

**Minutes of Planning Commission Meeting
held Monday, July 12, 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 7:00 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton

Vice-Chairman: David Dahl

Board Members: Margo Moehring Britton Sanders (*absent*) Colleen Murphy White

Alternates: Justin Lerman

Also present were Senior Planner Christian Popoli and Staff Assistant Sheila Boman.

Approval of Minutes

The following minutes were passed unanimously by a voice vote:

- June 14, 2021

Correspondence - None

New Business

(A) PC#06-21 Conditional Use Application

Owner: JBO, LLC
4233 Pablo Professional Court, STE 201
Jacksonville, FL 32224

Applicant: Melissa Dionne LLC DBA Jax BCH Counseling, LLC
121 Annapolis Lane,
Ponte Vedra, FL 32082

Agent: Kate Clifford
422 Jacksonville Drive,
Jacksonville Beach, FL 32250

Location: 402 4th Street North

Conditional Use Application for a miscellaneous health office, located in the Residential, Multi-family: RM-1 zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli read the following report into the record:

The subject property is located on the northwest corner of 4th Street North and 3rd Avenue North. The site is currently a Residential Multi-family zoned property, with a multi-tenant commercial structure and

associated parking lot. The structure has housed several previous commercial uses since 1998, and has a dedicated parking facility.

The structure is of a more residential appearance and architectural design, helping it blend in with the residential uses in this transitional area. The existing parking facility has adequate spaces for the office square footage and is designed to the standards of the Land Development Code. There is adequate ingress and egress on the property, including isle width to not have a negative impact on surrounding traffic. The use is one of several less intensive uses allowed under the RM-1 zoning district with Conditional Use approval. The site has adequate screening to reduce any negative impact on the surrounding properties. Staff finds the proposed use is consistent with the standards in Sec. 34-231 of the Land Development Code.

Public Hearing:

Applicant Melissa Dionne stated she planned to open a mental health counseling office.

Mr. Sutton closed the Public Hearing.

Discussion:

There was no discussion by the Commission.

Motion: It was moved by Mr. Lerman and seconded by Ms. White to approve the Conditional Use Application.

Roll call vote: Ayes – David Dahl, Margo Moehring, Colleen M. White, Justin Lerman, and Greg Sutton

The application was unanimously approved.

Planning & Development Director's Report

Mr. Popoli announced the next meeting was scheduled for Monday, July 26, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:07 P.M.

Submitted by: Sheila Boman
Staff Assistant

Approval:


Chairman

Date


26 Jul 21