



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

Monday, May 13, 2019

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.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring  
Alternates: Jon Walker, Bill Spann
3. **Approval of Minutes:** March 11, 2019 and April 8, 2019
4. **Correspondence:** None
5. **New Business:**
  - (A) **PC#9-19 1902 South 1<sup>st</sup> Street**  
**Conditional Use Application** for a new single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.
  - (B) **PC#11-19 850 South 5<sup>th</sup> Avenue**  
**Concept Plan for Plat Application** for a proposed 15-unit townhouse development, located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.
6. **Planning Department Report:**
  - (A) The next meeting is scheduled for Tuesday, May 28, 2019.

#### NOTICE

*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. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request 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. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**Minutes of Planning Commission Meeting  
Held Monday, March 11, 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  
*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:

- February 25, 2019

**Correspondence** None

**Old Business** None

**New Business**

(A) **PC#3-17** **417 & 421 11<sup>th</sup> Street South**  
**Owner/** BCEL 4 LLC  
**Applicant:** 7563 Phillips Highway Suite 109  
Jacksonville, FL 32256  
**Agent:** Curtis Hart  
8051 Tara Lane  
Jacksonville, FL 32216

**Concept Plan for Plat Approval** for a proposed four-unit townhouse development located in a Residential, multi-family, RM-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The Planning Commission originally considered and denied this application on February 27, 2017. The property owners appealed that decision to the Circuit Court. After extended litigation, the application has been returned to the Planning Commission for public hearing and consideration.

The agenda packet provided includes the original application, including the staff report, items distributed at the first public hearing, minutes of February 27, 2017 hearing, and the approved Findings of Fact.

Section 34-503 of the Land Development Code requires the Planning Commission to hold a public hearing and consider the application staff report, and public testimony. The Planning Commission shall then approve, approve with conditions, or deny the concept plan for plat based on the following standards:

Section 34-503(6).

- a. *Consistency with comprehensive plan.* It shall be consistent with the goals, objectives, and policies of the comprehensive plan.
- b. *Compatible with surrounding land uses.* It shall be compatible with surrounding land uses.
- c. *Design and layout.* It shall be adequately designed so that the general layout of the proposed development will be compatible with surrounding land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

The City Attorney's office will provide guidance for you on the procedures for this hearing.

**City Attorney:**

Denise May with the City Attorney's office summarized for the record [*copy on file*]:

This application [for Concept Plan for Plat] was first heard on February 27, 2017. The Planning Commission denied the application upon the motion of Ms. Dumont and second by Mr. Sutton based upon standards 6A and 6B of the criteria stating incompatibility with the surrounding neighborhood and inconsistency with the Comprehensive Plan. Denial of the application was confirmed in writing and sent to the applicant [certified mail February 28, 2017].

On March 29, 2017, the property owners, BCEL 4, LLC and BCEL 5, LLC, filed a petition under Florida Statutes 70.51 Land Use and Environmental Dispute Resolution Act seeking the appointment of a Special Magistrate for resolution. The applicant and City held mediation under the Act July 7, 2017, and a hearing was scheduled for August 30, 2017.

On August 23, 2017, prior to the hearing under the Act, the applicant filed this petition for Writ of Certiorari and [in the alternative], for Writ of Mandamus in State court. This officially ended our Florida statute 70.51 Dispute Resolution [proceedings].

On March 19, 2018, the Circuit Court granted the property owners the petition for Writ of Mandamus and the Writ of Certiorari. The Circuit Court ordered approval of the application for "Concept Plan Plat" by the Planning Commission. In addition to granting the requested Writ of Certiorari, the Court found that the City departed from the essential requirements of law and that there was no competent substantial evidence to support denial.

On March 26, 2018, the City appealed this decision to the 1<sup>st</sup> District Court of Appeals on the basis that the lower court could not grant both the Writ of Mandamus (or to direct this Planning Commission to approve), and the Writ of Certiorari and that the lower court failed to apply the correct law [in granting the Writ of Certiorari].

On December 18, 2018, the 1st DCA issued its order reversing the lower court's in its [grant of the] Writ of Mandamus in overturning that decision which directed this Commission to approve but upheld the grant of Writ of Certiorari. [The City sought a rehearing and clarification of the order which was denied February 1, 2019].

As mentioned, the Circuit Court found that the Commission departed from the essential requirements of law in refusing to see that it's compliance and being consistent with the Comprehensive Plan. It also found that there was no competent substantial evidence to support the denial of the Concept Plan for Plat at the February 2017 hearing. Therefore, the Commission tonight may not rely upon the same evidence the Court has already ruled as not competent and substantial [determined to be insufficient as a matter of law].

This application for Concept Plan for Plat is back before the Planning Commission for a public hearing after the order of February 2017 was quashed.

You may hear new evidence from the applicant and the public.

The applicant will then have an opportunity to rebut any evidence presented by the public.

The Commission must then apply the criteria as set forth in Section 34-503(6)(a-c). Specifically, whether it [the Concept Plan] is:

1. Consistent with the Comprehensive Plan.
2. Compatible with surrounding land uses.
3. Design & Layout are not at such variance as to cause substantial depreciation in property values.

This Commission must then approve, approve with conditions, or deny the Concept Plan for Plat based on this criteria.

Any decision must be supported by competent, substantial evidence showing the applicant failed to meet those objective criteria and it may not be the evidence which you heard at the first hearing.

**Attorney:**

Mark Scruby of Rogers Towers, P.A., 1301 Riverplace Boulevard, Suite 1500, Jacksonville, was present to represent the applicant. He proceeded with the timeline of this case since its start in February 2017, reiterating some of the points discussed by Ms. May and Ms. Ireland. Throughout his presentation, he added the denial of the application occurred by a vote of 3-2 and further explained the objectives behind the Writ of Certiorari that was requested. He explained it is the remedy applied for when a quasi-judicial decision is made by the Planning Commission. Unlike the process of filing for complaint, this process includes the collecting of records and filing for a petition, which states why the applicant believes an error has occurred. It is not a trial, as only what is presented becomes reviewed, and there is no introduction of new evidence.

Mr. Scruby stated the court would assess the case based on the fairness of the original decision made, if essential requirements of the law were followed and if the evidence was competent substantial. He added the court did not find substantial evidence against the applicant and quashed the decision as if it never happened. It comes back to the Planning Commission. He questioned whether another public hearing was deemed necessary and concluded, after negotiations with Ms. May through a series of emails [*on file*], the applicant is back before the Board.

He added the current land use where the property is situated is Medium Density Residential (MDR). It runs from north to south, between 1<sup>st</sup> Avenue South and 12<sup>th</sup> Avenue South, and from east to west, between 4<sup>th</sup> Street South to portions of 10<sup>th</sup> and 11<sup>th</sup> Streets. According to Section 34-

339 of the Land Development Code, MDR authorizes up to 20 units per acre; RM-1 zoning laws are also consistent with the proposed plan. The area embraced by this zoning extends several blocks east and north of the property specific to this application. Based on the 10,000 square foot total land area in this application, at least 17 units are allowed for construction, and the applicants are asking for four. Mr. Scruby then restated the three standards in section 34-503(6) the Planning Commission must base its decisions on. He also added the Circuit Court quashed the Planning Commission's denial of the application on February 27, 2017, because it did not find the reasons for denial to be sufficient, and the First District Court of Appeals declined to set that determination aside.

He referenced the last public hearing, where discussion ensued regarding the types of people that would reside in the properties and the number of vehicles they might have, and told the Commission to disregard those reasons, as they are not part of the three standards; he also provided evidence to show the proposal is compliant with the three criteria in discussion:

1. By virtue of the MDR land use designation, the concept plat is consistent with the Comprehensive Plan.
2. By virtue of the RM-1 zoning, along with several adjacent lots of the property, the concept plat is compatible with surrounding land uses. He added there are six multi-family residential buildings owned by the Jacksonville Housing Authority that are located in the block to the immediate east of the property, four more to the block east of that, and proceeded with a list of nearby properties that resemble the ones in this proposal.
3. The criteria the design & layout are not at such variance as to cause substantial depreciation in property values was uncontested at the February 27, 2017 meeting and therefore satisfies the standards.

According to zoning laws, the applicant has the ability to build an apartment complex but has requested the concept plan for plat approval to build townhomes. Additionally, five months after the February 27, 2017 hearing, on June 12, 2017, another similar concept plat application (PC #27-17) was heard and approved by the Planning Commission.

**Public Hearing:**

The following spoke in opposition to the application:

- Kay Odom, 402 11<sup>th</sup> Street South, Jacksonville Beach, spoke about her concerns on parking and safety but understands those are not part of the three standards the Commission must base its decision on. Ms. Odom stated she believes it doesn't fit the area.

The following was opposed to the application, but preferred not to speak:

- Blake Zeigler, 414 11<sup>th</sup> Street South, Jacksonville Beach

Mr. Sutton closed the public meeting.

**Discussion:**

Mr. Sanders asked Ms. Ireland to explain to the public how the applicant has the ability to construct an apartment complex. Ms. Ireland stated the property is zoned Multi-Family so it can be built into an apartment complex or condominium-style housing.

Ms. Moehring stated a comprehensive look must be taken to examine residential densities, and landowners cannot be subjected to the public perception of the character of neighborhoods.

**Motion:** It was moved by Ms. Moehring and seconded by Mr. Sanders, to approve the Concept Plan for Plat Application.

Mr. Walker questioned the issue of parking, to which Ms. May advised to disregard as it is not part of the three standards the Commission must base its vote on. Mr. Dahl commented, regarding the third criteria, there is no metric of measurement that can determine the future of the values of the surrounding properties. Mr. Sanders added due to the lack of substantial evidence from the public, and due to the property's compliance with the three criteria, he would second the motion.

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, and Greg Sutton.

The application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Monday, April 8, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:40 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**Minutes of Planning Commission Meeting  
Held Monday, April 8, 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 7:05 PM by Vice-Chairman David Dahl.

**Roll Call**

*Chairman:* Greg Sutton (*absent*)  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders (*absent*)  
*Alternates:* Jon Scott Walker Bill Spann

Also present was Senior Planner Heather Ireland.

**Approval of Minutes** *None*

**Correspondence** *None*

**Old Business** *None*

**New Business**

It was moved by Mr. Dahl, and approved unanimously, to make PC#3-19 the last item on the agenda.

(A) **PC#4-19** 2309 Beach Boulevard (former *Big Dawgs Pierside* restaurant)

**Owner:** Rose and Ken, Inc.  
2315 Beach Boulevard, #301  
Jacksonville Beach, FL 32250

**Applicant:** Marina Sports Grill, Inc.  
10175 Fortune Pkwy, Suite 705  
Jacksonville, FL 32256

**Agent:** Alex C. Marr  
10175 Fortune Pkwy, Suite 705  
Jacksonville, FL 32256

**Conditional Use Approval** for transfer of existing approved outdoor restaurant seating for a new restaurant, located in a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located at 2309 Beach Boulevard within the *Beach Marine* complex. The most recent use of the applicant's space was for *Big Dawgs Pierside* restaurant that had outdoor

seating approval via PC#17-17. Staff informed the applicant that to be able to use the existing outdoor seating for a new restaurant; he would have to receive conditional use approval, as conditional use approvals are not transferable. In the past, this site has operated as both a nightclub and different restaurants.

The PUD application narrative provides that for this restaurant space, the area of unenclosed, outdoor customer service area shall not exceed 50% of the total indoor area of the adjacent restaurant and bar. The total indoor restaurant space of this location is 12,600 square feet, and the proposed (existing) outdoor seating area is approximately 3,478 square feet, which is well below the 50% allowance.

Additional conditions listed within the *PUD* project narrative for outdoor restaurants and bars include: 1) sound and outdoor music may be allowable within outdoor restaurants and bars, subject to City Codes; 2) hours of operation for restaurants are from 6:00 am to 1:00 am, 7 days a week; and 3) domestic animals are allowed within outdoor restaurant and bar seating areas.

Given the existing and proposed mixed-use nature of the subject property and the former restaurant uses of the subject space, the applicant's request is not out of character with surrounding uses. The outdoor seating area would be subject to the standards provided in the property's *PUD* project narrative adopted by Ordinance No. 2016-8072, and except as superseded by those regulations, by the standards in LDC Section 34-407.

**Agent:**

Alex C. Marr commented he is looking forward to coming to the Jacksonville Beach area and opening his third restaurant, with the other two located at Tinseltown in Jacksonville and International Drive in Florida. He is planning on remodeling the site.

**Public Hearing:**

No one came before the commission to speak about this case.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion regarding this case.

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

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl.

The application was approved unanimously.

**(B) PC#5-19** 1029 North 3<sup>rd</sup> Street  
**Owner:** PV Commercial Management  
317 Roscoe Blvd N.  
Ponte Vedra Beach, FL 32082

**Applicant:** Pelican's Snoballs, Jax Beach  
112 Osprey Cove Lane  
Ponte Vedra Beach, FL 32082

**Conditional Use Approval** for outdoor restaurant seating for 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.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located on the southeast corner of North 3<sup>rd</sup> Street and 10<sup>th</sup> Avenue North. The space was previously the location of a pawn shop, and prior to that existed as several retail establishments. The applicant is opening up a shaved ice restaurant with a walk-up window and wants to provide a small area of outdoor seating to its customers in the front of the restaurant. The applicant was advised by staff that conditional use approval for the outdoor seating was required.

Adjacent uses include a dry cleaner to the north on the same property, a retail store and multi-family residential to the north across 10<sup>th</sup> Avenue, multi-family residential to the east, offices to the south, and restaurants with outdoor seating to the west across 3<sup>rd</sup> Street North. The proposed outdoor seating is consistent with the surrounding commercial uses, does not directly face any residential properties, and should not negatively impact adjacent properties.

**Agent:**

Jeremy Resnick, 112 Osprey Cove Lane, Ponte Vedra Beach, stated Pelican's Snoballs is a family-friendly franchise selling New Orleans shaved ice. He has 180 locations nationwide, and this would be his first in Jacksonville Beach. He is requesting to put outdoor tables and chairs for outside seating, which would occupy approximately 150 square feet of the property and would not require usage of parking or the exiting space.

Ms. Moehring questioned Mr. Resnick about the hours of operation. In response, Mr. Resnick stated he is planning on opening at 12:00 PM and closing at 9:00 PM, which may be extended to 10:00 PM for specific holidays and big events, like the July 4<sup>th</sup> weekend. Ms. Moehring praised the owner for the renovations he has installed to beautify the property. Mr. Walker asked about the number of tables and seats that would be placed outside, and the owner responded there would be approximately three to four tables, and each would have three to four chairs. These tables would be 36 to 48 inches.

**Public Hearing:**

No one came before the commission to speak about this case.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion regarding this case.

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

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl.

The application was approved unanimously.

**(C) PC#3-19 Land Development Code Text Amendment Application**

**Applicant:** Baptist Medical Center of the Beaches, Inc.  
3563 Phillips Highway Building F, Suite 608  
Jacksonville, FL 32207

**Agent:** Paul Harden, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202

**Land Development Code Text Amendment Approval** to provide standards for off-site signage for emergency services only, such as police stations, fire stations, paramedic facilities, and hospitals.

**Staff Report:**

Ms. Ireland read the following into record:

*Baptist Medical Center of the Beaches* has submitted a Land Development Code (LDC) Text Amendment application to amend the City's LDC's sign regulations to provide standards for off-site signage for emergency services only, to include police, fire, paramedic and hospital facilities. Currently, off-site signs are considered billboards and are prohibited city-wide. The purpose of the proposed amendment is primarily to allow *Beaches Baptist* to place and maintain existing wayfinding signage on major roadways to help guide hospital patients and visitors and also to make legal the hospital's existing off-site signs. According to the applicant's narrative submitted with the application, patients have expressed the hospital is difficult to find, and the hospital desires to provide direction and wayfinding signs to aid patients and visitors in locating the facility.

Currently, the only existing off-site signs for the hospital are ones that pre-existed the current sign regulations. These existing off-site signs are "grandfathered" until they are removed, destroyed, or abandoned. As nonconforming signs however, they cannot be modified in any way. Under the applicant's proposed text amendment, "emergency services wayfinding signage" would be made allowable off-site directional signage. The applicant proposes Emergency Services Wayfinding Signage to be permitted in all zoning districts except *Redevelopment: RD districts*.

A new code section, "Section 34-458 – Emergency Services Wayfinding Signage", is proposed to be added to *Division 4. Sign Standards*. The purpose of this new section is to provide detailed standards for the types of emergency services signs permitted, the size of signs permitted, the content of signs, and other details.

The new proposed Section 34-458 would permit the following [*shown on the PowerPoint presentation*]:

- Off-site wayfinding signage that contains directions and distances to emergency services;
- Off-site pole mounted signs with a maximum height of 24 feet and signage area of 54 square feet;
- Off-site monument signs with a maximum height of 16 feet and signage area of 120 square feet;
- Internal or external illumination of signs, except that illuminated signage shall not be located within 50 feet of the property line of a single-family residence;
- Off-site signs located within 50 feet of roadways which serve as a collector, arterial, or highway, or which feature more than 10,000 daily trips; and
- Off-site signs may be located on either private property or public rights-of-way with appropriate City approvals.

Pole mounted signs are no longer permitted in the City generally, so existing pole mounted signs can only be replaced with conforming monument-style signs. Pursuant to the LDC, the maximum height of monument signs is 16 feet. The applicant's proposed pole sign height of 24 feet would exceed the existing sign height standards for commercial signs.

Existing off-site directional signs for the hospital consisting of the standard blue "H" and a directional arrow are located on 9<sup>th</sup> Street South facing both north and south bound lanes [*Ms. Ireland referred to documentation provided by Zack Miller, 501 Riverside Avenue, Suite 901, Jacksonville, which contains visuals and dimensional information of the proposed signs – on file*]. These signs are approximately 8-9 feet tall and 6 square feet each. Other "H" signs are located at South Beach Parkway and Butler Boulevard (northbound), and Beach Boulevard at 9<sup>th</sup> Street facing both east and westbound lanes. Two larger pole mounted signs exist at 13<sup>th</sup> Avenue South and 3<sup>rd</sup> Street (northwest corner), and Beach Boulevard and 9<sup>th</sup> Street (southwest corner), both with approved right-of-way permits. These existing pole signs are each 15 feet tall and approximately 48 square feet in area.

The proposed amendment would allow both pole-mounted emergency wayfinding and monument style wayfinding signs to be located within 50 feet of a roadway that is a collector, arterial or highway, or which have more than 10,000 daily trips. Figure TE-5 from the Transportation Element of the City's 2030 Comprehensive Plan [*attached in the agenda packet*] identifies all of the arterial and collector roadways in the City of Jacksonville Beach. The applicant did not provide a proposed number of, or proposed locations of, potential wayfinding signage, nor was an example of what the proposed signs would look like provided.

While the City has enacted sign regulations to promote the use of monument signs for commercial advertising, the request for pole-mounted emergency wayfinding signage in right-of-way locations is preferable from a safety and visibility standpoint near street intersections. The staff does not feel that it would be appropriate to allow monument style emergency signage in any right-of-way

locations for this same reason. Permits for signs located in rights-of-ways would be issued by the Public Works Department, and permits for signs on private property would be issued by the Planning and Development Department.

**Agent:**

Paul Harden, Esq., 501 Riverside Avenue, Jacksonville, stated *Baptist Medical Center of the Beaches, Inc.* is not an entity attempting to advertise for itself, but it is rather a destination for the different types of emergencies people often endure. He emphasized there is no intention to “pollute” or “denigrate” the area. While recognizing the suitable replacement of the signs may require the prohibited monument-styled signage, Mr. Harden stated he is willing to limit this kind to private properties. He also added, in response to concerns regarding signage height, they would be restricted to areas that feature more than 10,000 daily trips, high traffic areas, and are not meant to compete with other businesses’ signs, as they would be monitored by the City’s Public Works department before their installment. This application derived from complaints about difficulties faced when searching for the emergency department. He spoke of the handout provided by Mr. Miller as a reference for height and overall size dimensions.

Ms. Moehring asked about the frequency of the signs. Mr. Harden responded it is an undetermined matter, but he is willing to negotiate distance regulations if necessary, as signs should be helpful but not proliferating. Mr. Walker acknowledged there is indeed difficulty finding the hospital and commented while observing the designs in the handout; it seems the top right of the signs is advertising. Mr. Harden responded while “advertising” may be the correct description, the signs are meant for wayfaring. Mr. Spann questioned the placement of “Wolfson’s Children’s Hospital” logo on some of the signs in the handout, to which Mr. Harden responded it is provided as a sample sign from the designer. Mr. Dahl stated working with staff at Public Works and Planning & Development would address any issues.

**Public Hearing:**

The following spoke in support of the application:

- Joe Mitrick (President of Baptist Medical Center– Beaches), 1350 13<sup>th</sup> Avenue South, Jacksonville Beach, stated the want for signage improvement stemmed from comments from visitors while the hospital was in the process of renovating. He added about 85% of the patients arrive by car.
- Zack Miller, 501 Riverside Avenue, Suite 901, Jacksonville, stated this is the first step of many, as negotiations with City staff and the Florida Department of Transportation are to follow for final approval. He later shared personal experiences about directional hardships when trying to locate the hospital’s emergency department.
- Jesse Dreicer, 3985 Cattail Pond Circle West, Jacksonville, also shared personal experiences that support the approval of the application.
- Tom Rackley, 917 1<sup>st</sup> Street South, Unit 401, Jacksonville Beach, also shared personal experiences that support the approval of the application.
- Brian Mickley, 148 Natures Isle Drive, Ponte Vedra Beach, represented the volunteers of the medical center and affirmed the hardships finding the emergency room.
- Bill Mann, Director of Planning and Development, stated he is adamant about the issue of not placing monument signs on any rights-of-ways and is uncomfortable about opening a road with a heavy traffic count because he is not yet knowledgeable of the areas encompassing 10,000 daily trips. He spoke of visibility issues resulting from tall monument

signs and commented regardless; the signs would be inspected extensively by the City's Public Works and Planning and Development departments; the Police Department and Fire Department would also have a say during the Public Works Department's reviewal process. Discussion ensued about types of the signs, traffic counts, and the follow-up process(es).

Mr. Harden commented he would be providing further details and calculations pertaining to traffic counts.

Mr. Dahl closed the public meeting.

**Discussion:**

Mr. Walker asked about data representing those negatively impacted by the lack of directional signage to the hospital and was told there is no data collected.

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

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl.

The application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Monday, April 22, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:50 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: May 6, 2019  
RE: May 13, 2019 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, May 13, 2019** Planning Commission meeting.

**NEW BUSINESS:**

**PC#9-19            Conditional Use Application**

Owner/  
Applicant: William and Ann Pinner  
1902 South 1<sup>st</sup> Street  
Jacksonville Beach, FL 32250

Location: 1902 South 1<sup>st</sup> Street

Request: **Conditional Use Approval** for a new single-family dwelling located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the southwest corner of 19<sup>th</sup> Avenue South and 1<sup>st</sup> Street South, and has existed as a single-family use since the house was constructed in 1906. The owners/applicants would like to build a new single-family dwelling. They were informed by staff that conditional use approval would be required, as the current house pre-dates the current Land Development Code as a legal nonconforming use.

Adjacent uses include multiple-family to the north and south, single-family to the west and single-family to the east across 1<sup>st</sup> Street South. The redevelopment of a single-family dwelling is consistent with the mixed residential character of the area and should not negatively impact adjacent properties. Given the small lot size (~4,200 sq. ft.) a single-family use would also be less impactful to the surrounding neighborhood than would be a permitted two-family use.

**PC#11-19**

**Concept Plan for Plat Application**

**Owner:**

DB & B Investments, LLC  
1639 Beach Blvd Suite 101  
Jacksonville Beach, FL 32250

**Applicant:**

Hoose Homes and Investments, LLC  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Agent:**

Alex Sifakis  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Location:**

850 South 5th Avenue (former *First Missionary Baptist Church*)

**Request:**

**Concept Plan for Plat Approval** for a proposed 15-unit townhouse development, located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Comments:**

The subject property is located on the south side of 5<sup>th</sup> Avenue South between 8<sup>th</sup> and 9<sup>th</sup> Streets South and consists of the entire north half of Block 59, Pablo Beach South. A vacant church building exists on the east end of the property that was constructed in 1999. That church was never completed or occupied. The property is under new ownership and the applicant is requesting concept plan for plat approval for a fifteen-unit townhouse development. Each proposed new lot is consistent with the required minimum lot sizes and widths for townhouse lots in *RM-1* zoning districts.

Adjacent uses include multifamily to the north, south, east and west. Directly to the south are six two-family dwellings. To the north, east and west are properties owned by the Jacksonville Housing Authority (JHA). Each of these JHA properties is being redeveloped with 16 new units each, with required parking provided on-site. The proposed townhouse project is consistent with both the existing and proposed multiple-family uses surrounding the subject property.



# CONDITIONAL USE APPLICATION

PC No. 9-19  
AS/400# 19-100045  
HEARING DATE 5-13-19

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: William & Ann Priner  
Mailing Address: 1902 1<sup>st</sup> St. S.  
Jacksonville Beach, FL  
32250

Telephone: 662-6051  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Applicant Name: Same  
Mailing Address: \_\_\_\_\_

Telephone: 662-6051  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**RECEIVED**

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

Agent Name: N/A  
Mailing Address: \_\_\_\_\_

Telephone: APR - 4 2019  
Fax: \_\_\_\_\_  
E-Mail: PLANNING & DEVELOPMEN

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: 1902 S 1<sup>st</sup> St. 179297-0000

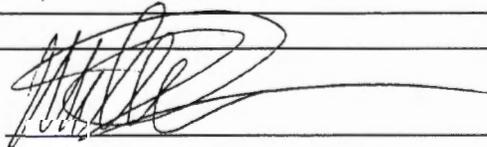
Legal Description of property (attach copy of deed): Lot 1, North 1/2 Lot 2, Block AA, Perimeters  
Replot of South Pals or Atlantic Campgrounds S/P PB 9, 144

Current Zoning Classification: RM-2 Future Land Use Map Designation: RHD

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.

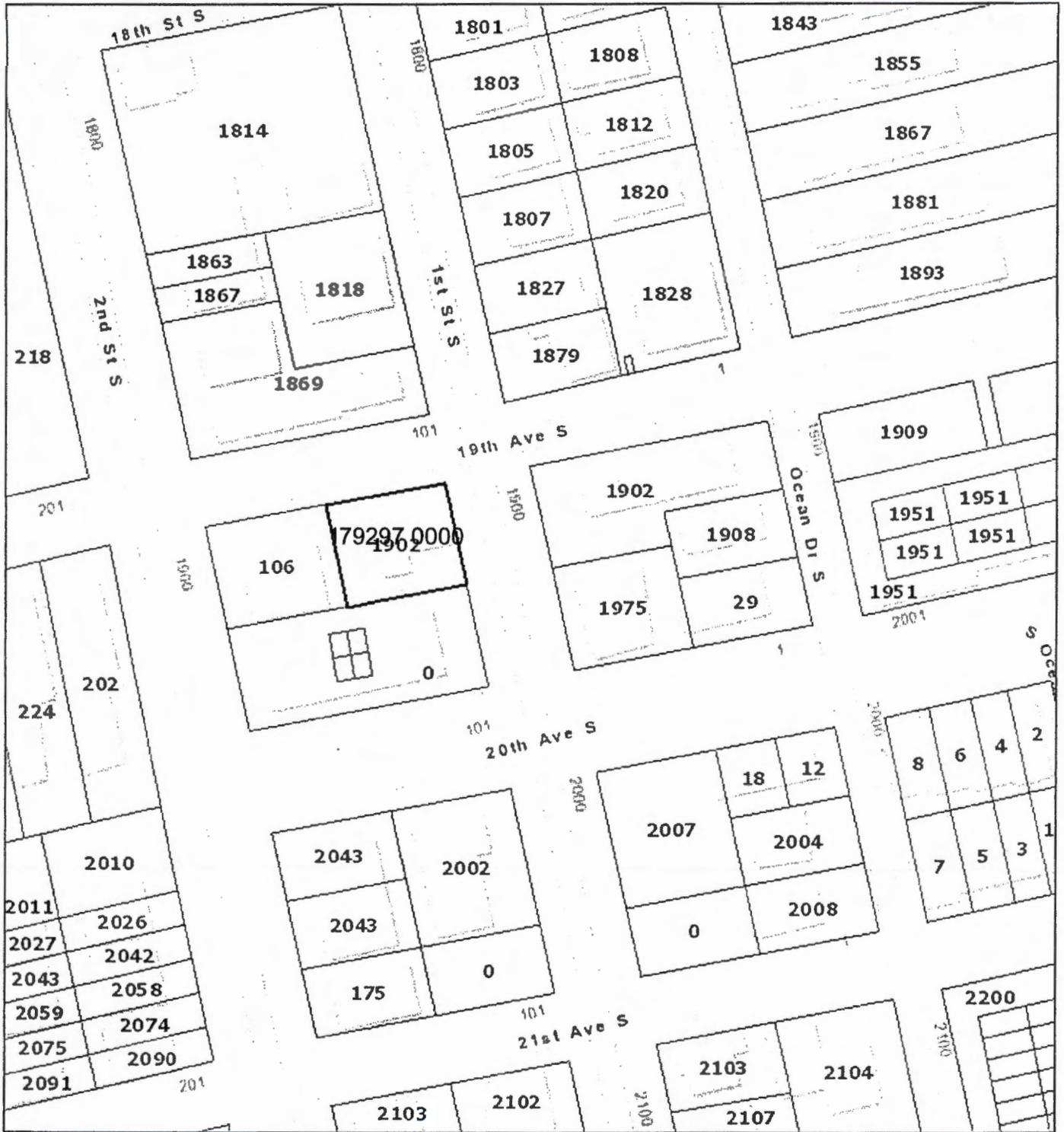
Code section(s) applicable to the requested conditional use: Sec. 34-340(d)(12)

Describe the proposed conditional use and the reason for the request: Request ability to build a  
new single-family dwelling on our lot to replace the existing house.

Applicant Signature:  Date: 4-4-19

# Duval Map

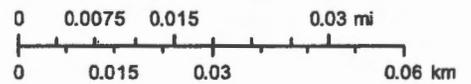
PC#9-19



April 4, 2019

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1:1,128



APR - 4 2019

PLANNING & DEVELOPMENT

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



# CONCEPT PLAN FOR PLAT APPLICATION RECEIVED

PC No. 11-19  
AS/400# 19-100049  
HEARING DATE 5-13-19

APR - 9 2019

A concept plan for plat is required to be submitted for the division and/or transfer of three (3) or more parcels of land. This form is intended for submittal, along with the required attachments, with all requests for approval of a concept plan for plat. Pursuant to Section 34-503 of the Jacksonville Beach Land Development Code, if a proposed development is subject to the terms of Article IX. Subdivision Standards and has not received a development order for a preliminary development plan for PUD or RD zoning district classification, it shall be required to receive approval of a concept plan for plat. All applications shall be accompanied by a nonrefundable fee of \$250.00, payable by check only. An application for concept plan approval shall include the information and attachments listed below.

### DEVELOPMENT INFORMATION

Land Owner's Name: DB&B INVESTMENTS LLC  
Mailing Address: 1639 BEACH BLVD STE 101 JACKSONVILLE BEACH, FL 32250

Telephone: (904) 465-2505  
Fax: \_\_\_\_\_  
E-Mail: jbrianphillips@msn.com

Developer Name: Hoose Homes and Investments LLC  
Mailing Address: 7563 Philips Highway Suite 208 Jacksonville FL 32256

Telephone: (904) 566-6400  
Fax: \_\_\_\_\_  
E-Mail: alex@jwbcompanies.com

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

Agent Name: Alex Sifakis  
Mailing Address: 7563 Philips Highway Suite 208 Jacksonville FL 32256

Telephone: (904) 566-6400  
Fax: \_\_\_\_\_  
E-Mail: alex@jwbcompanies.com

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.

### PROPERTY AND PROJECT DATA

Project Name: 0 8th St S Townhomes (850 S. 5th Ave)

Property Address(es): 0 8th St S

List All Real Estate/Parcel Number(s): 176011-0010

Legal Description of Property: 3-28 33-2S-29E .86 PABLO BEACH SOUTH LOTS 1,2,3,4 BLK 59

Current Use of Property: Vacant Institutional Proposed Use of Property: Residential

Current Zoning Classification: JRM-1 Future Land Use Map Designation: med density resi

REQUIRED DOCUMENTATION	Attached?		
	Yes	No	N/A
1. Attach copies of all applicable deeds, plats, easements, boundary survey etc.	x		
2. Concept plan of the proposed plat, which includes the square footage and dimensions of each lot and block layout and the proposed traffic circulation system on ledger-sized paper (11"x17")	x		
3. Signed and sealed boundary survey prepared by a registered land surveyor showing all existing improvements	X		

Applicant Signature:  Date: 4/2/19

**Section 34-503 (6) STANDARDS APPLICABLE TO CONCEPT PLAN FOR PLAT**

When considering an application for concept plan for plat, the planning commission shall consider whether and the extent to which:

- (a) The concept plan is consistent with the goals, objectives, and policies of the comprehensive plan.
- (b) The concept plan is compatible with surrounding land uses.
- (c) The concept plan is adequately designed so that the general layout of the proposed development will be compatible with surround land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

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PC# 11-19  
APR - 9 2019

PLANNING & DEVELOPMENT

Authorization Letter

RECEIVED

PC# 11-19  
APR - 9 2019

4/8/19

PLANNING & DEVELOPMENT

I, J Brian Philips, do hereby authorize Alexander Sifakis, President of Hoose Homes and Investments, to apply for a concept plan for plat application for my property located at 0 8<sup>th</sup> St, Jacksonville Beach FL 32250.

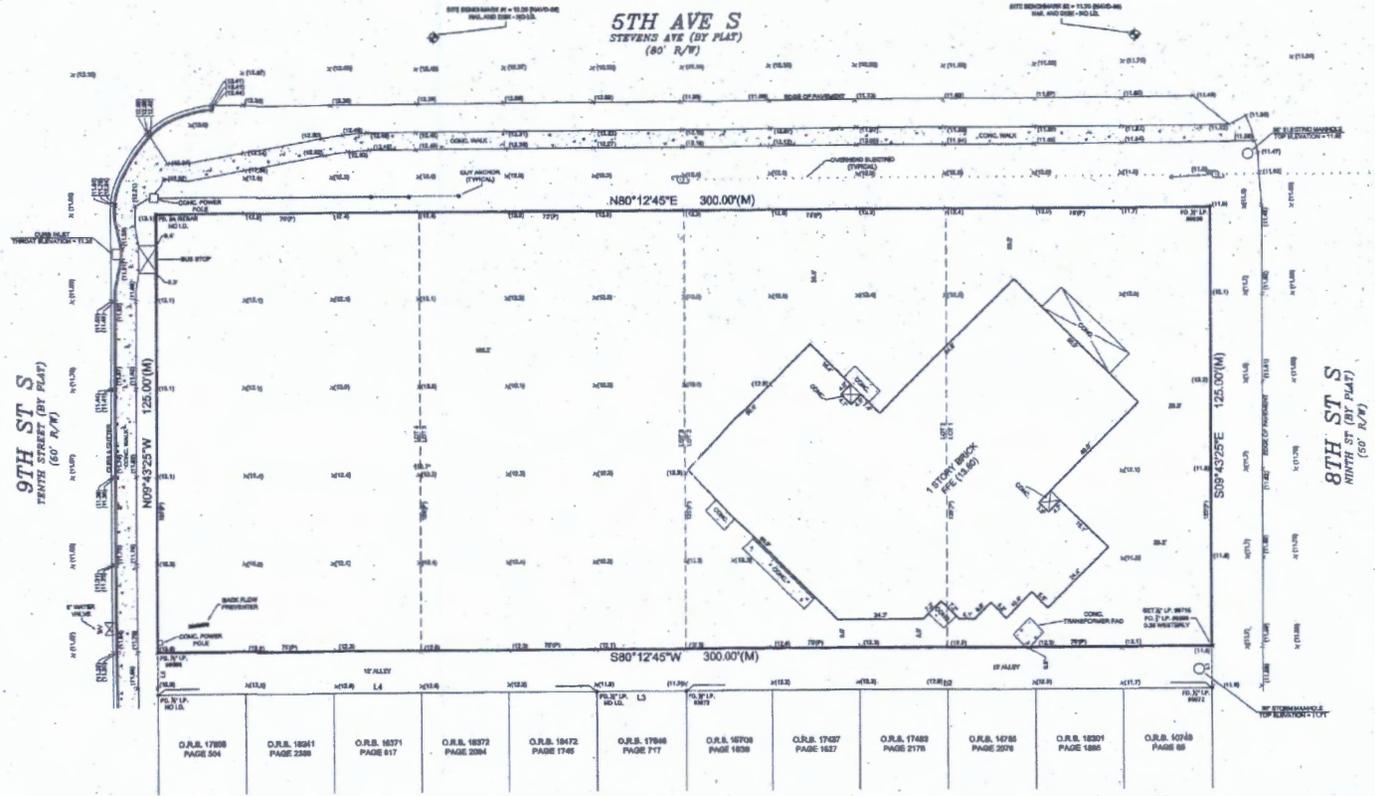


J Brian Philips  
DBiB Investments, LLC

Existing

MAP SHOWING BOUNDARY SURVEY OF  
LOTS 1, 2, 3 & 4 BLOCK 59 AS SHOWN ON MAP OF  
PABLO REACH SOUTH

AS RECORDED IN PLAT BOOK 3 PAGES 28 OF THE CURRENT PUBLIC RECORDS OF DALLAS COUNTY, FLORIDA  
CERTIFIED TO: JIB CONSTRUCTION GROUP



O.R.S. 1789 PAGE 504	O.R.S. 1801 PAGE 208	O.R.S. 1831 PAGE 517	O.R.S. 1872 PAGE 204	O.R.S. 1912 PAGE 174	O.R.S. 1794 PAGE 117	O.R.S. 1870 PAGE 169	O.R.S. 1707 PAGE 167	O.R.S. 1749 PAGE 218	O.R.S. 1478 PAGE 207	O.R.S. 1830 PAGE 188	O.R.S. 1078 PAGE 88
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RECEIVED  
PC#11-19  
APR - 9 2019

PLANNING & DEVELOPMENT

NOTE:  
1. ALL ELEVATIONS SHOWN THEREIN (SEE REFERENCE LEGEND)  
2. THERE ARE NO QUALIFYING TRAILS PRESENT ON THIS PROPERTY.

LINE	LENGTH	DIRECTION
L1	12.00'	S89°57'00"W
L2	12.00'	S89°57'00"W
L3	12.00'	S89°57'00"W
L4	12.00'	S89°57'00"W
L5	12.00'	S89°57'00"W

**PERRET AND ASSOCIATES, INC.**  
1804 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32217 - TELEPHONE: 904.733.8888

- GENERAL NOTES:
- BOUNDARIES SHOWN HEREON ARE BASED ON SURVEY DATA FOR THE SOUTH RIGHT-OF-WAY LINE OF 8TH AVE S, MAPS 28111, 28111A, 28111B, 28111C, 28111D, 28111E, 28111F, 28111G, 28111H, 28111I, 28111J, 28111K, 28111L, 28111M, 28111N, 28111O, 28111P, 28111Q, 28111R, 28111S, 28111T, 28111U, 28111V, 28111W, 28111X, 28111Y, 28111Z, 28112, 28113, 28114, 28115, 28116, 28117, 28118, 28119, 28120, 28121, 28122, 28123, 28124, 28125, 28126, 28127, 28128, 28129, 28130, 28131, 28132, 28133, 28134, 28135, 28136, 28137, 28138, 28139, 28140, 28141, 28142, 28143, 28144, 28145, 28146, 28147, 28148, 28149, 28150, 28151, 28152, 28153, 28154, 28155, 28156, 28157, 28158, 28159, 28160, 28161, 28162, 28163, 28164, 28165, 28166, 28167, 28168, 28169, 28170, 28171, 28172, 28173, 28174, 28175, 28176, 28177, 28178, 28179, 28180, 28181, 28182, 28183, 28184, 28185, 28186, 28187, 28188, 28189, 28190, 28191, 28192, 28193, 28194, 28195, 28196, 28197, 28198, 28199, 28200.
  - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR BARRIERS, COVENANTS, RESTRICTIONS.
  - UNDEVELOPED LOTS ARE SHOWN THIS PROPERTY HAS NOT BEEN LOCATED OR BOUND.
  - THIS PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PANEL 13067-0471A, DATED 11-03-06.

LEGEND

1/2" = 1'00"	1/4" = 1'00"	1/8" = 1'00"	1/16" = 1'00"
1/32" = 1'00"	1/64" = 1'00"	1/128" = 1'00"	1/256" = 1'00"
1/512" = 1'00"	1/1024" = 1'00"	1/2048" = 1'00"	1/4096" = 1'00"
1/8192" = 1'00"	1/16384" = 1'00"	1/32768" = 1'00"	1/65536" = 1'00"
1/131072" = 1'00"	1/262144" = 1'00"	1/524288" = 1'00"	1/1048576" = 1'00"
1/2097152" = 1'00"	1/4194304" = 1'00"	1/8388608" = 1'00"	1/16777216" = 1'00"
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