951

952

953

954

955

956

957

958

959

960

961

962

963

964

965

966

967

968

969

970

971

972

973

974

975

976

977

978

979

980

981

982

983

984

985

986

987

988

989

990

991

992

993

994

995

996

997

998

999

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

1385

1386

1387

1388

1389

1390

1391

1392

1393

1394

1395

1396

1397

1398

1399

1400

1401

1402

1403

1404

1405

1406

1407

1408

1409

1410

1411

1412

1413

1414

1415

1416

1417

1418

1419

1420

14