

**Minutes of Planning Commission Meeting
Held Monday, February 25, 2019, 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 (*absent*)
Board Members: Margo Moehring Britton Sanders
Alternates: Jon Scott Walker Bill Spann

Also present was Senior Planner Heather Ireland.

Approval of Minutes

The following minutes were unanimously approved:

- January 14, 2019

Correspondence None

Old Business None

New Business

(A) **PC#1-19** 318 7th Avenue North, Suite A
Owner: Beaches United Methodist Church, Inc.
325 7th Avenue North
Jacksonville Beach, FL 32250
Applicant: Sago Coffee, LLC
325 7th Avenue North
Jacksonville Beach, FL 32250

Conditional Use Approval for outdoor restaurant use at a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (Applicant — *Sago Coffee/Beaches United Methodist Church*)

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the southwest corner of 7th Avenue North and 3rd Street North and is currently the location of the BEAM Thrift Store retail establishment. The Beaches United Methodist Church, which is the owner of the property, is opening a coffee restaurant in the same building (unit A) and wishes to provide outdoor seating for customers on the north side of the building. The applicant was advised by staff that conditional use approval would be required.

Adjacent uses include the church to the north across 7th Avenue North, retail to the east in the same building, residential to the west, and residential and commercial office to the south. The proposed outdoor seating is consistent with the surrounding commercial setting and should not negatively impact adjacent properties.

Agent:

The Executive Pastor at Beaches United Methodist Church, Inc., Carey Sumner, discussed the arrangement of the proposed outdoor seating area, which would contain approximately six tables, with four seats at each table. There would also be available seating inside the restaurant. No parking spaces would be lost with this new construction.

Public Hearing:

No one wished to speak regarding this application. Mr. Sutton closed the public meeting.

Discussion:

There was no further discussion concerning this application.

Motion: It was moved by Mr. Sanders and seconded by Mr. Spann, to approve the Conditional Use Application.

Roll call vote: Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker, Bill Spann, and Greg Sutton.

The application was approved unanimously.

(B) **PC#2-19** 617 1st Avenue North

Applicant/ Diocese of St. Augustine
Owner: 11625 Old St. Augustine Road
Jacksonville, FL 32258

Agent: Kristy Thompson

Conditional Use Approval for a child day care/service located in a *Residential, multiple-family: RM-1* zoning district, pursuant to section 34-339(d)(18) of the Jacksonville Beach Land Development Code. (Applicant — *St. Paul's Catholic Church*)

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 1st Avenue North between 6th and 7th Streets North and has existed as a child day care facility since the late 1980's. St. Paul's Church has recently purchased the property and plans to relocate their pre-K program from portable buildings located on Pablo Avenue. The church plans to have a maximum of 45 students at the subject property. Since conditional use approvals are not transferable, the applicant was advised by staff that they would have to apply to transfer the approval into their name for the use of a child day care/ pre-k school.

Adjacent uses include office to the west, residential to the east, residential to the north, and additional church uses to the south across 1st Avenue North. The continued use of a child day care/ pre-k at the subject property should not negatively impact adjacent properties, as the use would be the same as it has been for almost 30 years.

Applicant:

St. Paul's Catholic School Principal, Kristy Thompson, 428 2nd Avenue North, was present to discuss the application and answer questions. The new construction is set to accommodate 45 students and would be up-to-code upon its completion. There would be eight parking spots located directly in front of the building, as well as 64 spots in a nearby parking lot. There would also be a secure playground located in the back. The currently-existing portable buildings would no longer be utilized.

Public Hearing:

No one wished to speak regarding this application. Mr. Sutton closed the public meeting.

Discussion:

There was no further discussion concerning this application.

Motion: It was moved by Mr. Sanders and seconded by Mr. Spann, to approve the Conditional Use Application.

Roll call vote: Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker, Bill Spann, and Greg Sutton.

The application was approved unanimously.

Planning & Development Director's Report

Ms. Ireland noted the next meeting is scheduled for Monday, March 11, 2019.

Adjournment

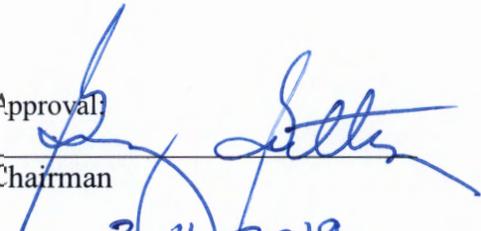
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval: _____

Chairman

Date


3-11-2019