



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

Monday, February 25, 2019

7:00 PM

Council Chambers

#### MEMORANDUM TO:

Members of the Planning Commission  
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring  
Alternates: Jon Walker, Bill Spann
3. **Approval of Minutes:** January 14, 2019
4. **Correspondence:** None
5. **New Business:**

(A) **PC#1-19      318 7th Avenue North, Suite A**  
**Conditional Use Application** for outdoor restaurant use at a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (Applicant – *Sago Coffee/Beaches United Methodist Church*)

(B) **PC#2-19      617 1st Avenue North**  
**Conditional Use Application** for a child day care/service located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-339(d)(18) of the Jacksonville Beach Land Development Code. (Applicant – *St. Paul's*)

#### 6. Planning Department Report:

(A) The next meeting is tentatively scheduled for Monday, March 11, 2019.

#### NOTICE

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

**Minutes of Planning Commission Meeting  
Held Monday, January 14, 2019, at 7:00 P.M.  
in the Council Chambers, 11 North 3rd Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order at 7:00 P.M. by Chairman Greg Sutton.

**Roll Call**

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

Also present was Senior Planner Heather Ireland.

**Approval of Minutes**

The following minutes were unanimously approved:

- November 13, 2018
- November 26, 2018
- December 10, 2018

**Correspondence** *None*

**Old Business** *None*

**Announcement**

Before discussing new business, Mr. Sutton acknowledged the passing away of a colleague and previous (2004-2012) City of Jacksonville Beach Mayor, Fland Sharp, on Friday, January 11, 2019. He commemorated Mr. Sharp's friendship, service, and accomplishments.

**New Business**

- (A) **PC#31-18** 810 3<sup>rd</sup> Avenue South
- Owner:** First Missionary Baptist Church  
810 3<sup>rd</sup> Avenue South  
Jacksonville Beach, FL 32250
- Applicant:** Thomas Ceaser, Trustee  
12287 York Harbor Drive  
Jacksonville, FL 32225

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

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the southwest corner of 3rd Avenue South and 8th Street South and has existed as a church (*First Missionary Baptist Church*) since at least the 1980s. The building was constructed in 1946, and according to the applicant, is in need of substantial repairs and renovations to allow its continued use. Additionally, the church would like to add classroom space. Due to the fact that the repairs, renovations, and additions would qualify as a substantial improvement pursuant to the Land Development Code, and that the church was constructed prior to the current LDC requirement for conditional use approval, the applicant was advised by staff that approval would be required to proceed with the proposed substantial improvements and expansion of the building.

Adjacent uses include single-family to the west, multiple-family and a church to the south, a church to the east, and single-family to the north. Considering the history of the subject property as a church for decades, with no known problems, its continued use should not negatively impact adjacent properties.

**Agent**

Applicant Thomas Ceaser commented the church needs extensive renovations solely for its beautification.

**Public Hearing:**

The following spoke in favor of the application:

- James Bell, 2603 N US-301, Baldwin, FL

Mr. Sutton closed the public meeting.

**Discussion:**

Mr. Sanders noted he is in favor of renovating and upgrading the church.

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

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

The application was approved unanimously.

**(B) PC#32-18 Land Development Code Text Amendment Application**

**Applicant:** Planning and Development Department  
11 North 3rd Street  
Jacksonville Beach, FL 32250

**Land Development Code Text Amendment Approval** to modify the definition of “microbrewery” to include a “tasting room,” and to add a definition for “tasting room,” to Article IV. Definitions, Section 34-41 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

On December 17, 2018, City Council considered a Land Development Code (LDC) text amendment (Ordinance No. 2018-8114) to add the use of “newspaper and magazine publishing” as a permitted use in the *Commercial service: CS* zoning district, and the uses of “microbrewery” and “bar, lounge, nightclub, tavern or other drinking place” as conditional uses in the CS zoning district. These uses were proposed by *Bold Brands*, the applicant for the text amendment. City Council approved the Ordinance but amended it to remove the use of “bar, lounge, nightclub, tavern or other drinking place,” due to community concerns regarding allowing that use throughout the entire CS zoning district.

City Council also directed staff to prepare a modified definition of microbrewery that would include a tasting room component and to prepare a definition of a “tasting room” that would satisfy both the request of the applicant and the concerns of the City.

These new definitions have been prepared as follows:

- *Microbrewery* means an establishment which produces, packages, and stores beer or other cereal beverages within an enclosed building, and which produces no more than 8,000 barrels or 248,000 gallons of beverages per year, and which may or may not include a tasting room on premises.
- *Tasting room* means the portion of a microbrewery that is located on the premises of the production facility at which guests may purchase and consume beverages produced on-site. Tasting rooms are limited to 800 square feet in area, and hours of operation may not extend past 10:00 PM daily.

The size limitations and hours of operation proposed would apply specifically to approved tasting rooms. Existing microbreweries that serve alcohol currently would not be impacted by this proposed change, as they either also exist as restaurants, or have approval to be drinking establishments.

Ms. Ireland also noted she and the City Attorney, Ms. Denise May, constructed the above terms, to the best of their ability and after extensive research, to satisfy the needs of both the requestor and the City Council.

**Ex-Parte Communication:**

Mr. Sanders, Mr. Walker, and Mr. Spann disclosed they received emails regarding a public meeting, organized by Tye Wallace, to further explain the purposes of the application. They did not attend.

**Public Hearing:**

The following were in favor of the application, but preferred not to speak:

- Cassandra Ashburn, 405 Lower 8<sup>th</sup> Avenue South, Suite B, Jacksonville Beach
- Jay Dodson, 1626 Park Terrace West, Atlantic Beach
- Nicole Parishier, 13813 Lion Gate Court, Jacksonville
- Mike Sasser, 208 Oceanwood Drive, Neptune Beach
- Scott Whatley, 224 Oleander Street, Neptune Beach

The following spoke in favor of the application:

- Tye Wallace, 709 4<sup>th</sup> Avenue North, Jacksonville Beach, is the agent of *Bold Brands* and the applicant for PC#33-18. He gave updates about the progress of his applications after being reviewed by City Council, which requested further clarification for the terminology used. Mr. Wallace commented he agrees with the definitions the Planning and Development department created, but would like to make three changes he wishes the Planning Commission would permit:
  - The ability to sell other local beer and wine products not created on site.
  - The ability to sell packaged products as part of the craft beer movement.
  - The ability to stay open until 12:00 am on Fridays and Saturdays only.
- Terry DeLoach, 405 32<sup>nd</sup> Avenue South, Jacksonville Beach
- Greg Burghardt, 510 Shetter Avenue, Jacksonville Beach

The following spoke in opposition to the application:

- Gregory Austin, 119 6<sup>th</sup> Street South, Jacksonville Beach, is the pastor of the church located near the property that is the subject of application PC#33-18. He spoke of the long-standing roots this church has in the area, in addition to the struggles the area underwent with its then-bad reputation to transform into the functioning community it is today.; He specified drugs and alcohol are the issue at hand and expressed his dismay at the establishment of the drinking business and the effects that might follow.

Mr. Sutton closed the public meeting.

**Discussion:**

When Mr. Spann and Mr. Sanders requested clarification regarding the three changes Mr. Wallace mentioned, Ms. Ireland commented the type of manufacturer's license required to operate the applicant's business might also permit the selling of packaged products produced solely by that business, meeting one of Mr. Wallace's requested changes. She also added no liquor would be sold at the establishment- as only beer and wine could be allowed to be sold. These proposed amendments to the Land Development code text would also get presented to City Council for approval.

Ms. May approached the commission and emphasized the application stems from Planning and Development and not Mr. Wallace, and the only thing being determined in this case is the approval of the definitions she and Ms. Ireland suggested. She also confirmed a growler license, which is different than a Package Sale License, would allow the business to sell products from other breweries. She proceeded with an explanation of how she and Ms.

Ireland constructed the definitions in regards to the extent of the research conducted to derive them.

Mr. Sanders asked whether Mr. Wallace can add his three conditional items in the next application if these definitions are to be approved by the Planning Commission. Ms. May reiterated in her response regardless of what the Commission approves, the City Council must also approve it before further changes and requests can be made from Mr. Wallace. She added this application would permit conditional use by not just the applicant of PC#33-18, but also any future businesses to be established in this zone.

Mr. Sanders concluded his comments by praising *Bold Brands* and the accomplishments it has made over the years in the Jacksonville Beach area. He believes allowing this application would help stimulate its economy.

Discussion ensued among the commission regarding the extent of the changes that can be made to the proposed definitions, specifically the *tasting room* definition, with respect to the wishes of the City Council. Ms. May added there are new Florida statutes recently passed regarding growlers and she would look into their specifications. Ms. Ireland clarified the *tasting room* definition cannot stand alone and must be attached to a *microbrewery*.

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

**Roll call vote:** Ayes - Britton Sanders, David Dahl, Bill Spann, Jon Scott Walker, and Greg Sutton.

The application was approved unanimously.

(C) **PC#33-18** 602 Shetter Avenue

**Owner:** Jeffrey N. Lawler  
Express Mower and Saw Inc.  
7658 Philips Highway  
Jacksonville, FL 32256

**Applicant:** Tye Wallace  
Bold Brands, LLC  
PO Box 51266  
Jacksonville Beach, FL 32240

**Conditional Use Approval** for a proposed microbrewery located in a Commercial service: CS zoning district, pursuant to Section 34-344(d)(6) of the Jacksonville Beach Land Development Code, for property located at 602 Shetter Avenue (Applicant - *Bold Brands*).

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the southwest corner of Shetter Avenue and 6th Street South and has existed as a lawn mower retail business since 2012. Prior to that, the property was occupied by an interior design studio. The applicant, *Bold Brands*, is planning to purchase the property and relocate their magazine publishing offices to the subject property. The use of “newspaper and magazine publishing” was approved as a permitted use in the Commercial Service: CS zoning district on December 17, 2018, via Ordinance No. 2018-8114.

The applicants also desire to operate a “microbrewery” at the new location. Microbrewery was also approved as a conditional use in the *Commercial Service: CS* zoning district by Ordinance No. 2018-8114. The applicant is now applying for approval for a microbrewery use at the subject property. The microbrewery will occupy less than half the available square footage at the new location.

In conjunction with the microbrewery, the applicants wish to have a tasting room where beer can be purchased for consumption on the premises. The proposed use of a “drinking place” that would have permitted a tasting room was not approved as part of Ordinance No. 2018-8114, therefore the use cannot be sought separately for approval at this time. However, following the consideration of Ordinance No. 2018-8114, City Council directed staff to propose a modified definition of “microbrewery” to include a tasting room component, and also to prepare a new definition for “tasting room” that would satisfy both the City’s concerns and the applicant’s request. The proposed amended definition and new definition are the subject of Application PC#32-18. The outcome of the ordinance associated with PC#32-18 will impact the proposed project that is the subject of this application.

Adjacent uses include commercial to the south and east and west and a package store and gas station to the north. The proposed use of a microbrewery at this location should not negatively impact adjacent properties. If application PC#32-18 is approved by City Council, the applicant would be able to include a tasting room as part of their business operations at the subject property according to the final definition of, and conditions placed on, tasting rooms.

**Agent:**

Mr. Wallace made no further comments.

**Public Hearing:**

The following spoke in opposition to the application:

- Gregory Austin, 119 6<sup>th</sup> Street South, Jacksonville Beach, who previously spoke in opposition of PC#32-18, made comments regarding the proximity of the establishment to his church and the laws that determine the minimum distance it must be from the church.

Mr. Wallace rebutted and clarified he measured the distance from the discussed establishment to the church to be 525 feet, which is beyond the legal limit and is therefore allowed. Ms. Ireland helped explain the measuring process.

Mr. Sutton closed the public meeting.

**Discussion:**

There was no discussion regarding this application.

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

Ms. May asked to clarify if the *tasting room* definition is included in the motion. Mr. Sanders withdrew his motion.

**Motion:** It was moved by Mr. Sanders and seconded by Mr. Spann, to approve the Conditional Use Application, for a *microbrewery*, with the addition of a *tasting room* as defined in Ordinance No. 2019-8115, when and if approved.

**Roll call vote:** Ayes - Britton Sanders, David Dahl, Bill Spann, Jon Scott Walker, and Greg Sutton.

The application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Monday, January 28, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:00 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

# MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: February 18, 2019  
RE: February 25, 2019 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, February 25, 2019** Planning Commission meeting.

## NEW BUSINESS:

### PC#1-19      **Conditional Use Application**

Owner: Beaches United Methodist Church, Inc.  
325 7<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250

Applicant: Sago Coffee, LLC  
325 7<sup>th</sup> Avenue North  
Jacksonville Beach, FL 32250

Location: 318 7<sup>th</sup> Avenue North, Suite A

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

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

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

**PC#2-19**

**Conditional Use Application**

Owner/  
Applicant:

Diocese of St. Augustine  
11625 Old St. Augustine Rd.  
Jacksonville, FL 32258

Agent:

Kristy Thompson

Location:

617 1st Avenue North

Request:

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

Comments:

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

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



# CONDITIONAL USE APPLICATION

PC No. 1-19  
AS/400# 19-100013  
HEARING DATE 2/25/19

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$250.00.

### APPLICANT INFORMATION

Land Owner's Name: Beach United Methodist Church, Inc.  
Mailing Address: 325 Seventh Avenue North  
Jacksonville Beach, FL 32250

Telephone: (904) 249-2343  
Fax: (904) 249-3124  
E-Mail: don.jacobs@beachchurchjax.com

Applicant Name: Sago Coffee, LLC  
Mailing Address: 325 Seventh Avenue North  
Jacksonville Beach, FL 32250

Telephone: (904) 249-2343  
Fax: (904) 249-3124  
E-Mail: carey.sumner@beachchurchjax.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: \_\_\_\_\_

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: 318 Seventh Avenue North Suite A

Legal Description of property (attach copy of deed): Parcel 4 Lot 74

LOTS 1, 2, 3, 4, 5, 6, 9, 10, 11 AND 12, BLOCK 74, PABLO BEACH IMPROVEMENT COMPANYS PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 6, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

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

*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)(2) RECEIVED  
JAN 25 2019

Describe the proposed conditional use and the reason for the request: \_\_\_\_\_  
We want to have outdoor seating on the concrete walkway located on the Northern portion of the building to allow us to serve customers better. Our weather is so good that many people like to be out in it and this will allow us to provide another venue for building community at our shop.

Applicant Signature:  Date: 1/24/19



RECEIVED

PC#1-19

JAN 25 2019

PLANNING & DEVELOPMENT

**TENANT A: GROUP A-2  
ASSEMBLY OCCUPANCY  
(PROPOSED COFFEE SHOP)**

APPROXIMATELY 2,085 SQUARE FEET

**TENANT D:  
(EXISTING VACANCY)**

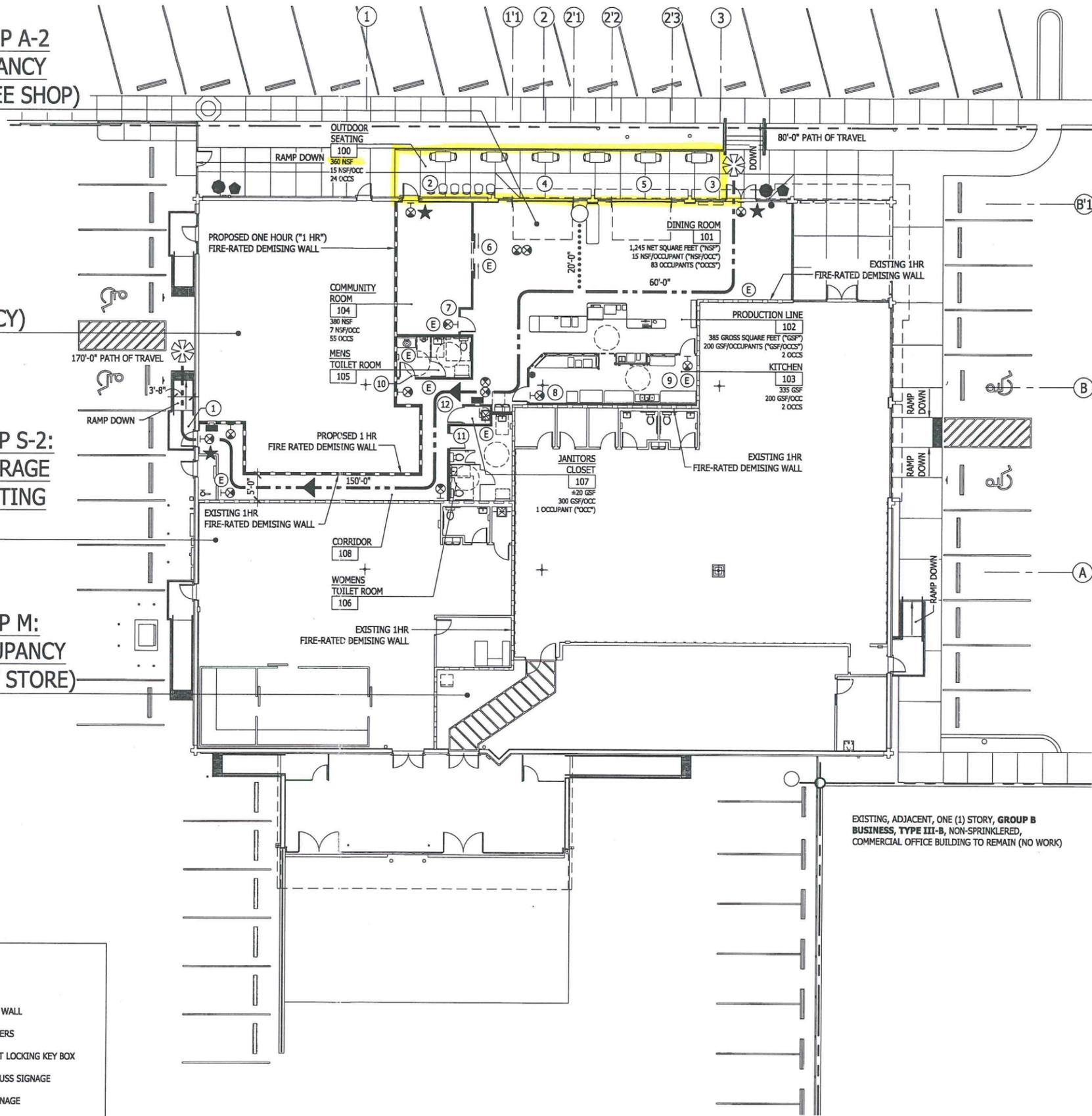
APPROXIMATELY 2,805 SQUARE FEET

**TENANT C: GROUP S-2:  
LOW-HAZARD STORAGE  
OCCUPANCY (EXISTING  
FOOD PANTRY)**

APPROXIMATELY 2,940 SQUARE FEET

**TENANT B: GROUP M:  
MERCANTILE OCCUPANCY  
(EXISTING THRIFT STORE)**

APPROXIMATELY 6,395 SQUARE FEET



LIFE SAFETY LEGEND		LIFE SAFETY LEGEND	
MARK	DESCRIPTION	MARK	DESCRIPTION
○	REMOTE START POINT	—	NEW 1 HR FIRE-RATED WALL
⊗	EGRESS END POINT	●	NEW FIRE EXTINGUISHERS
---	PATH OF TRAVEL	⬢	NEW FIRE DEPARTMENT LOCKING KEY BOX
.....	COMMON PATH OF TRAVEL	●	NEW LIGHTWEIGHT TRUSS SIGNAGE
▼	DIRECTION OF TRAVEL	★	NEW TACTILE EXIT SIGNAGE
---	EXISTING WALL AND/OR PARTITION TO REMAIN	⊗-I	NEW ILLUMINATED EXIT SIGN
---	EXISTING ONE HOUR ("1HR") FIRE-RATED WALL	(E)	NEW EMERGENCY LIGHTING
---	NEW WALL AND/OR PARTITION	(1)	NEW DOOR IDENTIFICATION



7north

AN INTERIOR  
REMODELING FOR  
SAGO COFFEE HOUSE  
7 NORTH BUILDING  
318 SEVENTH AVENUE NORTH UNIT A  
JACKSONVILLE BEACH, FLORIDA 32250-5732



HYDE PARK ARCHITECTS  
AUTHORIZATION NO. AA F000096  
CHARLES P. JORDAN  
REGISTERED ARCHITECT  
DECEMBER 26, 2018



Hyde Park  
Architects

1509 WEST SWANN AVENUE  
SUITE 270  
TAMPA, FLORIDA 33606-2557  
(813) 251-6909  
FACSIMILE (813) 250-1668  
HYDEPARKARCHITECTS@VERIZON.NET  
WWW.HYDEPARKARCHITECTS.COM  
AUTHORIZATION NO. AA F000096  
REGISTRATION NO. AR 0011666

LIFE SAFETY PLAN

DATE: DECEMBER 20, 2018  
FILE NO: 080818.CD  
SHEET NO: A-4/19

THIS DRAWING MAY NOT BE REPRODUCED  
IN WHOLE OR PART WITHOUT EXPRESS  
WRITTEN APPROVAL. ALL RIGHTS RESERVED.



# RECEIVED CONDITIONAL USE APPLICATION

JAN 25 2019

PC No. 2-19

AS/400# 19-100014

HEARING DATE 2-25-201

## 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 I and Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

### APPLICANT INFORMATION

Land Owner's Name: Diocese of St. Augustine, c/o Felipe Estevez, Bishop  
Mailing Address: 11625 Old St. Augustine Rd.  
Jacksonville, Florida 32258

Telephone: (904) 262-3200  
Fax: (904) 262-0698  
E-Mail: charlesj david@yahoo.com

Applicant Name: Diocese of St. Augustine, c/o Felipe Estevez, Bishop  
Mailing Address: 11625 Old St. Augustine Rd.  
Jacksonville, FLorida 32258

Telephone: (904) 262-3200  
Fax: (904) 262-0698  
E-Mail: charlesj david@yahoo.com

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

Agent Name: Kristy Thompson  
Mailing Address: 2nd Ave. North  
Jax Bch, FL 32224

Telephone: 904-249-5934  
Fax: \_\_\_\_\_  
E-Mail: kthompson@stjredsbeach.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: 617 N 1st Avenue, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): 3-28 33-2S-29E Pablo Beach North Lot 6, N 62.5 ft of W 50FT Lot 7

Current Zoning Classification: RM-1 Residential

Future Land Use Map Designation: High Intensity Residential

*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.*

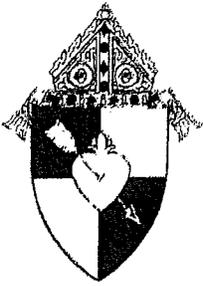
Code section(s) applicable to the requested conditional use: Sec 34-339 (d)(18) Conditional uses

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

The previous owner First Street Montessorri school housed a child day care/preschool for with a capacity for 70 students. St. Pauls will house our PreKindergarten Four program with a maximum of 45 students. This program is currently housed in three portable buildings on Pablo Ave which will be eliminated.

Applicant Signature: [Signature]

Date: 1/22/19



# DIocese OF ST. AUGUSTINE

Office of the Chancellor

RECEIVED

PC #2-19

JAN 25 2019

January 24, 2019

PLANNING & DEVELOPMENT

TO WHOM IT MAY CONCERN

The Diocese of St. Augustine gives Kristy Thompson, Principal at St. Paul's Catholic School, Jacksonville Beach, Florida authorization to sign on behalf of Felipe J. Estévez as Bishop of the Diocese of St. Augustine to represent the diocese on zoning matters concerning 617 N. 1<sup>st</sup> Street, Jacksonville Beach, Florida.

Sincerely,

Deacon David Williams  
Chancellor  
Diocese of St. Augustine

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of January, 2019, by Deacon David Williams, Chancellor of the Diocese of St. Augustine. He is personally known to me.

Notary Public



JUDY T. PINSON  
Commission # GG 161359  
Expires March 16, 2022  
Bonded Thru Budget History Services

# MAP SHOWING BOUNDARY SURVEY OF

LOT 6 AND THE NORTH 62.5 FEET OF THE WEST 50 FEET OF LOT 7, BLOCK 27, PABLO BEACH NORTH, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

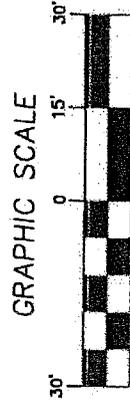
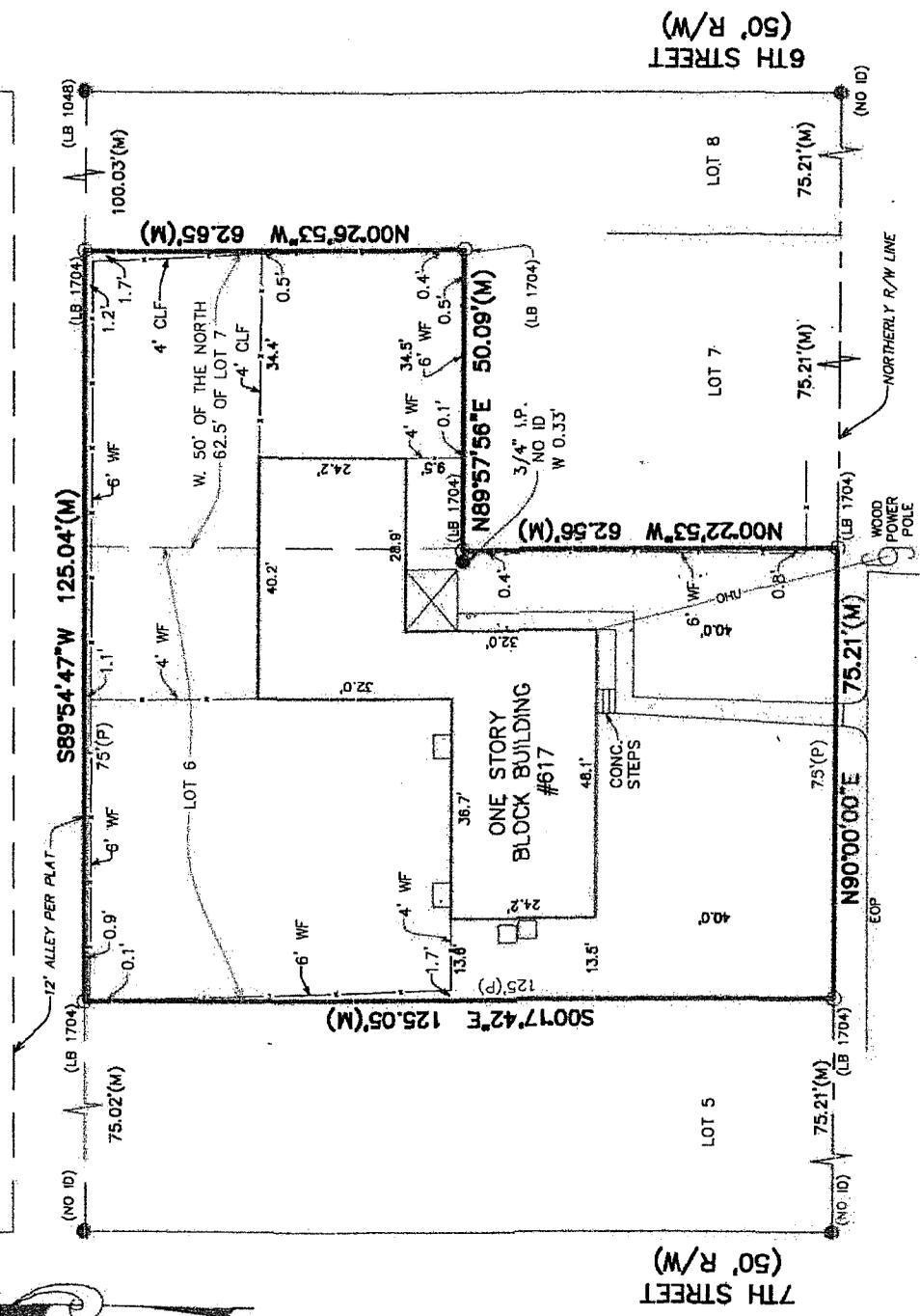
RECEIVED

PC#2-19

JAN 25 2019

LOTS 1 - 4, BLOCK 27

PLANNING & DEVELOPMENT



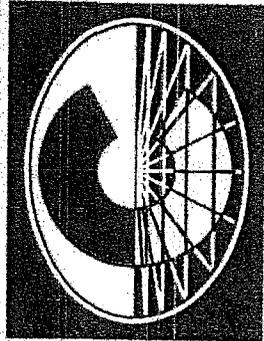
(IN FEET)

SCALE: 1"=30'

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM OF N90°00'00"E BEING HELD ON THE NORTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE NORTH.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION LOCATED OR SHOWN.
3. THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 12031 C 0417 H, DATED: JUNE 3, 2013 NOT REQUIRED TO BE SHOWN PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
4. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER, THIS MAP AND OR REPORT IS NOT VALID AND IS FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SURVEY AND OR REPORT IS CERTIFIED ONLY TO THE ENTITIES LISTED AND FOR THIS TRANSACTION ONLY.

LEGEND	
●	FOUND 1/2" IRON PIPE (IDENTIFICATION AS NOTED)
○	SET 1/2" IRON PIPE (LB 1704)
I.P.	IRON PIPE
I.R.	IRON ROD
OHU	OVERHEAD UTILITIES
R/W	RIGHT OF WAY
CONC.	CONCRETE
EOP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
*	FENCE, AS NOTED, W/TIES TO FACE



Surveyed and Prepared By:

**RICHARD P.**

**CLARSON AND ASSOCIATES, INC.**

Professional Surveyors and Mappers  
 1643 Naldo Avenue, Jacksonville, FL 32207  
 Phone: 904.396.2623 Website: clarsonfl.com

- Proudly Surveying in Jacksonville and Northeast Florida since 1952 -

I hereby certify that this survey, performed under my responsible direction meets the minimum standards of practice for Land Surveyors in accordance with Chapter 5J-17, Florida Administrative Code (Pursuant to Section 472.027, Florida Statutes), and further certify that there are no visible encroachments upon the subject property except as shown.

Date of Survey: AUGUST 21, 2018  
 Survey Scale: 1"=30'  
 Field Bk/Pn: 926/35-36  
 Project No: 18-133  
 Crew Chief: *William D. Pinkston*

Drafted By: DNS  
 Reviewed By: WDP  
 Professional Surveyor and Mapper No. 67593, State of Florida  
**WILLIAM D. PINKSTON**  
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL