



CITY OF JACKSONVILLE BEACH
FLORIDA

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, January 23, 2017

7:00 PM

Council Chamber

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), Terry Deloach (Vice Chair), Bill Callan, Dave Dahl, Georgette Dumont;
Alternates: Britton Sanders, Margo Moehring

3. **Approval of Minutes:** None

4. **Correspondence:** None

5. **Old Business:** None

6. **New Business:**

(A) **PC#39-16 231 19th Avenue North**

Conditional Use Application for multiple family located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code. The property is located at 231 19th Avenue North.

(B) **PC#40-16 1325 Beach Boulevard**

Conditional Use Application for outdoor seating at an existing restaurant located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

7. **Planning Department Report:** The next meeting is on February 13, 2017.

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.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: January 17, 2017
RE: January 23, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding two agenda items for the upcoming January 23, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#39-16 **Conditional Use Application**

Owner/
Applicant: Robert and Debra Brinker
4853 Registry Walk
Kennesaw, GA 30152

Location: 231 19th Avenue North

Request: **Conditional Use Approval** for multiple family residential use located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located at the northeast corner of 19th Avenue North and 3rd Street North. The property currently exists in multiple family residential use with a two-story duplex structure and a one story, one dwelling unit structure, both constructed prior to 1980. Since the property was constructed prior to the current code, it exists as a legal non-conforming use. The applicants are planning to replace the single story building on the east end of the property with a new three story, single family structure for their personal use, and maintain the duplex on the west end of the property. The applicants were advised by staff that this constituted a substantial improvement and would require conditional use approval.

Adjacent property use includes medical office, and multiple family residential to the south, single family and multiple family to the east, vacant commercial directly to the north, and a high school to the west across 3rd Street. Based on the historical and current use of the property as multiple family residential and other adjacent residential properties, the subject property should not negatively impact adjacent properties.

PC#40-16

Conditional Use Application

Owner: RHC Associates C/O Dunkin Brands
130 Royall Street, #1293
Canton, MA 02021

Applicant: Beach Boulevard Donuts, Inc.
1325 Beach Boulevard
Jacksonville Beach, FL 32250

Location: 1325 Beach Boulevard (*Dunkin Donuts*)

Request: **Conditional Use Approval** for outdoor seating at an existing restaurant located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the north side of Beach Boulevard east of Penman Road. The subject property has existed as a *Dunkin Donuts* restaurant for over 25 years. The applicant wishes to provide an outdoor patio for customers and is requesting conditional use approval for outdoor seating. Based on the size of the existing enclosed restaurant, any approved outdoor seating would be limited to 350 square feet in size. The outdoor seating shown on the applicants site plan would be located on the south side of the building where a required parking space currently exists. The outdoor seating would also require additional parking at a ratio of 1 space per 100 square feet of restaurant. If approved, the applicant would be required to either provide additional on-site parking, or request a parking variance if additional on-site parking cannot be provided.

Adjacent uses include single family to the north across 1st Avenue North, commercial to the east and west, and commercial to the south across Beach Boulevard. The addition of outside seating at this location should not negatively impact adjacent properties and is consistent with other outdoor seating areas.



CONDITIONAL USE APPLICATION

39-16
PC NO. 39-16
AS/400# 16-100224
HEARING DATE 1-23-17

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 \$250.00.

APPLICANT INFORMATION

Land Owner's Name: Robert Ashton Brinker / Debra L. Telephone: 770. 424. 9527
Mailing Address: 4853 Registry Walk Fax: _____
Kennesaw GA 30152 E-Mail: brinkrd58@gmail.com
Applicant Name: Robert A. Brinker / Debra L. Brinker Telephone: same
Mailing Address: same Fax: _____
E-Mail: brinkrd58@gmail.com

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

Agent Name: _____ Telephone: _____
Mailing Address: _____ Fax: _____ DEC 12 2016
E-Mail: _____

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. **PLANNING & DEVELOPMENT**

PROJECT DATA

Street address of property and/or Real Estate Number: 231 19th Ave North JB. Fl. 32250
Legal Description of property (attach copy of deed): RE# 175439-0000 (see attached)
Current Zoning Classification: JC1 Future Land Use Map Designation: RM-2

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: 34-342(d)(15)

Describe the proposed conditional use and the reason for the request: build residential 3 story structure for our personal use and possible roof-top to comply w/ code. Duplex to the west on same property to remain. 30x35 structure may be smaller in size.

Applicant Signature: [Signature] Date: 07 DEC 2016

BRINKER ROBERT A
 4853 REGISTRY WALK
 KENNESAW, GA 30152
BRINKER DEBRA L

Primary Site Address
 231 N 19TH AVE A
 Jacksonville Beach FL 32250

Official Record Book/Page
 03164-00850

Tile #
 9428

231 N 19TH AVE

Property Detail

RE #	175439-0000
Tax District	USD2
Property Use	0810 Residential Mixed Units 3-9
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03199 ELTON REALTY COS R/P PT
Total Area	7016

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$87,348.00	\$86,347.00
Extra Feature Value	\$755.00	\$633.00
Land Value (Market)	\$223,440.00	\$223,440.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$311,543.00	\$310,420.00
Assessed Value	\$311,543.00	\$310,420.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$311,543.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03164-00850	11/20/1970	\$12,000.00	MS - Miscellaneous	Unqualified	Improved
07280-01107	12/31/1991	\$137,550.00	QC - Quit Claim	Unqualified	Improved
07280-01113	12/31/1991	\$137,550.00	QC - Quit Claim	Unqualified	Improved
07280-01012	1/23/1992	\$100.00	QC - Quit Claim	Unqualified	Improved
08274-02041	1/31/1996	\$153,100.00	WD - Warranty Deed	Qualified	Improved
12560-00137	6/16/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	DKWR2	Deck Wooden	1	8	8	64.00	\$422.00
2	DKWR2	Deck Wooden	1	8	4	32.00	\$211.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	0.00	0.00	Common	7,448.00	Square Footage	\$223,440.00

Legal

LN	Legal Description
1	10-14 28-2S-29E .171
2	ELTON REALTY COS R/P
3	S 5.50FT LOT 4, LOT 5, N 10FT CLOSED
4	ST LYING S THEREOF BLK 203

Buildings

Building 1

Building 1 Site Address
 231 N 19TH AVE Unit A
 Jacksonville Beach FL 32250

Building Type	0801 - DUPLEX
Year Built	1948
Building Value	\$57,758.00

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	11	11 Board & Batt
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asp/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area

RECEIVED

PC# 39-16
 DEC 12 2016

PLANNING & DEVELOPMENT

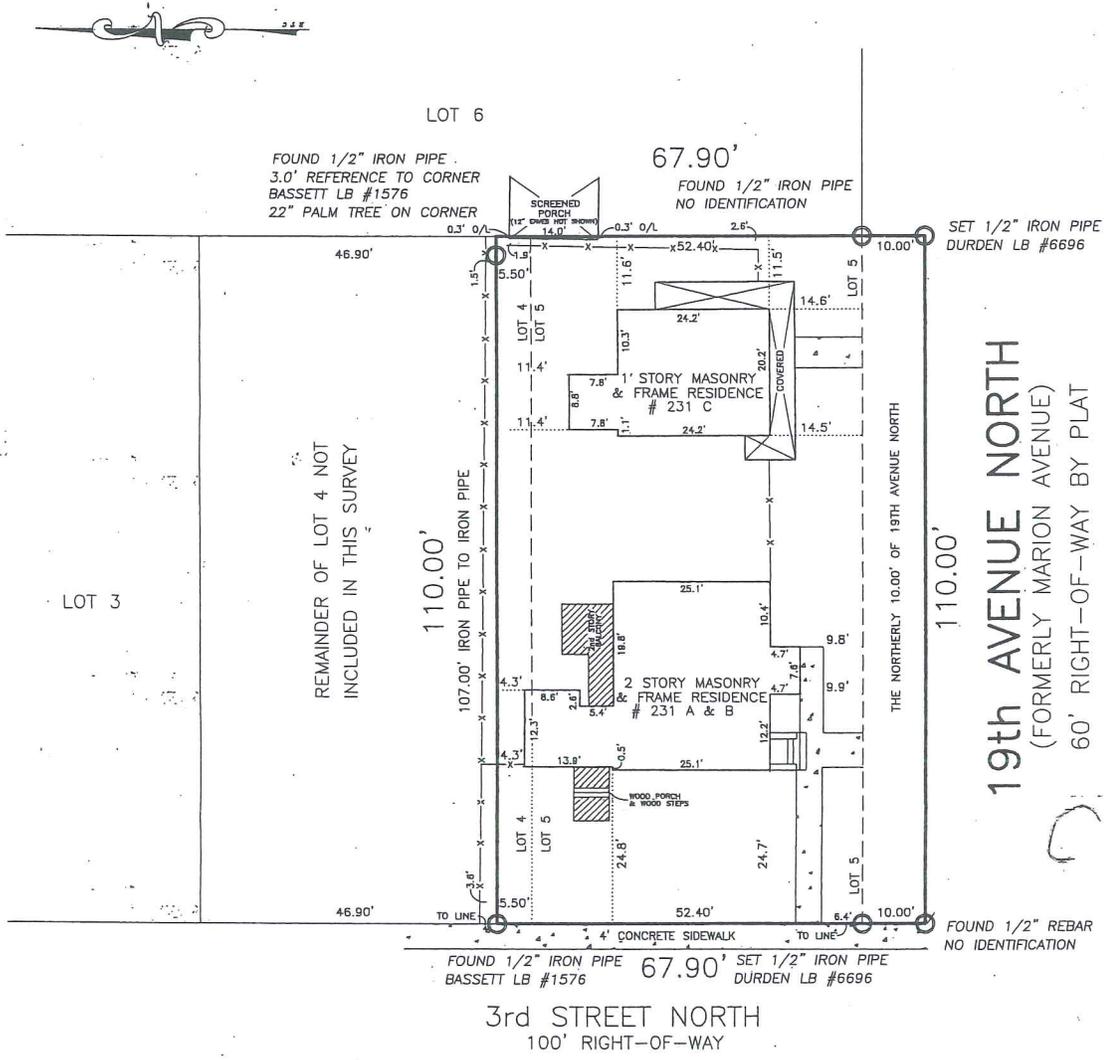
PC#39-16

PROPERTIES
DUVAL MAPS



MAP SHOWING BOUNDARY SURVEY OF:

LOT 5, BLOCK 203, TOGETHER WITH THE SOUTH 5.50 FEET OF LOT 4, BLOCK 203, ELTON REALTY CO.'S REPLAT, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE NORTH 10.00 FEET OF NINETEENTH (19TH) AVENUE NORTH CLOSED BY ORDINANCE NO. 5748



NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X" BY FLOOD MAP REVISED APRIL 17, 1989, COMMUNITY PANEL NO. 120078 0001 D
 ANGLES SHOWN HEREON ARE 90°00'00" AS FIELD MEASURED AND POSSESSED
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 203 EXCEPT AS NOTED
 NO BUILDING RESTRICTION LINE BY PLAT
 O/L DENOTES OVER LINE
 ALL FENCING SHOWN IS 6' WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 MIKE MCCUE

DURDEN
 SURVEYING AND MAPPING, INC.
 8150 Lone Star Road, Suite 3
 Jacksonville, Florida 32211
 (904) 724-5588 Fax 724-9154
 LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and Chapter 61g17 Florida Administration Code

H. Bruce Durden, Jr.
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, JR.

SIGNED APRIL 9, 2007
 SCALE: 1" = 20'

RECEIVED
 PC# 39-16
 DEC 12 2016

PLANNING & DEVELOPMENT
 B-1933



CONDITIONAL USE APPLICATION

PC No. #40-16
AS/400# 16-100 227
HEARING DATE 1-23-17

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 \$250.00.

APPLICANT INFORMATION

Land Owner's Name: RHC Associates c/o Dunkin Brands Property Tax 3WB
Mailing Address: 130 Royall Street, #1293
Canton, MA 02021-1010

Telephone: 727-771-3818
Fax: _____
E-Mail: stefan.cushman@gmail.com

Applicant Name: Beach Boulevard Donuts, Inc. (Valter Amaral)
Mailing Address: 1325 Beach Boulevard, Jacksonville Beach, FL 32250
Dana Chirumbolo 904-662-3262

Telephone: 904-333-5968
Fax: _____
E-Mail: amaralvm@yahoo.com

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

RECEIVED

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

PLANNING & DEVELOPMENT

Street address of property and/or Real Estate Number: 1325 Beach Boulevard, Jacksonville, FL 32250 (RE #: 177882-000)

Legal Description of property (attach copy of deed): 16-94 38-2S-29E .301 PINE GROVE UNIT 3 S/D LOTS 12,19

Current Zoning Classification: Commercial General C-2 Future Land Use Map Designation: _____

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: 34-343 (d)(14)

Describe the proposed conditional use and the reason for the request: _____
Request outdoor seating patio at southwest corner of building (see plan provided).

Applicant Signature: Date: 11/14/16

*RHC Associates
200 2nd Avenue South #402
St. Petersburg, FL 33701*

RECEIVED

PC#40-16

DEC 15 2016

Date: November 16, 2016
To: City of Jacksonville Beach, FL
From: Stefan Cushman (Tel. 727.771.3818)
General Partner, RHC Associates
Re: 1325 Beach Boulevard, Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

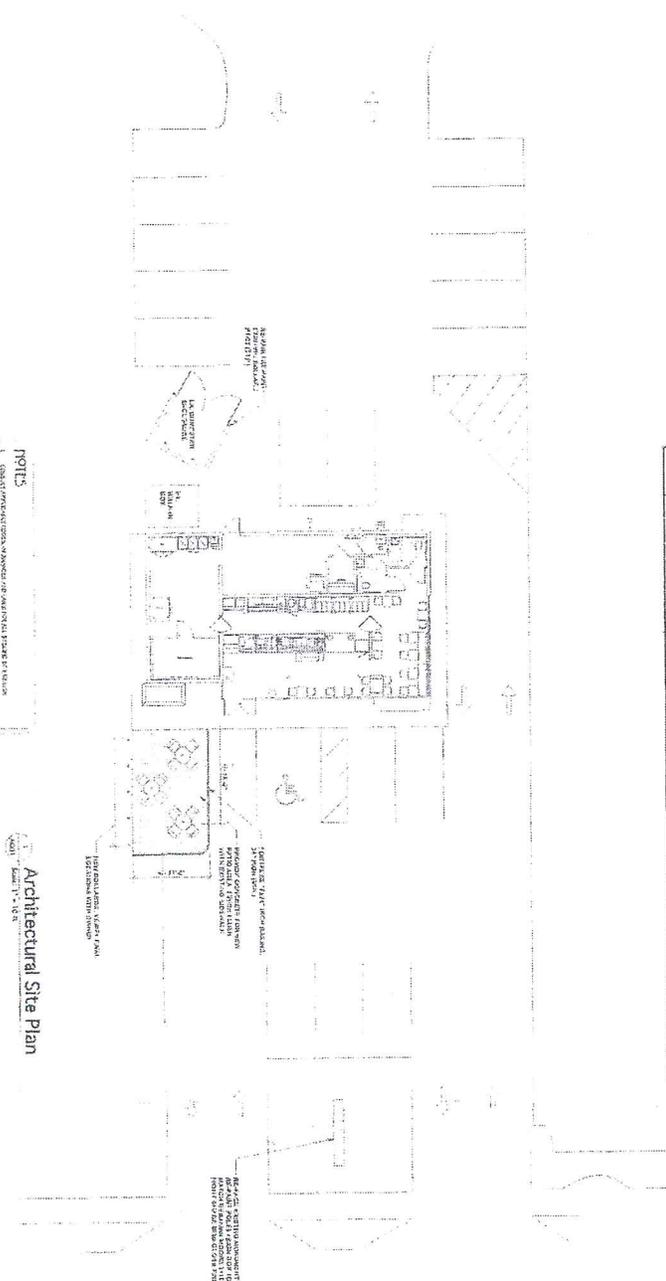
In connection with the subject property, this letter serves to confirm that the property owner, RHC Associates, is in agreement with adding a patio to the existing building.

Sincerely,



Stefan H. Cushman

1STAVE.N



NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/15/2016	ISSUED FOR PERMITS	DA	DA
2	12/15/2016	REVISIONS	DA	DA
3	12/15/2016	REVISIONS	DA	DA
4	12/15/2016	REVISIONS	DA	DA
5	12/15/2016	REVISIONS	DA	DA
6	12/15/2016	REVISIONS	DA	DA
7	12/15/2016	REVISIONS	DA	DA
8	12/15/2016	REVISIONS	DA	DA
9	12/15/2016	REVISIONS	DA	DA
10	12/15/2016	REVISIONS	DA	DA

- NOTES**
1. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 2. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 3. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 4. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 5. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 6. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 7. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 8. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 9. FINISH MATERIALS SCHEDULE - Traffic Striping Paint
 10. FINISH MATERIALS SCHEDULE - Traffic Striping Paint

Architectural Site Plan

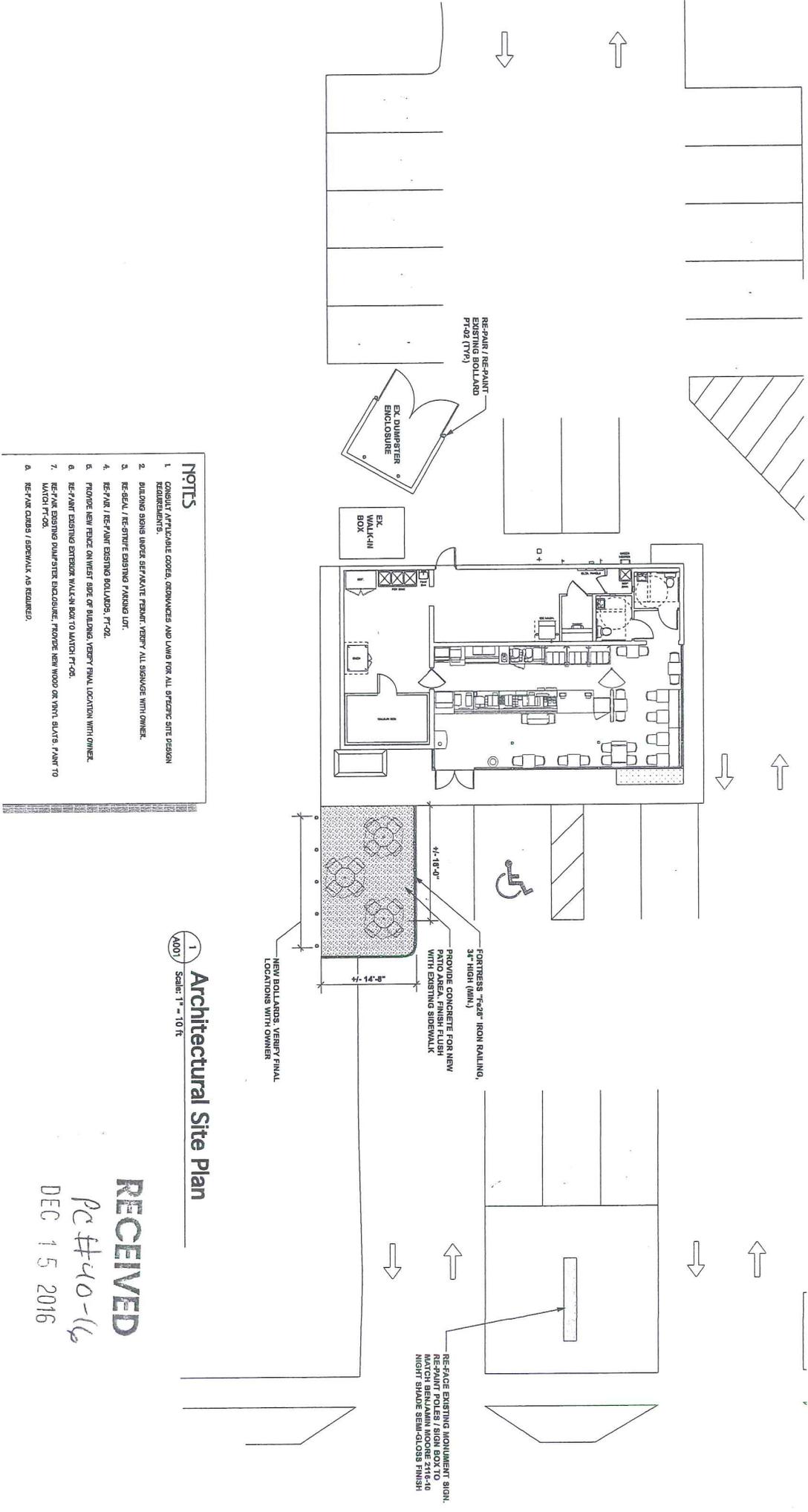


RECEIVED
 PC# 410-16
 DEC 15 2016

PLANNING & DEVELOPMENT

THIS SHEET FOR BLD ONLY

DATE: 12/15/2016 DRAWN BY: DA CHECKED BY: DA	A Remodel for Dunkin Donuts - Jacksonville Beach 1325 Beach Blvd. PC# 301293 Jacksonville, FL 32250	SITE PLAN ARCHITECTURAL SITE PLAN (PDF)	DONAHUE ARCHITECTURE, INC. 305 SE 17th Street, Ste. 305-165 Ocala, FL 34471 T 352.887.5148 E info@donahuearch.com FL License # AA20090333
PROJECT NO: A002 SHEET NO: 18	REVISIONS		



- NOTES**
1. CONSULT APPLICABLE CODES, ORDINANCES AND LAWS FOR ALL SPECIFIC SITE DESIGN REQUIREMENTS.
 2. BUILDING SIGNS UNDER SEPARATE PERMIT. VERIFY ALL SERVICES WITH OWNER.
 3. RE-DECK / RE-SITUE EXISTING PARKING LOT.
 4. RE-PAINT / RE-PANT EXISTING BOLLARDS. FT-C&S.
 5. PROVIDE NEW FENCE ON WEST SIDE OF BUILDING. VERIFY FINAL LOCATION WITH OWNER.
 6. RE-PAINT EXISTING EXTERIOR WALK-IN BOX TO MATCH FT-C&S.
 7. RE-PAINT EXISTING POWER STREET ENCLOSURE. PROVIDE NEW WOOD OR VINYL BLATS. PAINT TO MATCH FT-C&S.
 8. RE-PAINT CURBS / SIDEWALK AS REQUIRED.

1
A007
Scale: 1" = 10' ft
Architectural Site Plan

RECEIVED
PC # 40-16
DEC 15 2016

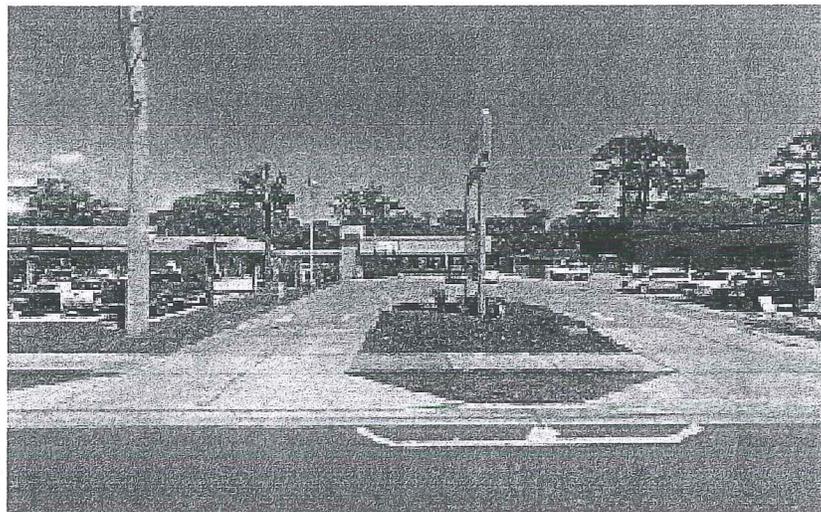
PLANNING & DEVELOPMENT

PC#40-16

Google Maps 1325 Beach Blvd Dunkin Donuts



Map data ©2016 Google 200 ft



1325 Beach Blvd
Jacksonville Beach, FL 32250