

**Minutes of Planning Commission Meeting
held Monday, July 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
Board Members: David Dahl Justin Lerman Colleen White (absent)
Alternates: Debbie Cole Justin Henderson

Senior Planner Christian Popoli and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

Chair Moehring requested a change to the April 22, 2024 minutes to reflect no speakers for PC# 06-24.

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

- Regular Planning Commission Meeting held on April 22, 2024 (as amended)
- Regular Planning Commission Meeting held on June 10, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) 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: David Hess

Location: 322 N 11th Avenue

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

Staff Report:

Mr. Popoli summarized the following report for the record:

"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.

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."

Agent: David Hess, 3747 Salt Meadow Court, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued about traffic circulation.

Public Hearing:

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

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to approve #PC 09-24.

Discussion: A brief discussion ensued about an adjacent property.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on August 12, 2024. Mr. Popoli announced an upcoming Land Development workshop.

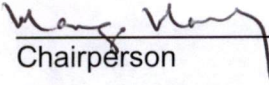
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:11 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:


Chairperson

9/9/24
Date