



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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Monday, May 22, 2017

7:00 PM

Council Chambers

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#### 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:** April 10, 2017 and April 24, 2017

4. **Correspondence:** None

5. **Old Business:** None

6. **New Business:**

(A) **PC#18-17 1850 3rd Street South**

**Conditional Use Application** for outdoor restaurant, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Pieology*).

(B) **PC#19-17 217 12th Avenue North**

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

(C) **PC#20-17 417 and 429 2nd Avenue North**

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

(D) **PC#21-17 136 19th Avenue North**

**Conditional Use Application** for a miscellaneous health office located in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-340(d)(14) of the Jacksonville Beach Land Development Code.

(E) **PC#22-17 520 4th Street North**

**Conditional Use Application** for religious organization use by an existing church located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(4) of the Jacksonville Beach Land Development Code.

(F) **PC#23-17 505 N 3<sup>rd</sup> Avenue and 426 N 5<sup>th</sup> Street**

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

**7. Planning Department Report:**

(A) The next meeting is scheduled for June 12, 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.*

**Minutes of Planning Commission Meeting  
held Monday, April 10, 2017, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairman Greg Sutton.

**Roll Call**

Greg Sutton (Chairperson)  
Terry DeLoach (Vice Chairperson)  
Bill Callan (*absent*)  
David Dahl  
Georgette Dumont

Alternates

Britton Sanders (*absent*)  
Margo Moehring

Also present were Heather Ireland, Senior Planner and Amber Lehman, Staff Assistant

**Approval of Minutes**

It was moved by Mr. DeLoach, seconded by Ms. Dumont, and passed unanimously, to approve the following minutes, as presented:

- Planning Commission meeting held on February 13, 2017
- Planning Commission meeting held on February 27, 2017

**Correspondence**

Ms. Ireland reported that there was no correspondence received.

**Old Business**

There was no old business.

**New Business**

**(A) PC #10-17- 1304 1<sup>st</sup> Avenue North**

**Concept Plat Approval** for a proposed three-unit townhouse project located in a *Commercial, general: C-2* 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 subject property is located on the south side of 1<sup>st</sup> Avenue North between Penman Road and 11<sup>th</sup> Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The applicant received Conditional Use approval via PC#5-17 on February 27, 2017 for multiple family in C-2 zoning for the proposed three-unit townhouse project. The applicants plan shows three townhouse lots that meet the minimum *RM-1* townhouse lot sizes and street frontages, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1<sup>st</sup> Avenue North, a vacant single family home to the east (pending multi-family development), commercial to the west, and commercial to the south, along on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the *RM-1* zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhoods to the north.

**Applicant:**

The applicant, Mr. Alex Sifakis, 440 7<sup>th</sup> Avenue South, stated that the lots directly to the east were approved for conditional use and concept plan a year ago for a similar proposal.

Ms. Dumont asked how many total townhomes would be built there. She stated she liked the transition use but expressed concern about lot coverage as compared to the single-family lot coverage. She questioned about drainage. Mr. Sifakis stated that they would have to permit the stormwater and have a plan to address it as part of permitting.

Mr. Sutton asked about lot coverage. Ms. Ireland stated that it is 65% for residential. Mr. Sifakis noted that it reduced the lot coverage from 85% for commercial.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the proposed application. Mr. Sutton closed the public hearing.

**Discussion:**

Mr. Dahl noted that he had talked to the Planning Director about meeting the technical requirements of the zoning code and the Comprehensive Plan. He stated that the Planning Commission makes the determination whether it meets the Plan policies.

Ms. Dumont asked if the applicant would have to get approval for a duplex. Ms. Ireland responded that they would.

Mr. DeLoach stated that this applicant should not be penalized while they are in this transitional period to assess the Plan and the Zoning Code. He added that this was a better use of the property than commercial that could go in there.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Moehring, to approve the application.

Ms. Dumont stated that this would have more impact on the street than commercial because a commercial development would have to provide parking. She thought this didn't go with the character of the community. Mr. DeLoach stated that certainly a restaurant would have to meet the parking requirements, but would have more traffic impacts than residential. He added that commercial could have much more of a negative impact than residential.

Mr. Dahl reviewed the standards for the Planning Commission's decisions and how this development will meet these standards.

Mr. DeLoach noted that the applicant is meeting the parking requirements. He stated that as long as they meet they meet the requirements; there is no basis for denial. Ms. Dumont stated that sometimes the requirements do not meet the quality of life issue. Mr. DeLoach responded with the question of where the board draws the line on how many units are too many. Mr. Dahl stated that you draw the line by determining level of impact of what was proposed.

**Roll call vote:** Ayes – DeLoach, Sutton, Moehring.  
Nays – Dahl and Dumont.  
The motion was approved 3-2.

**(B) PC #11-17- 1380 Beach Boulevard**

**Conditional Use Approval** for a drinking establishment, located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(1) of the Jacksonville Beach Land Development Code. (*Coastal Indoor Golf*)

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the south side of Beach Boulevard within the Beach Plaza commercial shopping center. The applicant plans to open an indoor golf facility within a tenant space on the west end of the shopping center facing Beach Boulevard (tenant space #1380). The space was previously occupied by a retail establishment. The applicant would like to serve beer and wine to customers, classifying it as a “drinking establishment” for zoning purposes. Drinking establishments are listed as conditional uses in C-2 zoning districts.

A similar recreational establishment was also approved as a “drinking establishment” via PC#17-3 in 2003 for a billiards room at 1323 South 3<sup>rd</sup> Street, so that customers at the business could purchase beer or wine for consumption on premises.

Adjacent uses include commercial to the north across Beach Boulevard, commercial to the east and south in the balance of the shopping center, and a City-owned cemetery to the west across Penman Road. The tenant space is more than 500 feet away from the next closest approved drinking establishment and does not violate the City’s drinking establishment proximity requirements pursuant to Section 34-393(b). The proposed use should not negatively impact adjacent uses, and there is adequate parking within the shopping center.

**Applicant:**

The applicant, Mr. Brian Sherrill, 2615 Crystal Cove Court, Jacksonville, explained that Coastal Indoor golf is simulated golf software that allows you to practice your golf on 84 simulated courses.

Ms. Dumont asked Mr. Sherrill to further describe the operation. Mr. Sherrill explained how the operation worked with golfing on the simulators. He noted that golfing on the simulators is less expensive than real golf, noting that the cost is \$40 to \$50 per person.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the proposed application.

Mr. Sutton closed the public hearing.

**Motion:** It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the application.

**Roll call vote:** Ayes – DeLoach, Dumont, Sutton, Moehring, and Dahl.  
The motion was approved unanimously.

(C) **PC #13-17- 1224 & 1236 1<sup>st</sup> Avenue North**

**Concept Plat Approval** for a proposed six-unit townhouse project, located in a *Commercial, general: C-2* 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 applicant is proposing to develop a six-unit fee-simple multiple family townhouse project on two adjacent lots located on the south side of 1<sup>st</sup> Avenue North, east of Penman Road. The applicant received conditional use approval under PC#27-15 to develop the property into multifamily residential per the *RM-1* zoning standards, in a *C-2* zoning district, pursuant to Section 34-339 of the Land Development Code. The applicant also received Concept Plat approval in December of 2015, via PC# 32-15, however, if a Development Plan is not submitted within one year of Concept Plat approval, the concept plat becomes void, pursuant to Section 34-504 of the City Land Development Code. The applicant was advised by staff that they would need to reapply for Concept Plat.

The proposed site plan provided shows six fee-simple townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent uses include a beauty salon directly to the east, single-family homes to the north across 1<sup>st</sup> Avenue North, a single family home to the west, (see PC# 10-17) and a car wash and an auto repair business to the south along Beach Boulevard. The proposed six-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the *RM-1* zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

**Applicant:**

The applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, noted that the Board had previously approved a concept plat for this parcel. He stated that this is an ideal

transitional use that can use the existing drainage system with new piping that will adequately address the drainage from this parcel.

Mr. Sutton asked about the location of the drain. Mr. Hart stated that it was on his side of the road.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

There was no one present to speak in favor of or in opposition to the proposed application. Mr. Sutton closed the public hearing.

**Discussion:**

Ms. Dumont noted that to the west is now a triplex and not a single-family home as stated.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Moehring, to approve the application.

**Roll call vote:** Ayes – Sutton, Moehring, Dahl, and DeLoach.  
Nays – Dumont.  
The motion was approved 4-1.

**(D) PC #14-17- 333 and 335 5<sup>th</sup> Avenue South**

**Concept Plat Approval** for a proposed five-unit townhouse project, located in a *Commercial, limited: C-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 applicant has purchased two adjacent lots on the north side of 5<sup>th</sup> Avenue South between 3<sup>rd</sup> and 4<sup>th</sup> Streets South, and wishes to redevelop them into a fee-simple five-unit townhouse development pursuant to LDC Section 34-339 *Residential, multiple family: RM-1* zoning standard. The applicant received conditional use approval for multi-family use at the subject properties on March 13, 2017, via PC# 6-17.

Adjacent uses include multi-family residential to the east, commercial to the north, commercial and residential to the south, and residential, commercial and new multi-family residential to the west. A five-unit townhouse on the combined subject lots is within the character of the existing mix of multiple-family residential and commercial uses on surrounding properties. The subject properties are sufficient in size to support a five-unit townhouse project per *RM-1* zoning standards. Adjacent property values should not be negatively impacted by the proposed multi-family residential development.

**Applicant:**

The applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that this parcel was approved for a conditional use two weeks ago. There was a four-unit apartment building to the east on half as much land. He added that there is an industrial warehouse to the north and multi-family to the west, noting that this was in character with the neighborhood.

Mr. DeLoach asked if these were all the same layout. Mr. Hart stated that depending on the width, they were about the same.

Ms. Moehring asked if they would be providing more parking for the units. Mr. Hart responded that the end units could provide more parking.

Ms. Dumont noted that the apartments that covered half the space were by nature smaller than these five townhomes.

Mr. Dahl reiterated that his points expressed earlier still pertained to this project. He noted that the neighbor he had talked to expressed concern about parking.

Mr. DeLoach asked at what would qualify something as too much traffic if this street was not a failed street. Mr. Dahl noted that with concurrency being eliminated they went for a mobility fee. Ms. Ireland noted that the number of trips from this residential use would be less than commercial.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Mr. Alex Sifakis, 440 7<sup>th</sup> Avenue South, addressed the quality of life issue that was brought up before. He noted that quality of life issues also affect the current owner of the property. He noted that these properties are the savings of the land owner and project denial will affect their bottom line.

**Discussion:**

Ms. Dumont stated that until the City can get their ordinances in line to address livability issues, she will continue to have concerns. She didn't think these issues should come at the expense of the neighbors.

Mr. DeLoach stated that when you move to an area you should be aware of the zoning where you move to. He added that the applicant could not build these types of projects in other areas of the City. He stated that the residents should be aware of the zoning and the potential development that could occur as a result of that zoning.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Moehring, to approve application.

**Roll call vote:** Ayes –Sutton, Moehring, Dahl, and DeLoach.  
Nays – Dumont.  
The motion was approved 4-1.

**Planning & Development Director's Report**

Ms. Ireland noted that the next meeting would be April 24, 2017 with two cases to review.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:54 P.M.

Submitted by: Amber Maria Lehman  
Staff Assistant

Approval:

\_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

**Minutes of Planning Commission Meeting  
held Monday, April 24, 2017, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order Chairman Greg Sutton.

**Roll Call**

Greg Sutton (Chairperson)  
Terry DeLoach (Vice Chairperson)  
Bill Callan  
David Dahl  
Georgette Dumont

Alternates  
Britton Sanders  
Margo Moehring

Also present were Heather Ireland, Senior Planner and Amber Lehman, Staff Assistant

**Approval of Minutes**

Ms. Dumont noted that she was erroneously referred to as Mr. Dumont. Ms. Dumont moved approval of the minutes of February 13, 2017 as amended; seconded by Mr. DeLoach. The motion to approve the minutes as amended was approved unanimously.

**Correspondence**

Ms. Ireland reported that there was no correspondence received.

**Old Business**

There was no old business.

**New Business**

(A) **PC #12-17- 778 North 1<sup>st</sup> Street, 704 North 1<sup>st</sup> Street, and 705 North 2<sup>nd</sup> Street**

***Redevelopment District: RD Amendment Application*** to amend RD rezoning Ordinance No. 2016-8070 for property located at the northwest corner of 1<sup>st</sup> Street North and 6<sup>th</sup> Avenue North. (former *Dolphin Depot* and adjacent properties)

**Staff Report:**

Ms. Ireland read the following into the record:

The applicant owns three contiguous vacant parcels on the west side of 1<sup>st</sup> Street North between 6<sup>th</sup> and 7<sup>th</sup> Avenues North. The subject property was approved by City Council for *Redevelopment District: RD* rezoning via Ordinance 2016-8070 in April 2016. The 2016 application was for a six-story mixed-use project with 2,500 square feet of commercial space, parking on the ground floor and second floor, 54 multiple family units, and a maximum of 36 hotel rooms. The maximum allowable height on the subject property is 68 feet, pursuant to a judicial order. The applicant now wishes to amend the scope of the project and was informed by staff that an amendment to the approved *RD* ordinance would be required.

Since the current *RD* ordinance was approved in April of 2016, the applicant has determined that they would like to increase the number of hotel rooms provided, and have made changes to the final design of the project. The *RD* amendment application seeks to amend the project scope to provide 57 hotel rooms, instead of 36 and increase the parking spaces from 164 to 193 spaces. The applicant has also selected a different architect and would like to replace the building site plan and elevation drawings with the new final design for the project.

Adjacent property uses include a vacant oceanfront commercial block to the east across 1st Street North (former *Atlantis* hotel), which has recently been rezoned to *Redevelopment District: RD*, a newly renovated and fully occupied retail strip center to the south across 6th Avenue North, new two-family dwellings to the west across 2nd Street North, multiple family units to the north along 7th Avenue North, an ocean front condominium to the Northeast, and a historic hotel to the southeast. The area has undergone significant revitalization since 2012.

The proposed project, as amended, will serve to continue the revitalization of the downtown area, would complement the character of the surrounding neighborhood, and would fit within the context of the Downtown Vision Plan goals and objectives. Adjacent property values should be enhanced by the proposed development of the subject property.

The Community Redevelopment Agency (CRA) recommended approval by City Council of this rezoning application at their March 27th meeting.

**Applicant:**

The agent for the applicant, Mr. Scott Gay, 814 North 1<sup>st</sup> Street, #101, stated that the original proposal had two curb cuts on 7<sup>th</sup> Avenue, North; this plan has reduced it to one curb cut. In addition, parking was added on this street. He added that the square footage of the units were changed.

Ms. Dumont noted that the setback on 2<sup>nd</sup> Street was increased from before.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Mr. Richard Landis, 736 2<sup>nd</sup> Street North, Jacksonville Beach, stated that he had spoken in opposition to the project before and was speaking out again. He expressed concerns about the increase in rooms and parking spaces. He added that this project dwarfs the surrounding area. He noted concern that the project will negatively affect his property values. He added that the developer should guarantee that the project does not exceed 68 feet. Mr. Landis also requested assurances that the setbacks be no greater than 54 feet.

Mr. Michael Leach, 710 2<sup>nd</sup> Street North, Jacksonville Beach, asked if there were drawings of the project. Mr. Sutton stated there were elevations of one side of the project.

**Discussion:**

Mr. Gay provided a drawing of the project and described the elevations of that side as referred to earlier by Mr. Sutton. He added that the volume of the building has not changed.

Mr. Sutton asked about the 68 feet judicial order. Ms. Ireland responded that was the maximum that could be allowed. Ms. Ireland then explained why this project was allowed to exceed the City's 35-foot height limit.

Ms. Dumont asked if the trash compactor could be moved to a different side of the building away from residents. Mr. Gay responded that there will not be a restaurant in this building. Mr. Gay stated that the Public Works Department thought this was the best location for the trash area. Mr. Gay stated that the dumpster will be enclosed and not noticeable.

Ms. Dumont asked about the electric charge stations for golf carts. Mr. Gay stated as they get into design they may provide more than the three that are planned. Mr. Gay added that they do not get credit against parking requirements for the cart spaces being provided.

**Motion:** It was moved by Ms. Dumont and seconded by Mr. DeLoach, to approve the application.

**Roll call vote:** Ayes –Callan, Dahl, DeLoach, Dumont, and Sutton.  
The motion was approved unanimously.

**(B) PC #15-17- SW Corner of 11<sup>th</sup> Street/8<sup>th</sup> Avenue North Street Intersection**

**Conditional Use Approval** for an essential public facility, located in a Residential, single family: RS-1 zoning district, pursuant to Section 34-336(d)(4) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The City of Jacksonville Beach receives its raw water supply from six wells that extend into the Floridan Aquifer. These wells are permitted through the St. Johns River Water Management District (SJRWMD) via a Consumptive Use Permit, 2-031-793-3 (CUP). The location for the proposed well (#16) was approved by the SJRWMD in 1999 as a raw water well location, and as part of the approved CUP. Well #16 was never constructed at the location, as it has not been needed until now.

The City has been informed by the SJRWMD that it must abandon production well #11 due to salt water intrusion, and deterioration of the well piping, and must now activate the already approved location of production well #16 on the subject property. Conditional Use approval is required for essential public services in *RS-1* zoning districts.

The subject location is in the southwest corner of the intersection of 11<sup>th</sup> Street North, and 8<sup>th</sup> Avenue North. The location is generally adjacent to the east side of a single-family dwelling on the corner of Palm Circle and 11<sup>th</sup> Street North. Adjacent uses are all single-family residential. The proposed well infrastructure will be enclosed with a building similar to production well #23, as shown in the photo provided with the application. The enclosure will mitigate any potential noise from the well, and provide improved aesthetics of the facility. Adjacent properties should not be negatively impacted by the construction of production well #16 at the subject location within the City right-of-way.

**Applicant:**

Ms. Ireland noted that the City was the applicant and she could answer any questions or the representative from the Water Department could answer.

Ms. Moehring asked if there was something that could be done to prevent saltwater intrusion on this well. Mike Taylor, City Water Plant Supervisor, stated that all production wells were satisfactory. The well will be built shallower to prevent salt water intrusion.

Ms. Dumont asked if there was a way to test it. Mr. Taylor stated that they would be taking samples as they dealt the well, and there was another well in the same pocket that had good quality water.

**Public Hearing:**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Ms. Kristin Brodt, 1205 Palm Circle, Jacksonville Beach, stated that she had looked for a place, not near a water pump station, and this proposal was only three doors down. She asked why the pump could not be put on Gonzalez Park, so it was not within this residential district. She expressed concern about the noise and the smell from the pump station.

Mr. Sutton stated that he had cards from Brian and Laurie Fitz, 1123 Palm Circle, Jacksonville Beach, who wished not to address the Board and are opposed to the application. In addition, he had a card from Melissa Whitaker, 1115 Palm Circle, Jacksonville Beach, opposing the application.

Mr. David McLemore, 1025 8<sup>th</sup> Avenue North, Jacksonville Beach, asked if there was a drawing that showed what it would look like, expressing concern that the facility would block the sight lines of drivers.

**Discussion:**

Ms. Ireland noted that the building would be outside of the site triangle. George Forbes, Jacksonville Beach City Manager, stated that this was not a sewer lift station. He stated it should have no smell. He did concede that there could be noise, but that is why they are enclosing the facility. Mr. Forbes noted that they could not add a second well in Gonzalez Park. Mr. Taylor then explained how the pump system would work.

Ms. Dumont asked if there could be landscaping around the building. Mr. Taylor stated that they would add landscaping. Mr. DeLoach stated that he would like to see a decorative wall around the structure. He added that he would prefer a wall to landscaping because of the burden maintenance of landscaping puts on the City.

**Motion:** It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application with conditions as follows – a wall substantially similar to Pump Station #23 should be constructed so that the lower part of the structure is not visible.

**Roll call vote:** Ayes – Dahl, DeLoach, Dumont, Sutton and Callan.  
The motion was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted that the next meeting would be May 8, 2017, with one case to be reviewed.

**Adjournment**

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

Submitted by: Amber Maria Lehman  
Staff Assistant

Approval:

\_\_\_\_\_  
Chairman:

\_\_\_\_\_  
Date:

MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: May 15, 2017  
RE: May 22, 2017 - Planning Commission Meeting

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The following information is provided for your consideration regarding six agenda items for the upcoming May 22, 2017 Planning Commission meeting.

**NEW BUSINESS:**

**PC#18-17      Conditional Use Application**

Owner: Equity One Florida Portfolio Inc.  
1600 NE Miami Gardens Drive  
North Miami Beach, FL 33179

Applicant: Dakenna Development, Inc.  
889 North Street  
Jacksonville, FL 32211

Location: 1850 3<sup>rd</sup> Street South

Request: **Conditional Use Approval** for outdoor restaurant, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Pieology*)

Comments: The subject property is located in Pablo Plaza at 1850 South 3<sup>rd</sup> Street. The tenant, *Pieology* restaurant, would like to provide outdoor seating to its customers. The applicant was informed by staff that conditional use approval would be required for the outdoor seating.

Outdoor seating is subject to the current size limitations provided for in the City's Land Development Code. Pursuant to Section 34-407(b) of the LDC, and based on the size of the associated tenant space, the applicant would be limited to 440 square feet of outdoor restaurant seating, and a 42-inch high wall or fence is required if alcohol is to be consumed in the outdoor seating area.

Adjacent uses include a tire store and auto repair shop to the east, a bank to the north, commercial in the balance of the shopping center to the west, and parking to the south. The addition of outdoor seating at this location should not negatively impact adjacent properties and is consistent with other dining establishments in the vicinity.

**PC#19-17**

**Conditional Use Application**

Owner: Michael McCann  
2311 Oceanwalk Drive W  
Atlantic Beach, FL 32233

Applicant: Michael McCann  
2311 Oceanwalk Drive W  
Atlantic Beach, FL 32233

Agent: Steve Jarrett

Location: 217 and 219 12<sup>th</sup> Avenue North

Request: **Conditional Use Approval** for multiple family residential use of property 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 on the north side of 12<sup>th</sup> Avenue North, between 3<sup>rd</sup> and 2<sup>nd</sup> Streets North. The property currently exists in multi-family residential use, with a two story duplex structure on the north end of the property, constructed prior to 1940. A transfer of conditional use for the existing duplex in C-1 was approved for a previous owner in 2000 via PC#11-00. The current owner would like to maintain the existing duplex on the property, and add a third dwelling unit to the property facing 12<sup>th</sup> Avenue North. Since multi-family conditional uses are non-transferable, the applicant was advised by staff that the proposed improvements would require conditional use approval.

Adjacent uses include multi-family residential and commercial to the west and east, multi-family to the north, and multiple and single-family uses to the south. Based on the historical and current use of the property as multiple family residential, and other adjacent residential properties, proposed use of the subject property should not negatively impact adjacent properties.

**PC#20-17**

**Concept Plat Application**

Owner: John H. White  
535 Canal Road  
Ponte Vedra, FL 32082

Applicant/  
Agent: Ben Ossi  
1112 3<sup>rd</sup> Street Suite 4  
Neptune Beach, FL 32266

Location: 417 and 429 2<sup>nd</sup> Avenue North

Request: **Concept Plat Approval** for a proposed twelve-unit townhouse project 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 northwest corner of 2<sup>nd</sup> Avenue North and 4<sup>th</sup> Street North, and consists of five contiguous lots under common ownership. The property currently contains two single-family residential structures with detached garage apartments, all of which were built prior to 1947. The applicant wishes to redevelop the property, providing two multi-family buildings, each containing six attached fee-simple townhomes. The concept plat provided shows 12 townhouse lots that meet the minimum townhouse lot sizes and street frontages for *Residential, multiple family: RM-1* zoning district, (2500 square foot exterior lots, and 1,500 square foot interior lots.) The two six-unit buildings are separated by at least 20 feet as required.

Adjacent uses include religious organization use directly to the west and south, church parking, commercial, and multiple family residential to the north, and commercial to the east. The proposed 12-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed plat conforms with *RM-1* zoning district requirements.

**PC#21-17 Conditional Use Application**

Owner/  
Applicant Joy Esler  
136 19<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250

Location: 136 19<sup>th</sup> Avenue North

Request: **Conditional Use Approval** for a miscellaneous health office located in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-340(d)(14) of the Jacksonville Beach Land Development Code.

Comments: The applicant owns the subject property on 19<sup>th</sup> Avenue North. She received conditional use approval via PC#17-16 to relocate her existing acupuncture business to a portion of the first floor of the building, while maintaining the upstairs as her primary residence. Business and professional offices, including miscellaneous health offices, are allowable conditional uses in *RM-2* zoning districts. The applicant's request in 2016 was approved with the following conditions: there will be no additional employees, other than the applicant; hours of operation will be Monday through Friday from 12:00 to 7:00 pm; and the conditional use was approved for a period of one year from the date of its approval. The applicant is now seeking continuation of her approved conditional use.

The subject property has adequate residential parking for the second floor dwelling unit, and the applicant has provided three off-street commercial parking spaces at the rear of the property to accommodate the business use, including one handicapped space. If the office use is continued, its approval would not be transferable to another owner, occupant, or business.

Adjacent uses include multi-family and single-family residential. There have been no documented complaints or issues with the use of the subject property as a miscellaneous health office. Due to the low intensity of the existing and proposed use, adjacent properties should not be negatively impacted by its continuation.

**PC#22-17**

**Conditional Use Application**

Owner/  
Applicant:

Jacksonville Beach Church of Christ  
PO Box 51153  
Jacksonville Beach, FL 32240

Agent:

Joel Dalrymple  
PO Box 51153  
Jacksonville Beach, FL 32250

Location:

520 4<sup>th</sup> Street North

Request:

**Conditional Use Approval** for religious organization use by an existing church located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(4) of the Jacksonville Beach Land Development Code.

Comments:

The subject property consists of two contiguous lots located on the southwest corner of the intersection of 4<sup>th</sup> Street North and 5<sup>th</sup> Avenue North. One of the lots currently exists as a single family structure used by the applicant, and the other lot is vacant. The applicant would like to demolish the single-family structure and utilize the two contiguous lots as parking for the adjacent church immediately to the west. The applicant was informed by staff that conditional use approval would be required.

Adjacent uses include a religious organization (applicant) directly to the west, single-family residential to the south, multi-family and an existing daycare center to the north, and residential and commercial uses to the east. Due to the mixed use nature of the surrounding area, and proximity to other surface parking lots, the use of the subject property as parking for the existing church should not negatively impact adjacent properties.

**PC#23-17**

**Concept Plat Application**

Owner:

First Baptist Church  
324 N 5<sup>th</sup> Street  
Jacksonville Beach, FL 32250

Applicant:

Payne Roberts, LLC  
3721 Dupont Station Cr S.  
Jacksonville, FL 32217

Location:

505 N 3<sup>rd</sup> Avenue, and 426 N 5<sup>th</sup> Street

Request:

**Concept Plat Approval** for a proposed twelve-unit townhouse project 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 properties are located on the west side of 5<sup>th</sup> Street North, and consists of four contiguous lots under common ownership. The properties currently exist as two vacant lots to the south of the 12 foot alley, and two lots to the north of the alley, that are all used by the church. The applicant wishes to redevelop the properties into two buildings, each

with six attached fee-simple townhomes. The concept plat provided shows 12 townhouse lots that meet the minimum townhouse lot sizes and street frontages for the *Residential, multiple family: RM-1* zoning district, in which they are located (2,500 square foot exterior lots, and 1,500 square foot interior lots.) The two six-unit buildings are separated by at least 20 feet as required.

Adjacent uses include single and multi-family to the north and west, church parking and single family to the east, and a religious organization to the south. Fourth Avenue North in this block serves as a boundary between *RM-1*, and *RS-2* zoning districts. The proposed 12-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed lots meet the *RM-1* zoning district requirements.



# CONDITIONAL USE APPLICATION

PC No. PC #18-17

AS/400# 17-100061

HEARING DATE 5/22/17

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.

RECEIVED

APR 14 2017

### APPLICANT INFORMATION

Land Owner's Name: Equity One Florida Portfolio, Inc.

Telephone: \_\_\_\_\_  
Fax: PLANNING & DEVELOPMENT

Mailing Address: \_\_\_\_\_  
1600 NE Miami Gardens Dr., North Miami Beach, FL 33179

E-Mail: \_\_\_\_\_

Applicant Name: Dakenna Development, Inc.

Telephone: (904) 245-1847

Mailing Address: \_\_\_\_\_  
889 North Street, Jacksonville, FL 32211

Fax: (904) 245-1845

E-Mail: dan@dakenna.com

(Daniel Kane)

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

Agent Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Fax: \_\_\_\_\_

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.

### PROJECT DATA

Street address of property and/or Real Estate Number: 1954 3rd Street South, Unit 1850, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): See attached.

Current Zoning Classification: Commercial C-1 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: 34-342(d)(20)

Describe the proposed conditional use and the reason for the request: Outdoor Seating for Permit # 17-352

Applicant Signature: 

Date: 3/7/17

PC#18-17

Regency  
Centers.

One Independent Drive  
Suite 114  
Jacksonville, FL 32202

904 598 7000  
RegencyCenters.com

April 19, 2017

Kingdom Pies LLC  
Attention: 'Ted Cheng  
12170 Wyne Ct.  
Tustin, CA 92782

Re: Pieology Outdoor Seating at Pablo Plaza  
Jacksonville Beach, Florida

Dear Mr. Chang:

Please be advised that the outdoor seating drawing you submitted has been approved for your premises at Pablo Plaza (1850 Third Street South, Jacksonville Beach, Florida). I have attached a copy of the approved configuration for you use.

Please let me know if you need anything else.

Sincerely,



Vicki Burns

Regional Property Manager  
Regency Centers Corporation

Attach

RECEIVED

APR 24 2017

PLANNING & DEVELOPMENT

**Burns, Vicki**

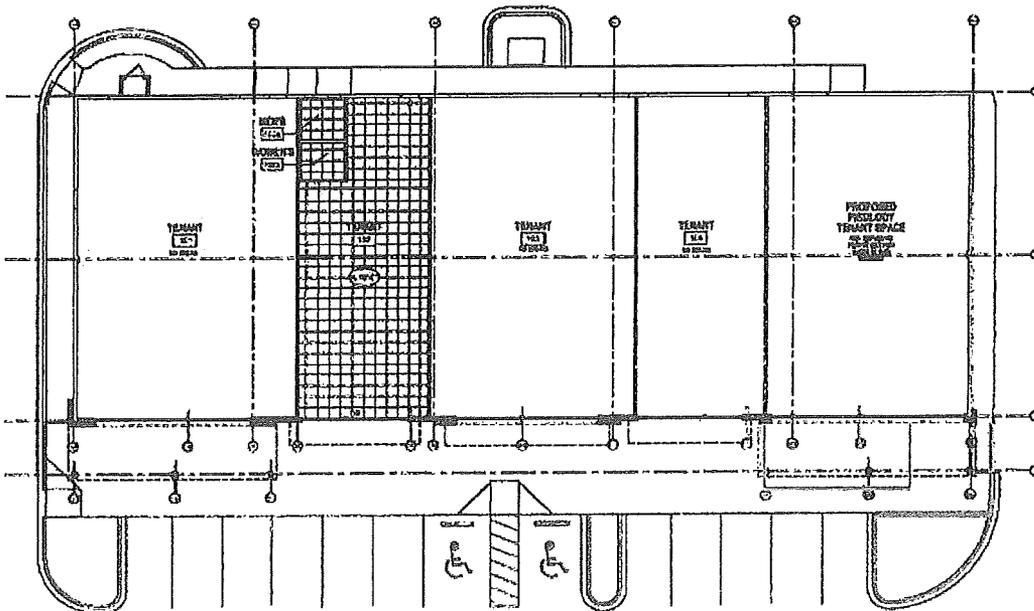
**From:** Ted Cheng <tcheng@kingdompies.com>  
**Sent:** Wednesday, March 22, 2017 6:08 PM  
**To:** Burns, Vicki  
**Cc:** Daniel Kane; Henrique, Paula  
**Subject:** Re: Pieology, Jax Beach | Patio | Conditional Use Application  
**Attachments:** 20170118 A2.0 Floor Plan - Revised Patio.pdf; North Building Current set.pdf

[External Sender]

Hi Vicki,

Please see overlay below as well as Parking Lot view. I have attached our Plan drawing as well as LL drawing set if you need more details. Please let me know if you need anything else. Thanks.

Ted



----- Patio Railing install by Tenant (48" from curb)  
 \_\_\_\_\_ Railing install by LL

Landlord's railing will be installed on the edge of the sidewalk and not in the landscaped beds. Tenant will provide Landlord with product specific drawings for approval.

*[Signature]*  
 Vicki S. Burns, Regional Property Manager  
 Regency Centers Corporation  
 As Agent for Owner  
 Date: 4/19/16

RECEIVED

APR 24 2017





# CONDITIONAL USE APPLICATION

PC No. 19-17  
AS/400# 17-100065  
HEARING DATE 5/22/17

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: Michael McCann  
Mailing Address: 2311 Oceanwalk Dr W  
Atlantic Beach, FL 32233

Telephone: (904) 242-9195  
Fax: \_\_\_\_\_  
E-Mail: mike@resource-group.net

Applicant Name: Michael McCann  
Mailing Address: \_\_\_\_\_  
2311 Oceanwalk Dr

Telephone: (902) 242-9195  
Fax: \_\_\_\_\_  
E-Mail: mike@resource-group.net

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

Agent Name: Steve Jarrett  
Mailing Address: \_\_\_\_\_

Telephone: (904) 591-5914  
Fax: \_\_\_\_\_  
E-Mail: steve@oldbeach.com

**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.

APR 21 2017

### PROJECT DATA

Street address of property and/or Real Estate Number: 217/219 12th Ave N #174660-0000

Legal Description of property (attach copy of deed): 5-66 28-2S-29E Pablo Beach North R/P Lot 9 Blk 133

Current Zoning Classification: C-1 Future Land Use Map Designation: Commercial

*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: Improvements to Existing Multi Family Use

Applicant Signature: [Signature] Date: 4/20/17

April 24, 2017

**Heather Ireland, AICP**  
Senior Planner  
Planning and Development Department  
City of Jacksonville Beach  
11 N. 3<sup>rd</sup> Street  
Jacksonville Beach, FL

Re: 217 12<sup>th</sup> Avenue N. Jacksonville Beach, FL

Heather,

I authorize Steve Jarrett and Luke McCann with Old Beach Realty Group as agents to represent my interests in the above property as it relates to any variance or conditional use applications on the above referenced property. Please contact me if further discussion is needed.

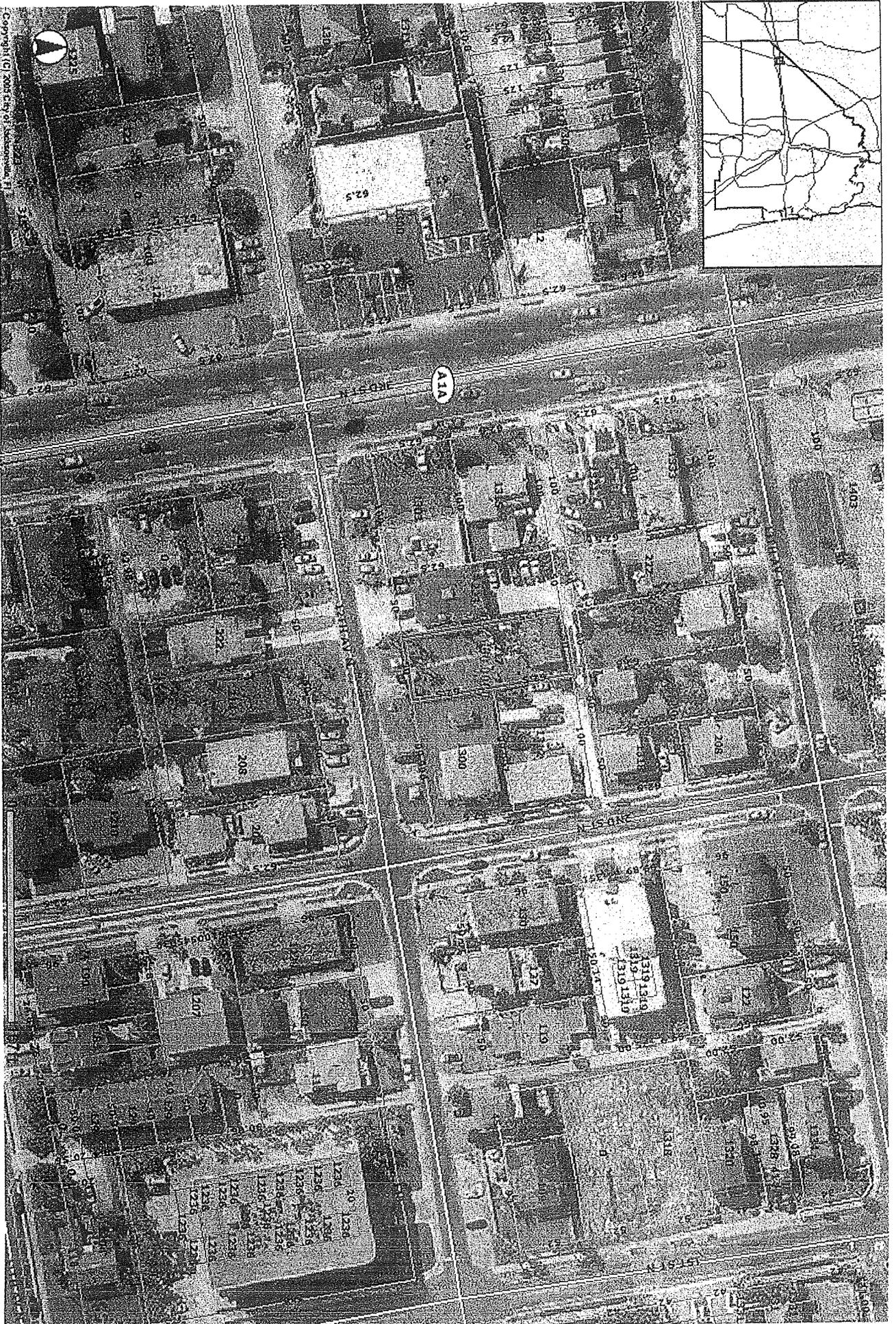
Thank you,

*Michael T. McCann*

Michael T. McCann  
135 2<sup>nd</sup> Ave N.  
Jacksonville Beach, FL 32250  
(904) 242-9195



PC#19-17



PC#19-17  
Existing

**MAP SHOWING BOUNDARY SURVEY OF**  
 LOT 9 BLOCK 133 ACCORDING TO THE PLAT OF  
**PABLO BEACH IMPROVEMENT COMPANY'S PLAT**  
**OF PART OF NORTHERN PORTION OF PABLO BEACH**  
 AS RECORDED IN PLAT BOOK 5, PAGE(S) 66 OF THE CURRENT  
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
 MICHAEL McCANN,  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK,  
 GIBRALTAR TITLE SERVICES  
 AND SUNTRUST MORTGAGE, INC.

**3rd STREET NORTH**  
 (100' R/W)

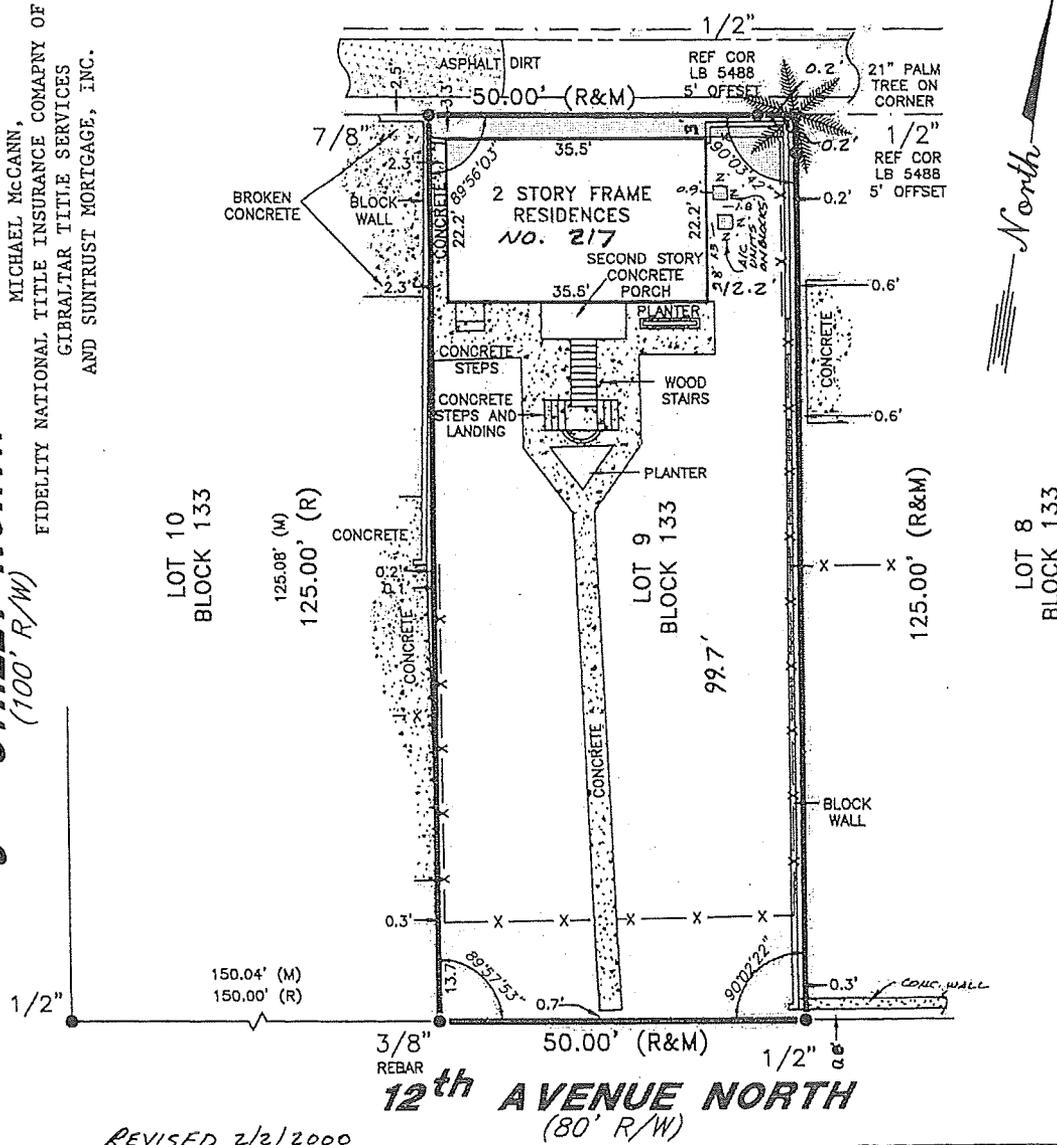
LOT 10  
 BLOCK 133

125.08' (M)  
 125.00' (R)

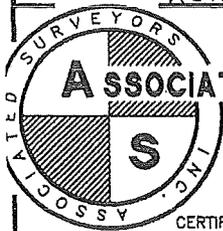
LOT 9  
 BLOCK 133

125.00' (R&M)

LOT 8  
 BLOCK 133



REVISED 2/2/2000



**ASSOCIATED SURVEYORS INC.**  
 LAND & ENGINEERING SURVEYS  
 3846 BLANDING BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6458

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 172, F.S.

*Charles B. Hatcher*  
 BY: CHARLES B. HATCHER  
 FLORIDA CERTIFICATE NO. 3773

JOB NO. 37735  
 SCALE: 1" = 20'

DATE 12 Sept, 2003  
 DRAFTER J. E. Hill/CLS

**GENERAL NOTES:**

1. ANGLES ARE SHOWN FOR THIS SURVEY.
2. STRUCTURE NO. 217 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 1 DATED 4-17-1989.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND/ABBREVIATIONS**

- SET IRON PIPE OR REBAR
- "ASSOC. SURVEY" OR L.B. 5488
- ⊙ FOUND IRON PIN OR PIPE (IP)
- FOUND CONCRETE MONUMENT (C.M.)
- x CROSS CUT OR DRILL HOLE
- (R) RECORD (M) = MEASURED
- (L) = RADIUS L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- O.R.V. = OFFICIAL RECORD VOLUME
- P.R.M. = PERMANENT REFERENCE MONUMENT
- B.R.L. = BUILDING RESTRICTION LINE
- E.T. = ELECTRIC TRANSFORMER & PAD
- J.E.A. = JACKSONVILLE, ELECTRIC AUTHORITY
- P.C. = POINT OF CURVE COVD = COVERED
- P.T. = POINT OF TANGENCY CH = CHORD
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- C/L = CENTER LINE R/W = RIGHT OF WAY
- CONC. = CONCRETE B.T. = BUILDING TIE
- A/C = AIR CONDITIONER (E.T.) = EAVE TIE
- ⊕ = WATER METER ⊕ = UTILITY POLE
- P.E.Q. = POOL EQUIPMENT ⊕ = GUY ANCHOR
- O.U.- = OVER HEAD UTILITIES
- X-X CHAIN LINK FENCE
- W-W WIRE FENCE E.B. = ELECTRIC BOX
- D-D WOOD FENCE BTN. = BETWEEN

PC#19-17  
Proposed

# MAP SHOWING BOUNDARY SURVEY OF LOT 9 BLOCK 133 ACCORDING TO THE PLAT OF PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH AS RECORDED IN PLAT BOOK 5, PAGE(S) 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:  
MICHAEL McCANN,  
FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK,  
GIBALTAR TITLE SERVICES  
AND SUNTRUST MORTGAGE, INC.

**3rd STREET NORTH**  
(100' R/W)

LOT 10  
BLOCK 133

125.08' (M)  
125.00' (R)

LOT 9  
BLOCK 133

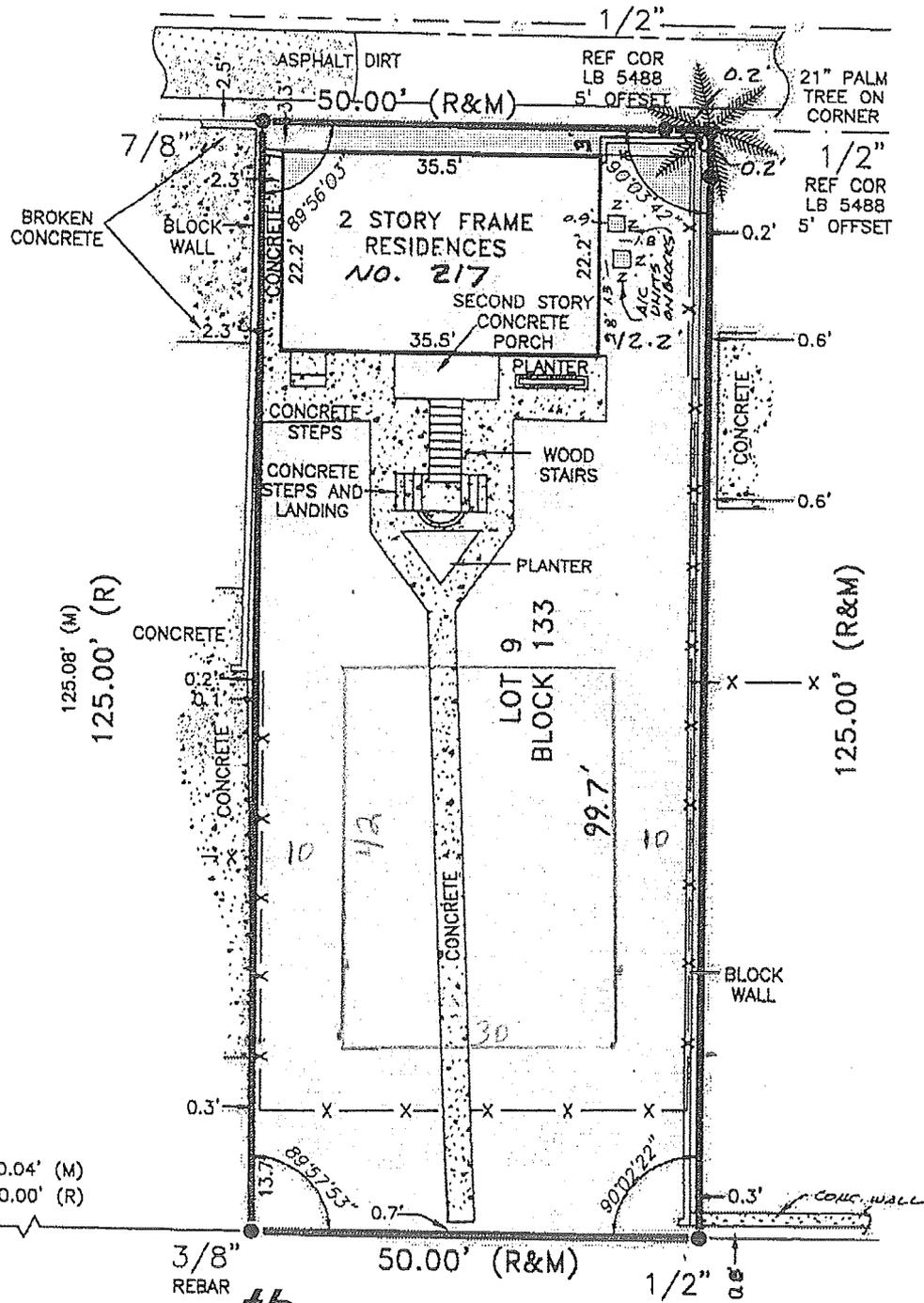
125.00' (R&M)

LOT 8  
BLOCK 133

150.04' (M)  
150.00' (R)

**12th AVENUE NORTH**  
(80' R/W)

REVISED 2/2/2000



**GENERAL NOTES:**

1. ANGLES ARE SHOWN FOR THIS SURVEY.



**OSSI CONTRACTING**

1112 3<sup>rd</sup> street Neptune Beach FL 32266/ 904.553.3095/  
Ben@ossidevelopment.com

Tuesday, April 18, 2017

**City of Jacksonville Beach**

Planning and Development Department  
11 North 3<sup>rd</sup> Street  
Jacksonville Beach, Florida 32250

**RECEIVED**

PC# 20-17

APR 21 2017

#17-100066

**PLANNING & DEVELOPMENT**

Dear City of Jacksonville Beach:

**Re: 417&429 2<sup>nd</sup> Avenue N., Jacksonville Beach, FL 32250- RE#173833-0000&173832-0000**

The following information is being submitted for concept Plat Approval.

**Owner Of Record:**

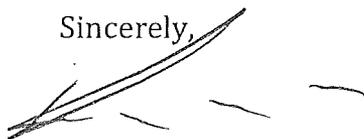
John H White  
535 Canal Rd  
Ponte Vedra, FL 32082  
904-504-8800

**Developer and Agent:**

BEN OSSI  
1112 3<sup>rd</sup> street suite 4  
Neptune bch, FL 32266  
904-553-3095

Attached is the legal description of the property, location map, proposed site plan, agent authorization letter, and a check made out to the City of Jacksonville Beach for \$250.00. If you have questions please call me at 904.553.3095. I look forward to hearing from you soon.

Sincerely,



BEN J. OSSI

**Agent Authorization**

Date: 4-21-17

City of Jacksonville Beach  
Planning and Development Department

**RECEIVED**  
PC#20-17  
APR 21 2017

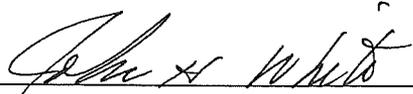
**PLANNING & DEVELOPMENT**

Re. Agent Authorization for the following site location:

417 & 429 2<sup>nd</sup> Avenue N

Gentleman:

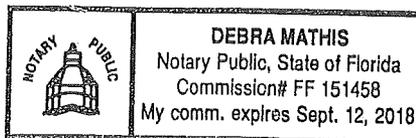
You are hereby advised that the undersigned is the owner of the property 417 & 429 2<sup>nd</sup> Ave North. Said owner hereby authorize and empowers Ben Ossi to act as agent to file application for Concept Plat, Development Plan, Final Plat, Variance for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested changes.

  
\_\_\_\_\_  
John H White

State of Florida  
County of Duval

The foregoing affidavit was sworn and subscribed before me this 21 day of April 2017 by John H. White, who is personally known to me or has produced FLA Driver's License as identification.

Debra Mathis  
\_\_\_\_\_  
(Notary signature)



Legal Description

9-15 33-2S-29E, Atlantic Park R/P, Lots 10,11,12 Blk 35

9-15 33-2S-29E Atlantic Park R/P, Lots 8,9 Blk 35

Parcel # 173833-0000

Parcel # 173832-0000

RECEIVED

PC#20-17

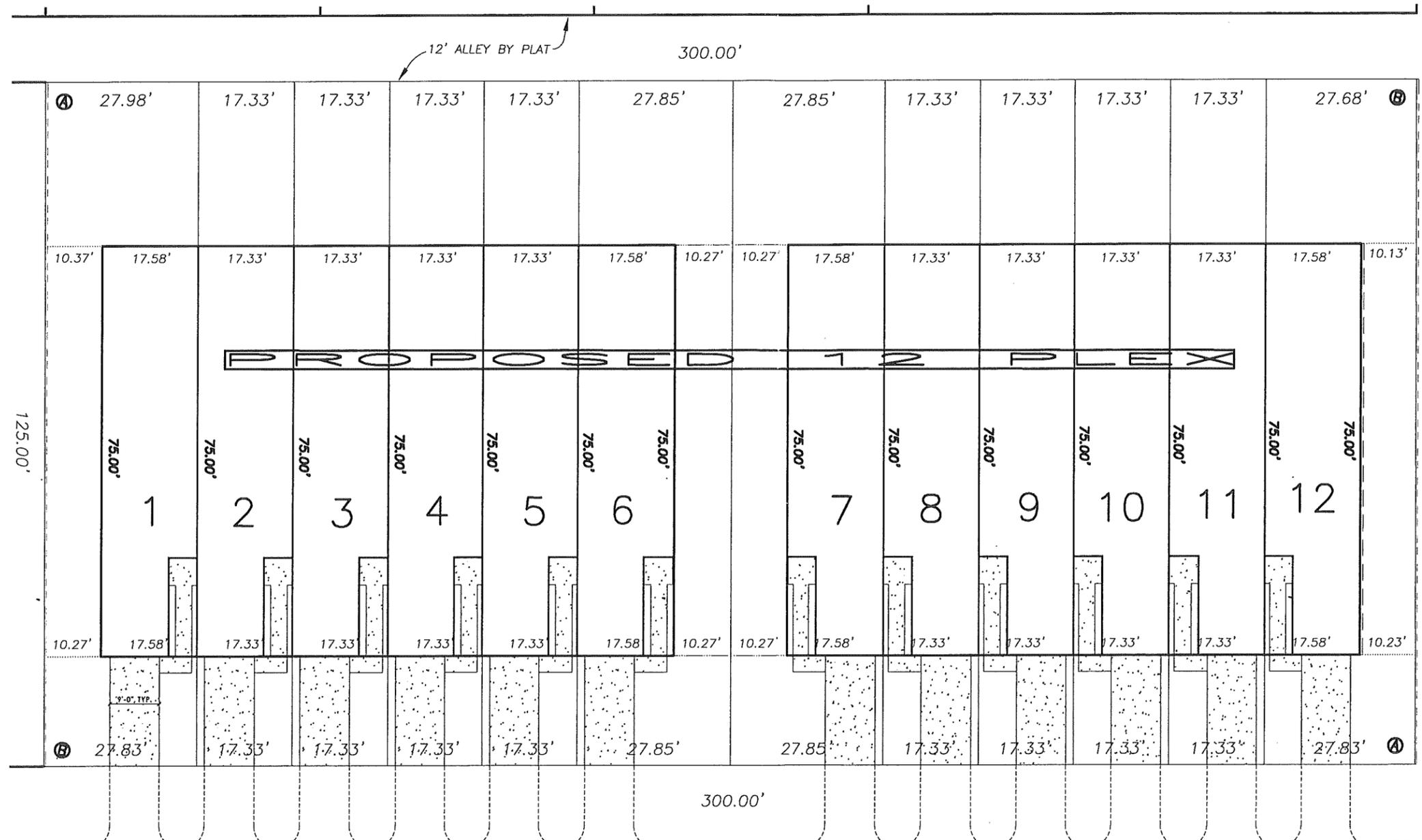
APR 21 2017

PLANNING & DEVELOPMENT

PC#20-17



72195174421613



1 CONCEPTUAL SITE PLAN  
1/8"=1'-0"



2<sup>nd</sup> Ave N.

AREA CALCULATION	
UNIT FOOTPRINT	1,206 SF
DRIVEWAY & SIDEWALK	263 SF
COVERAGE PER UNIT	1,469 SF
12 UNITS @ 1,469 SF	17,628 SF
LOT AREA	37,500 SF
MAX. LOT COVERAGE 35%	24,375 SF
ACTUAL LOT COVERAGE	17,628SF/ 37,500
	47 %

RECEIVED  
PC# 20-17  
MAY - 8 2017

PLANNING & DEVELOPMENT

REVISION	DATE

JOB No. --  
DATE 05/04/17  
DRAWN OV  
CHECK OV



# CONDITIONAL USE APPLICATION

PC No. 21-17  
AS/400# 17-100067  
HEARING DATE 5/22/17

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: Joy Esler  
Mailing Address: 136 19th Avenue North  
Jacksonville Beach, Florida 32250

Telephone: (904) 616-4934  
Fax: \_\_\_\_\_  
E-Mail: joy@lotuscenterofhealing.com

Applicant Name: Joy Esler  
Mailing Address: 136 19th Avenue North  
Jacksonville Beach, Florida 32250

Telephone: (904) 616-4934  
Fax: \_\_\_\_\_  
E-Mail: joy@lotuscenterofhealing.com

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

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ **RECEIVED** \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

APR 20 2017

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: 136 19th Avenue North, Jacksonville Beach, FL 32250; 174929-0000

Legal Description of property (attach copy of deed): 15-54 28-2S-29E JACKSONVILLE BEACH TERRACE LOT 7 W 50FT LOT 10

Current Zoning Classification: JRM-2

Future Land Use Map Designation: Multifamily

*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) (14) Miscellaneous Health Offices & Clinic

Describe the proposed conditional use and the reason for the request: \_\_\_\_\_

Continuation of Planning Commission Case PC#17-16, Conditional Use Approval - See attached

Applicant Signature: 

Date: 4/14/17

PC#21-17

Proposed Continuation of Planning Commission Case PC#17-16 at 136 19<sup>th</sup> Avenue North, Conditional Use Approval for a continued miscellaneous health office and single family residential located in RM-2, and Reason for the Request:

As a licensed acupuncturist, I have been a small business owner in Jacksonville Beach, Florida for eight years, and a resident of the Jacksonville area including Jacksonville Beach for 18 years. I am requesting a Continuation of Planning Commission Case PC#17-16, Conditional Use Approval for a continued miscellaneous health office and single family residential Conditional Use of the property so that I can continue to own a home and business in Jacksonville Beach as a live / work space.

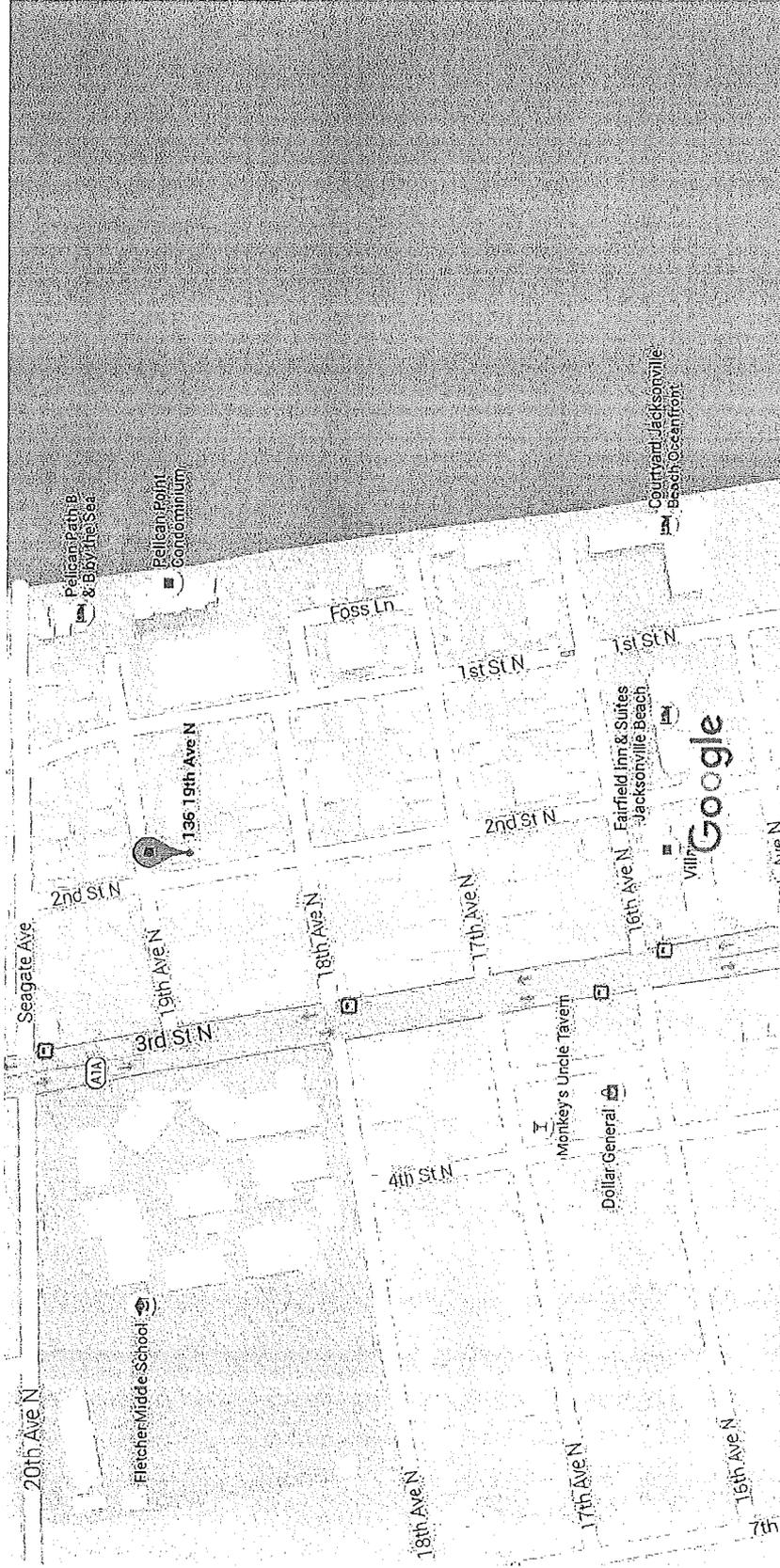
My business creates and relies upon a calm, quiet environment for clients. I do not employ any staff. I work alone and I schedule only one client at a time. During the work week, I see about 20 clients and I do not work weekends.

The area designated as work space is 451 square feet. This is less than the anticipated area designated as work space. This is also less than 10% of the total square footage of the entire building.

In the continued live / work space, quiet possession is even more important with the residence upstairs and work space downstairs. The work space continues to not require signage. This property also continues to accommodate off-street parking with three parking spaces including one handicapped for the work space, and two parking spaces in the attached garage for the residence. Therefore, the minimum required parking for commercial parking of three parking spaces is met. In addition, with 451 square feet using the medical and dental office or clinic requirement of one parking space per 200 square feet, the parking requirement is calculated as 2.3 parking spaces. This 2.3 parking spaces is rounded to two parking spaces. Therefore, not only is the medical and dental office or clinic requirement of one parking space per 200 square feet met, yet also the minimum required parking for commercial parking of three parking spaces is met. Additionally, the minimum required parking for residential parking of two parking spaces is met.

As such, the Continuation of the Conditional Use Approval does not adversely affect the neighbors nor disrupt the neighborhood. Instead, the renovations to and maintenance of the interior and exterior of the property help to provide a positive effect on the adjacent property values and visual impact to the neighborhood. Consequently, I respectfully request the continued utilization of this property as both a living and working area, and continuation of Planning Commission Case PC#17-16 at 136 19<sup>th</sup> Avenue North, Conditional Use Approval for a continued miscellaneous health office and single family residential located in RM-2 without any conditions or restrictions. Thank you for your consideration in this matter.

Google Maps 136 19th Ave N



Map data ©2017 Google 200 ft

2006

109,891

1922

206

109,891

1998

1998

2m

189  
171

19th AVE N

116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116
116	116	116	116	116	116	116	116

136

1941

123

115

1930



Reference

DEPARTMENT OF PLANNING & DEVELOPMENT



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 8845

June 23, 2016

Joy Esler  
Lotus Center of Healing  
1420 3<sup>rd</sup> Street North  
Jacksonville Beach, FL 32250

RE: **Planning Commission Case PC#17-16**  
136 19<sup>th</sup> Avenue North

**Conditional Use Approval** for a proposed miscellaneous health office and single family residential, located in *RM-2*

Dear Ms. Esler,

The City of Jacksonville Beach Planning Commission met on Monday, May 23, 2016 in Council Chambers to consider your Conditional Use Application for a proposed miscellaneous health office and single family residential, located in a *Residential, Multiple-family; RM-2* zoning district, pursuant to Section 34-340(d)(12) and (14) of the Jacksonville Beach Land Development Code.

The request was **Approved** with the following conditions:

- There will be no additional employees at the business,
- The business hours will be Monday through Friday from 12:00 pm to 7:00 pm, and
- Conditional Use expires one year from the date of approval.

As a reminder, in order to continue business operations beyond May 23, 2017, you must re-apply for conditional use approval by the April 21, 2017 application deadline to be considered at a meeting of the Planning Commission on May 22, 2015. Operation of your business without Conditional Use approval will result in a Zoning Code violation which will be referred to our Code Enforcement Division for compliance.

Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP  
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

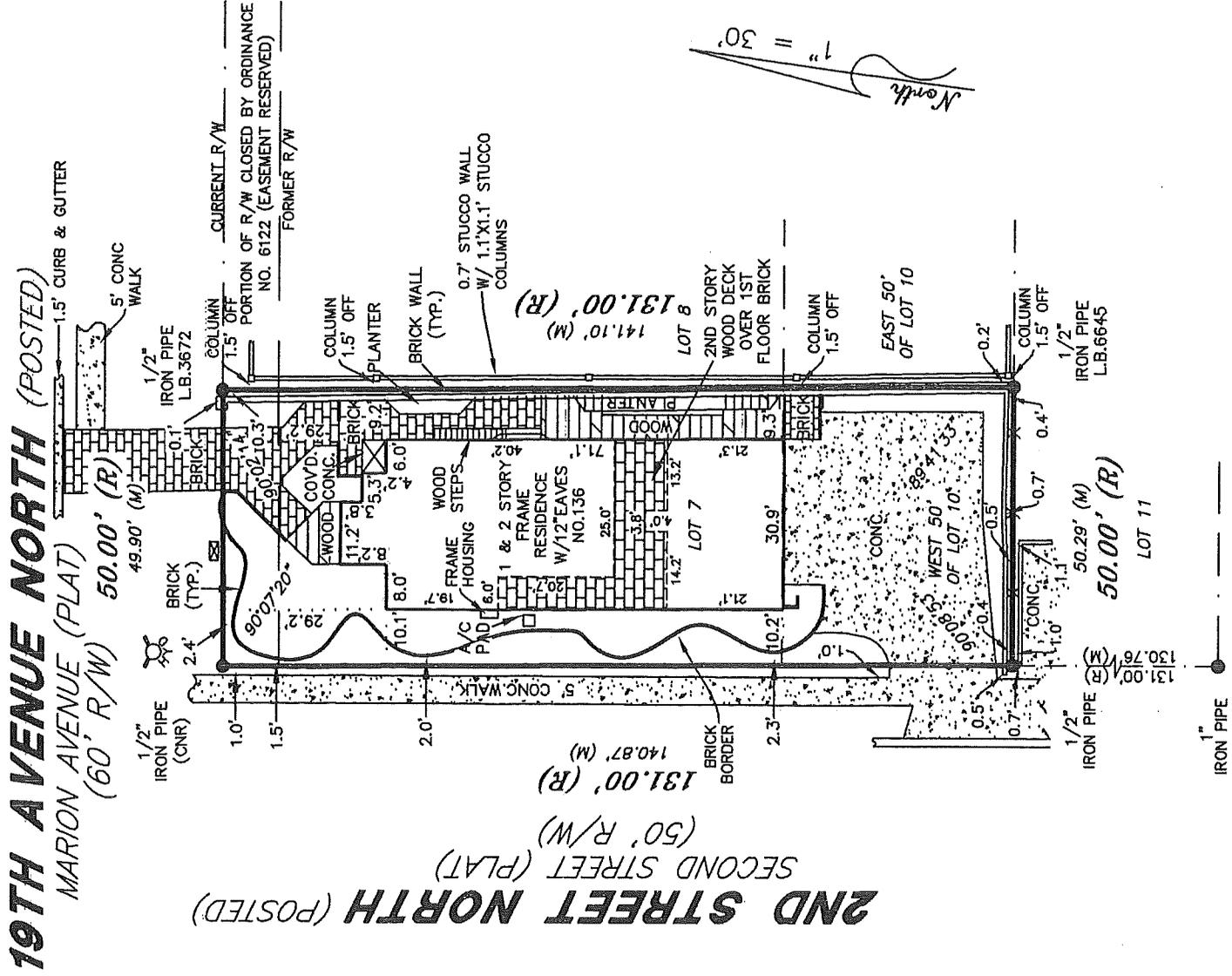
www.jacksonvillebeach.org



PC# 01-17

**MAP SHOWING BOUNDARY SURVEY OF LOT 7 AND THE WEST 50 FEET OF LOT 10 ACCORDING TO THE PLAT OF JACKSONVILLE BEACH TERRACE**  
 AS RECORDED IN PLAT BOOK 15 PAGE(S) 54 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.  
 TOGETHER WITH THAT PORTION OF 19TH AVENUE NORTH CLOSED BY ORDINANCE 6122 LYING NORTHERLY OF SAID LOT 7

CERTIFIED TO:  
 AARIN ESLER AND JOY ESLER

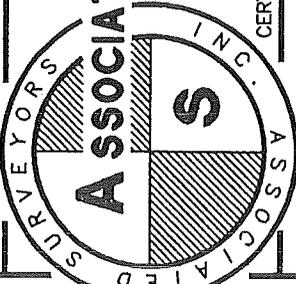


X-REF: 37398

**18TH AVENUE NORTH**

REVISED 04/07/2017

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X" (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
 LAND & ENGINEERING SURVEYS  
 3846 BLANDING BOULEVARD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005-488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 50-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Aarín Esler*  
 CHARLES B. HATCHER, FLORIDA CERTIFICATE NO. 3771  
 CHARLES L. STARLING, FLORIDA CERTIFICATE NO. 4579  
 RAYMOND J. SCHAEFER, FLORIDA CERTIFICATE NO. 6132

JOB NO. 69108 DATE 03/30/2017  
 SCALE: 1" = 30' DRAFTER ECA

GENERAL NOTES:

- ANGLES ARE SHOWN ON THIS SURVEY.
- STRUCTURE NO. 136 SHOWN HEREON LIES WITHIN FLOOD ZONE X. AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 417 DATED 06/03/2013.
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
- THE HEAVY LINE SHOWN HEREON, MAY NOT INDICATE ACTUAL OWNERSHIP. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND	ABBREVIATIONS
AC	AIR CONDITIONER
BR	BRICK
BL	BUILDING RESTRICTION LINE
BT	BUILDING TIE
CONC.	CONCRETE
CR	CORNER
CH	CHAINS & RESTRICTIONS
CH (CNR)	CHAIN LINK FENCE
CNC	CAN NOT READ
CND	CAN NOT READ
ET	ELECTRIC
ETJ	ELECTRIC TRANSFORMER & PAD
JEA	JACKSONVILLE ELECTRIC AUTHORITY
LB	LICENSED BUSINESS
LA	LENGTH OF ARC
LS	LICENSED SURVEYOR
MS	MEASURED
N&D	NAIL & DISC
ND	NOT DETERMINED
DRV	DEED RECORDS
REC	RECORDS BOOK
PCC	POINT OF CURVE
PC	POINT OF COMPOUND CURVE
PE	POOL EQUIPMENT PAD
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
R	RADIUS
CR	RECORDED
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT OF WAY
(TYP)	TYPICAL
O	SET IRON PIPE OR REBAR
	"ASSOC SURV" OR LB. 5488
	FOUND IRON PIPE OR PIN (IP)
	FOUND CONCRETE MONUMENT (CM)
	CROSS CUT OR DRILL HOLE
	NAIL & DISC
	CHAIN LINK FENCE
	METAL FENCE
	WOOD FENCE
	VINYL FENCE
	OVERHEAD UTILITY
	FIRE HYDRANT
	PHONE RISER
	WATER METER
	UTILITY POLE
	DIAMETER
	CENTRAL ANGLE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# RECEIVED CONDITIONAL USE APPLICATION

APR 20 2017

PC No. 22-17

AS/400# 17-100068

HEARING DATE 5-22-17

## PLANNING & DEVELOPMENT

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: Jacksonville Beach Church of Christ Telephone: 904-246-2457  
 Mailing Address: PO Box 51153 Fax: \_\_\_\_\_  
Jacksonville Beach, FL 32240 E-Mail: yina.jbcoc@gmail.com

Applicant Name: Same as Landowner Telephone: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 \_\_\_\_\_ E-Mail: \_\_\_\_\_

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

Agent Name: Joel Dalrymple, minister Telephone: 904-334-3382  
 Mailing Address: PO Box 51153 Fax: \_\_\_\_\_  
Jacksonville Beach, FL 32240 E-Mail: joel.dalrymple@gmail.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.

### PROJECT DATA

Street address of property and/or Real Estate Number: 520 4th St N 174110-0000 & 174111-0000

Legal Description of property (attach copy of deed): LOTS 1 & 2, Block 55, Pablo Beach NORTH

Current Zoning Classification: BM-1 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: 34-339 (d)(4) Religious Org

Describe the proposed conditional use and the reason for the request: From residential to parking. Lot 1 is undeveloped, Lot has a residential structure which will be removed. Lots 1 and 2 to become church parking. Parking lot will be unpaved or partially paved based on stormwater plan.

Applicant Signature: Richard E Rummel Date: 4/20/17

**RICHARD RUMMEL, DIRECTOR**

Jacksonville Beach Planning and Development Dept  
11 North 3<sup>rd</sup> Street  
Jacksonville Beach, FL 32250

To whom it may concern

As a director of the Jacksonville Beach Church of Christ, I authorize Joel Dalrymple, minister of the Jacksonville Beach Church of Christ to act as the applicant in the Conditional Use Application process. We are seeking to have property formerly used as a parsonage to be changed in usage from residential to parking.

On behalf of the Jacksonville Beach Church of Christ  
Richard E Rummel, Director  
2753 Anniston Rd  
Jacksonville, FL 32246  
Phone: 904-252-4668  
Email: [richard.rummel@gmail.com](mailto:richard.rummel@gmail.com)



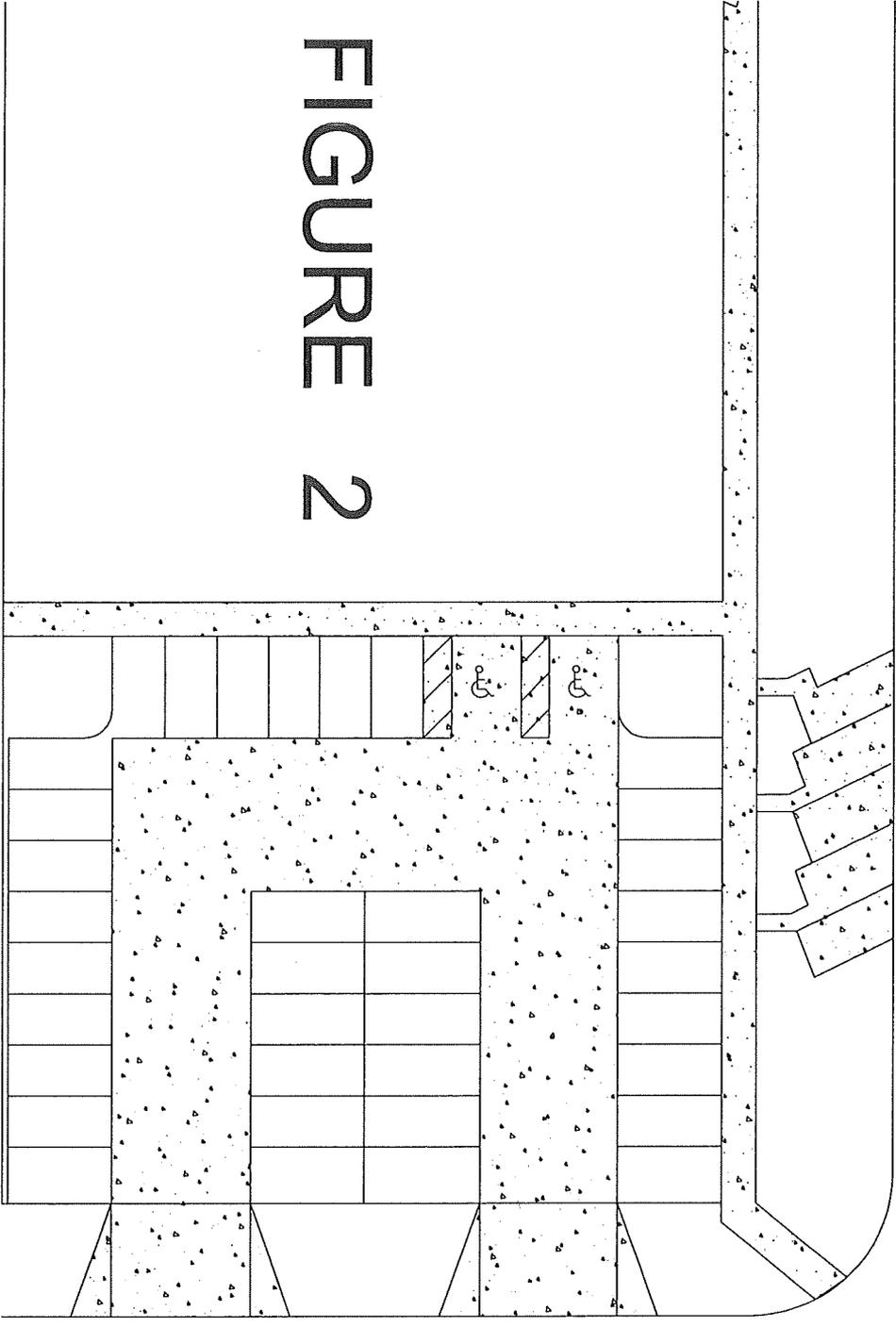
Richard E Rummel

PC#22-17

5th Ave N

4th Street N

FIGURE 2



**Concept Plan for Plat**

**(2)**

a. Owner of Record  
First Baptist Church  
324 N 5th St. Jacksonville Beach, FL 32250  
Greg: 904-249-2314  
Email: [pastorgreg@fbcjaxbeach.com](mailto:pastorgreg@fbcjaxbeach.com)

b. Developer  
Payne Roberts LLC  
3721 Dupont Station Ct S. Jacksonville, FL 32217  
Andy: 904-386-6477  
Email: [andspga@gmail.com](mailto:andspga@gmail.com)

The developer is under contract to buy the 3 lots below from the owner of record. Written authorization is attached.

c.  
n/a

d.  
n/a

e.  
505 N 3rd Ave 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lot 12 Blk 46

0 N 5th St 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lot 11 Blk 46

426 N 5th St 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lots 1,2 Blk 46

f.  
See attached

**RECEIVED**

PC#23-17

APR 24 2017

#17-100070

PLANNING & DEVELOPMENT

pc#23-17

Greg Varndell  
First Baptist Church  
324 N 5th St. Jacksonville Beach, FL 32250

To Whom It May Concern:

As the signer for First Baptist Church, I hereby give authorization to Payne Roberts LLC to make application for a concept site plan and application for Variance with the city of Jacksonville Beach for their proposed development on three parcels owned by First Baptist Church:

505 N 3rd Ave 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lot 12 Blk 46

0 N 5th St 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lot 11 Blk 46

426 N 5th St 32250  
Legal: 9-15 33-2S-29E Atlantic Park R/P Lots 1,2 Blk 46

Sincerely,

A handwritten signature in cursive script that reads "Greg Varndell". The signature is written in black ink and is positioned above the printed name.

Greg Varndell

PC# 23-17

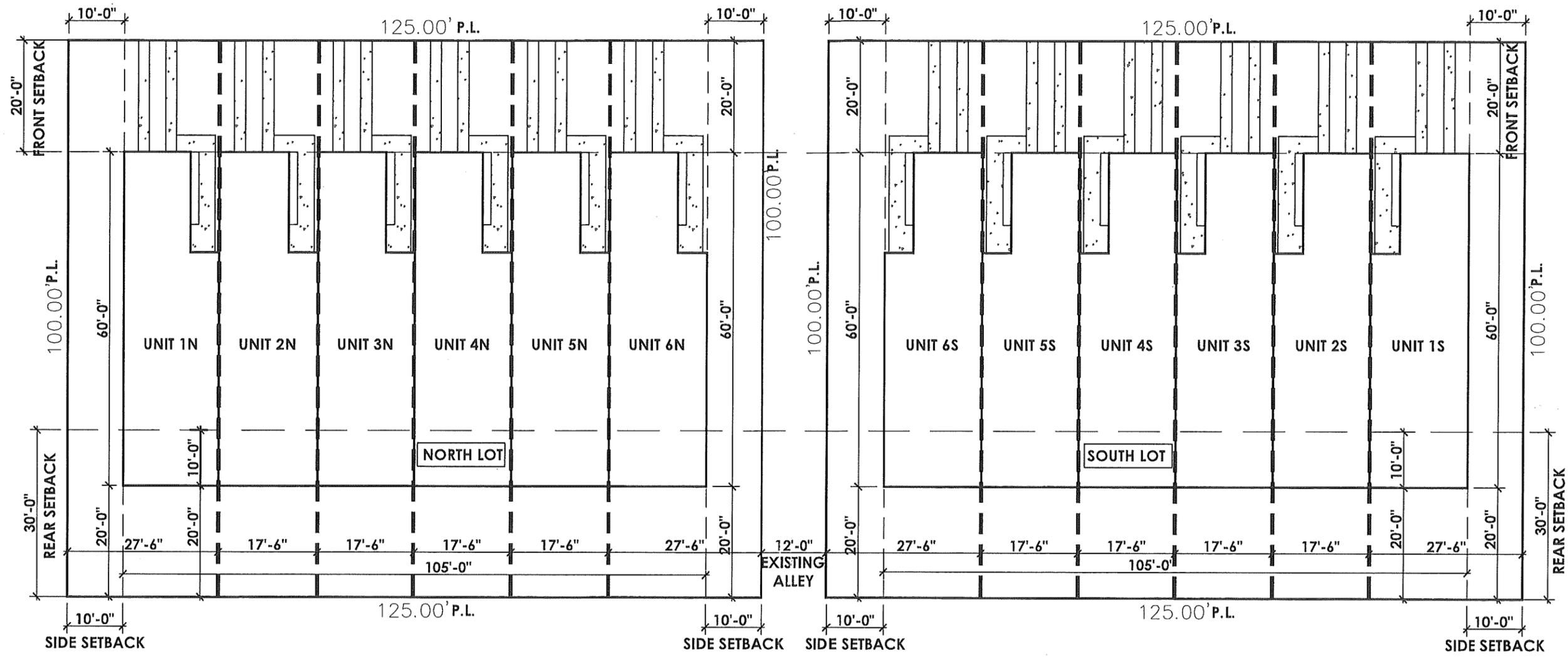


N 5<sup>th</sup> St

PC#23-17

4<sup>th</sup> Ave N

3<sup>rd</sup> Ave N



**BUILDINGS COVERAGE SUMMARY - NORTH LOT**

TYPICAL UNIT	956 SF
TYPICAL UNIT DRIVEWAY AND SIDEWALK	163 SF
TOTAL TYPICAL UNIT COVERAGE	1,119 SF

LOT AREA - 100'x125' LOT	12,500 SF
LOT COVERAGE MAX. 65%	8,125 SF
6 UNITS @ 1,119 SF = 6,714 / 53,71% <	12,500 SF

**BUILDINGS COVERAGE SUMMARY - SOUTH LOT**

TYPICAL UNIT	956 SF
TYPICAL UNIT DRIVEWAY AND SIDEWALK	163 SF
TOTAL TYPICAL UNIT COVERAGE	1,119 SF

LOT AREA - 100'x125' LOT	12,500 SF
LOT COVERAGE MAX. 65%	8,125 SF
6 UNITS @ 1,119 SF = 6,714 / 53,71% <	12,500 SF

RECEIVED

APR 25 2017

PLANNING & DEVELOPMENT

1 CONCEPTUAL SITE PLAN  
1"=20'-0"

April 25, 2017



**OGY DESIGN, INC.**

13021 yellow star ln n  
jacksonville, fl 32224  
tel: (904) 716-6335