

**Minutes of Planning Commission Meeting
held Monday, April 26, 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) Jon Scott Walker (late)
Alternates: Colleen Murphy White Justin Lerman

Also present was Senior Planner Heather Ireland and Administrative Assistant Jodilynn Byrd.

Approval of Minutes –

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

- January 11, 2021
- January 25, 2021
- February 8, 2021
- February 22, 2021

Correspondence - None

New Business

(A) PC#03-21 Conditional Use Application

Owner: Jax Beach AF, LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Applicant: O-Ku Sushi
704 Meeting Street
Charleston, SC 29403

Location: 502 North 1st Street

Conditional Use Application for the transfer of approval for outdoor restaurant seating at a new restaurant for property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the northwest corner of 1st Street North and 4th Avenue North and contains a new multiple-tenant commercial building. There is one restaurant space on the south side of the building with outdoor seating on the second floor. The property owners requested and received

conditional use approval for the outdoor restaurant seating area in 2018 under PC#18-18. At that time, they were advised that since conditional use approvals are not transferrable, that any tenant would have to apply to transfer approval for the outdoor restaurant seating into their name. The tenant/applicant, O-Ku Sushi, is now applying to transfer the conditional use approval into their name so that they can utilize the second-floor outdoor area.

Adjacent uses include a public parking lot and apartments to the south, the pier parking lot to the east across North 1st Street, the old Zenith Gallery to the west, and commercial to the north. The proposed use of a new outdoor restaurant seating area is consistent with other outdoor seating areas in the downtown area, and adjacent properties should not be negatively impacted. In addition to the standards applicable to all conditional uses, all outdoor restaurant seating areas are subject to the limitations and conditions in Section 34-407 of the Land Development Code.

Public Hearing:

Agent Steve Diebenow, 1 Independent Drive, Suite 200, Jacksonville, stated he requested transfer of approval for outdoor restaurant seating for a new restaurant located in the Central Business District.

Discussion:

There was no discussion by the Commission.

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

Roll call vote: Ayes – Colleen Murphy White, Jon Scott Walker, Margo Moehring, and David Dahl. The motion passed unanimously.

Planning & Development Director's Report

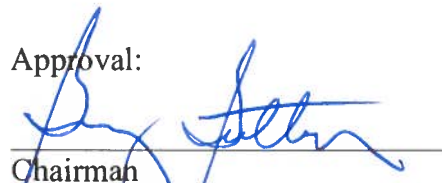
Ms. Ireland announced the next meeting was scheduled for Monday, May 10, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:



Chairman

5-10-21

Date