



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, April 22, 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:** None
4. **Correspondence:** None
5. **New Business:**

(A) **PC#6-19 117 South 7th Avenue**

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

(B) **PC#7-19 1237 Penman Road**

Conditional Use Application for a proposed beer and wine drinking establishment and package store located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(3) of the Jacksonville Beach Land Development Code. (Applicant – *Keg and Coin Arcade*)

(C) **PC#8-19 353 6th Avenue South**

Conditional Use Application for a proposed educational service (massage therapy academy) located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(12) of the Jacksonville Beach Land Development Code.

6. Planning Department Report:

(A) The next meeting is tentatively scheduled for Monday, May 13, 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.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: April 15, 2019
RE: April 22, 2019 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, April 22, 2019** Planning Commission meeting.

NEW BUSINESS:

PC#6-19 Conditional Use Application

Owner/
Applicant: Pamela Fellabaum
117 7th Avenue South
Jacksonville Beach, FL 32250

Location: 117 South 7th Avenue

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

Comments: The subject property is located on the north side of 7th Avenue South between 1st and 2nd Streets South, and has existed as a single-family dwelling since the structure was built in 1909. The applicant/owner wishes to do substantial improvements to the property and was advised by staff that conditional use approval would be required, as the current house pre-dates the current Land Development Code as a legal nonconforming use.

Adjacent uses include multiple-family to the north, west and east, and single- and multiple-family to the south across 7th Avenue South. The continued use and improvement of an existing single-family dwelling is consistent with the mixed residential character of the area and should not negatively impact adjacent properties.

PC#7-19

Conditional Use Application

- Owner: JBCT Sunrise, LLC
100 Fairway Park Blvd. Suite 1200
Ponte Vedra Beach, FL 32082
- Applicant: Beer: 30, Inc.
1271 King Street
Jacksonville, FL 32204
- Location: 1237 Penman Road (former location of *Homestead* restaurant)
- Request: **Conditional Use Approval** for a proposed beer and wine drinking establishment and package store located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(3) and (4) of the Jacksonville Beach Land Development Code.
(Applicant – *Keg and Coin* Arcade)
- Comments: The subject property is located on the east side of Penman Road, south of 13th Avenue North, and exists as the Penman Square commercial center with several commercial tenants. The applicant, *Beer: 30, Inc.*, currently owns a coin operated arcade in Jacksonville that includes classic games along with beer & wine service and package beer sales. The applicant would like to open a second location of its business, *Keg and Coin*, in Jacksonville Beach in the tenant space on the subject property that was formerly occupied by the *Homestead* restaurant.
- Pursuant to Section 34-342(b)(16), the arcade is permitted in *C-1* zoning, however, a drinking establishment and package sales are both listed conditional uses in *C-1* districts. The applicant was advised by staff that since they may only have limited food service and do not plan at this time to become a full service restaurant, that conditional use approval would be required to serve beer and wine, and for the package sale of beer. There are no bars or other drinking establishments within 500 feet, and there are no schools or churches within 500 feet.
- Adjacent uses include a Beaches Energy Services facility to the west across Penman Road, commercial tenants in the balance of the shopping center, commercial uses to the north across 13th Avenue North, and a single-family residential neighborhood directly to the south and east. The proposed use of coin operated arcade with beer and wine service should not negatively impact adjacent properties as long as reasonable efforts are made to mitigation potential noise from the inside of the establishment.

PC#8-19

Conditional Use Application

Owner: Shine Holistic Wellness
353 6th Avenue South
Jacksonville Beach, FL 32250

Applicant: Carla Morello
353 6th Avenue South
Jacksonville Beach, FL 32250

Location: 353 6th Avenue South

Request: **Conditional Use Approval** for a proposed educational service (massage therapy academy) located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(12) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the north side of 6th Avenue South between 3rd and 4th Streets South. The original use of the existing structure on the property, built in 1986, was a child day care center. Since closure of the day care center, the property has been the location of a variety and mix of commercial uses including massage, yoga instruction, and therapy.

The owner / applicant now wishes to open a massage therapy academy in a small portion of her building and was advised by staff that, since this use falls under “educational service”, conditional use approval would be required. According to the applicant, classes would have no more than eight to ten students and classes would be during the day. Existing uses at the building including massage, yoga instruction, and acupuncture will continue in the balance of the building.

Adjacent uses include office directly to the west and residential to the west across 4th Street, public and private parking to the south across 6th Avenue South, an A/C contractor to the east, and commercial and one nonconforming single-family residential structure to the north behind the subject property. The addition of a massage therapy academy is consistent with, and would complement, the miscellaneous medical and personal service uses that currently occupy the property, and is consistent with the mixed commercial use nature of the area.



CONDITIONAL USE APPLICATION

in by 3-22 to a 4-22 mtg

PC No. 6-19
AS/400# 19-100039
HEARING DATE 4-22-19

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Pamela Fellabaum
Mailing Address: 117 7th Ave South
Jacksonville Beach, FL 32250

Telephone: (904) 635-2656
Fax: N/A
E-Mail: pamela.fellabaum@att.net

Applicant Name: Pamela Fellabaum
Mailing Address: 117 7th Ave South
Jacksonville Beach, FL 32250

Telephone: (904) 635-2656
Fax: N/A
E-Mail: pamela.fellabaum@att.net

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

RECEIVED

Street address of property and/or Real Estate Number: 117 7th Ave South
RE# 176026-0060

MAR 21 2019

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

Current Zoning Classification: Rm-2 Future Land Use Map Designation: _____

PLANNING & DEVELOPMENT

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: Section 34-340(d)(12)

Describe the proposed conditional use and the reason for the request: Seeking approval to retain Single family use in a multi family zoning District to allow for future substantial improvement and an addition.

Applicant Signature: Pamela Fellabaum Date: March 21, 2019

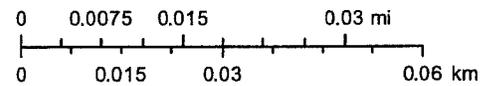
Duval Map

PC#6-19



March 22, 2019

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

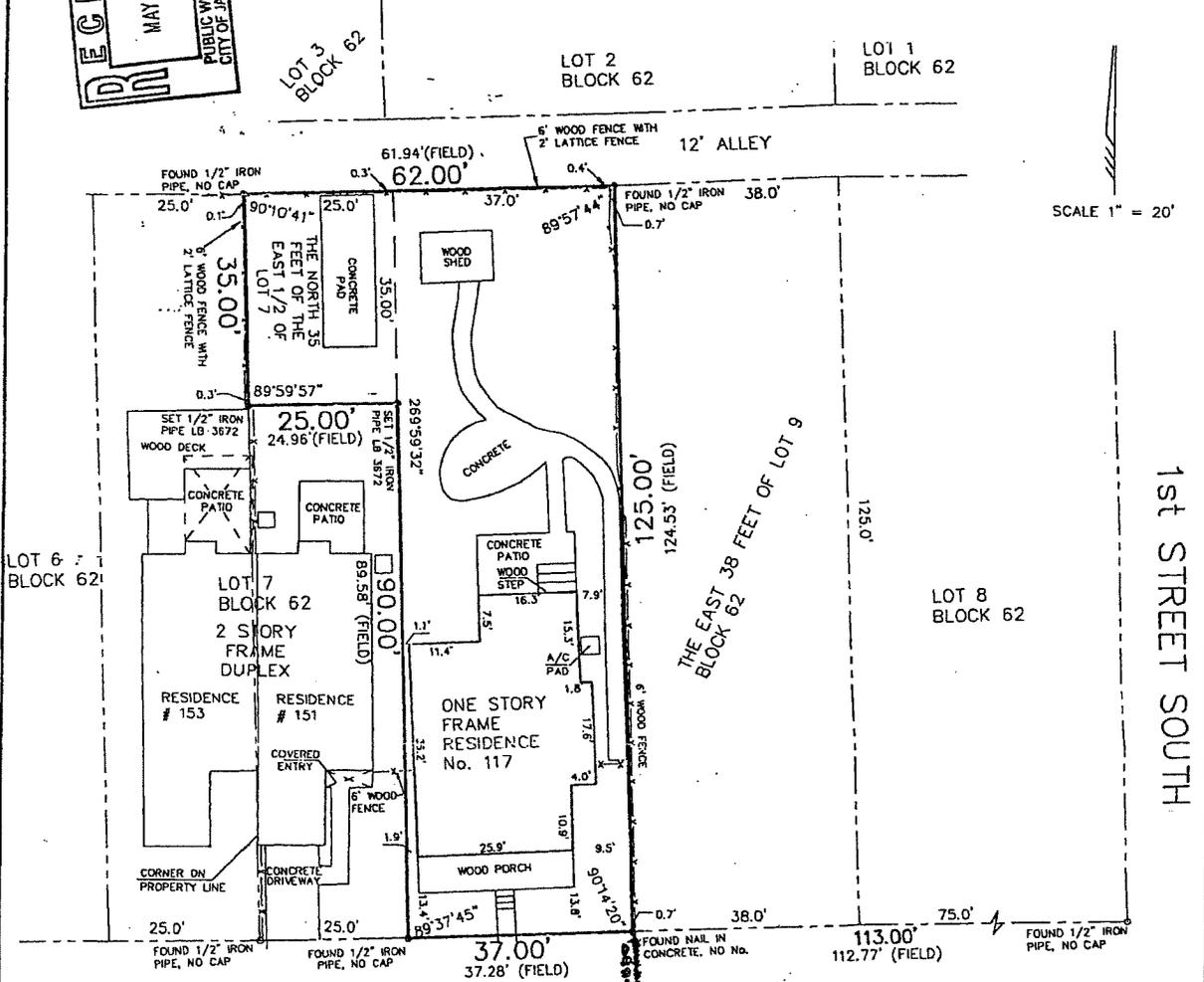
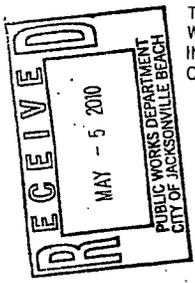
Pam Fellabaum
117 7th Ave South

PC#6-19

MAP SHOWING SURVEY OF

THE NORTH 35.00 FEET OF THE EAST 1/2 OF LOT 7 TOGETHER WITH THE WEST 37.00 FEET OF LOT 9, BLOCK 62, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

PERMIT NO. 10-200032



SCALE 1" = 20'

117 7TH AVE S

EXHIBIT A PG 1 OF 2

7th AVENUE SOUTH
80' RIGHT OF WAY PAVED (FORMERLY JONES AVENUE)

- NOTES
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES AS PER PLAT.
 3. ANGLES AS PER FIELD SURVEY.
 4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0002 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR BENEFIT OF PAM FELLAUAM

[Signature]
DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: MCC
FILE: 2008-778

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: SEPTEMBER 4, 2008
SHEET 1 OF 1

PC#6-19

Prepared by and return to:

Lawrence E. Hayden, Jr., Esq.
HAYDEN Law, 1301 Penman Rd., Suite F
Jacksonville Beach, FL 32250-3685
904-247-9033
File Number: 08QC018
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of October, 2008 between Johnnie Whatley Fellabaum, a single woman whose post office address is 151 7th Ave. S., Jacksonville Beach, FL 32250-6637, grantor, and Pamela J. Fellabaum, a single woman f/k/a Pamela J. Green whose post office address is 117 7th Ave. S., Jacksonville Beach, FL 32250-6637, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Duval County, Florida to-wit:

The West 37 Feet of Lot 9, Block 62, PABLO BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 3, Page 28, of the current Public Records of Duval County, Florida.

Parcel Identification Number: 176029-0000

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lawrence E. Hayden, Jr.
Witness Name: Lawrence E. Hayden, Jr.
Pamela Laurine Settle
Witness Name: Pamela Laurine Settle

Johnnie Whatley Fellabaum (Seal)
Johnnie Whatley Fellabaum

Ⓞ

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 20th day of October, 2008 by Johnnie Whatley Fellabaum, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Lawrence E. Hayden, Jr.
Notary Public
Printed Name: Lawrence E. Hayden, Jr.

My Commission Expires: July 28, 2010



CONDITIONAL USE APPLICATION

PC No. 7-19
AS/400# 19-100048
HEARING DATE 4/22/19

MAR 25 2019

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7 - Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: JBC Sunrize LLC
Mailing Address: 100 Fairway Park Blvd, Suite 2200
Ponte Vedra Beach, FL 32082

Telephone: 607-745-0364
Fax: _____
E-Mail: jterwilliger@svirealty,fl.com

Applicant Name: Beer 30 Inc.
Mailing Address: 1271 King St.
Jacksonville, FL 32204

Telephone: 904-388-0033
~~Fax:~~ Cell: 904-742-9266
E-Mail: brooks@beer30jax.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: 1237 Penman Road, Jacksonville Beach
FL 32250 (#1245)

Legal Description of property (attach copy of deed):
38-25-29E 1.400 B De Castro Y Ferrer Grant
PT Recd O/R 1854-433

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) (3) & (4)

Describe the proposed conditional use and the reason for the request: Keq and Coin second
location. Arcade lounge with food. Classic arcade
style games (Pinball, Pac-man, etc.) and package sales

Applicant Signature: [Signature]

Date: 3/25/19

PC#7-19



1924 University Blvd West
Jacksonville FL 32217
904-903-9729
www.svrrealtyfl.com

March 25, 2019

**Re: Authorization to Apply for Conditional Use Application – 1237 Penman Road,
Jacksonville Beach, FL 32250**

To whom it may concern:

I hereby authorize Beer 30, Inc. to apply for a Conditional Use Application for property located at 1237 Penman Road, Jacksonville Beach, FL 32250 for use as a drinking establishment.

Best regards,

JBCT Sunrise, LLC

A handwritten signature in black ink, appearing to read 'Jeff Terwilliger', is written over the typed name.

Jeff Terwilliger
Manager
JBCT Sunrise, LLC

MINOR INTERIOR ALTERATIONS OF AN EXISTING RESTAURANT FOR:

HOMESTEAD RESTAURANT

1245-1257 PENMAN ROAD JACKSONVILLE BEACH, FLA. 32250

PROJECT/CODE SUMMARY

PROJECT NAME: HOMESTEAD RESTAURANT
 PROJECT ADDRESS: 1245-1257 PENMAN ROAD JACKSONVILLE BEACH, FLA. 32250
 LOCAL JURISDICTION: JACKSONVILLE BEACH BUILDING & SAFETY
 ZONING: JC-1

BUILDING CODES: 2014 FLORIDA BUILDING CODE (5th EDITION)
 2014 FLORIDA EXISTING BUILDING CODE (5th EDITION)
 2014 WORK AREA COMPLIANCE METHOD (CHAPTERS 5-13)
 --- THE RENOVATIONS OF THE EXISTING SPACE CONSTITUTES A LEVEL 2 ALTERATION AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 & 8, 2014 EXISTING BUILDING CODE (5th EDITION)
 --- LEVEL 2: LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT
 2014 FLORIDA MECHANICAL CODE (5th EDITION)
 2014 FLORIDA PLUMBING CODE (5th EDITION)
 2012 FIRE PREVENTION CODE (5th EDITION)
 * NFPA 1
 * NFPA 103
 2011 NATIONAL ELECTRICAL CODE

OCCUPANCY TYPE: GROUP A-2 (ASSEMBLY)
 CHAPTER 3

FIRE RESISTANCE: UNPROTECTED, SPRINKLED
 CHAPTER 4 & 7

SQUARE FOOTAGE: ±3,925 GROSS S.F.
 CHAPTER 5
 STORES: 1

CONSTRUCTION TYPE: III-A
 CHAPTER 6

OCCUPANT LOAD/EGRESS: 157 OCCUPANTS
 CHAPTER 10
 * TABLE 1004.1.2 SEE BREAKDOWN SHEET A-3
 ** EDGESS WIDTH
 ** DOORS 2 x 187 = 33.4" REQ. (144" PROVIDED)
 ** STAIRS
 ** MAX TRAVEL DIST. 31'-0"
 ** MIN. EDGESS WIDTH 36"
 * TOTAL EXITS 3 PROVIDED (2 REQUIRED)

2014 FLORIDA ACCESSIBILITY:

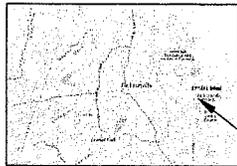
100% ADA COMPLIANT: YES
 VERTICAL ACCESSIBILITY: N/A
 IDENTIFY 200% HANDICAP UPDATES: N/A
 AN ACCESSIBLE ENTRANCE: YES
 AN ACCESSIBLE ROUTE TO ALTERED AREA: YES
 ACCESSIBLE RESTROOM: YES
 ACCESSIBLE FOUNTAIN: N/A
 ADDITIONAL ACCESSIBLE ELEMENTS: FFC 410.3

PLUMBING REQUIREMENTS - OCCUPANCY USE (A-2)

DISBURSE LOAD: PER FFC TABLE 157 / 2 = 84 MEN 84 WOMEN
 WATER CLOSET REQUIREMENTS: PER FFC TABLE 403.1(1)
 URINALS: PER FFC TABLE 403.1(1)
 WATER HEATER: PER FFC TABLE 403.1(1)

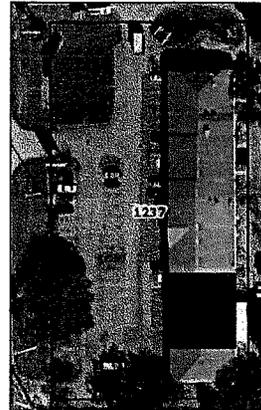
TYPE	PER FFC 403.1(1) REQUIRED	PROVIDED
LAV.	1	2
W.C.	2	3
LAV.	1	2
W.F.	N/A	N/A
SERVICE	1	1

DECLARATIVE STATEMENT: IT IS TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH 2014 FBC 5th EDITION 110.8.4.4 AND CHAPTER 633, FLORIDA STATUTES



COUNTY MAP

SEE LOCATION MAP



KEY MAP

PROJECT LOCATION SEE PLANS

THE CONTRACTOR SHALL MAKE AVAILABLE TO THE BUILDING INSPECTOR ANY DOCUMENTATION NECESSARY TO VERIFY THAT ALL PRODUCTS REQUIRING PRODUCT APPROVAL PER FS 553.842 ARE IN COMPLIANCE

SCOPE OF WORK

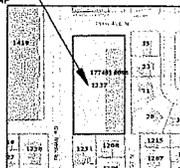
THIS IS AN EXISTING RESTAURANT AND REMAINING AS A RESTAURANT UNDER NEW OWNERSHIP. THE SCOPE OF WORK CONTAINED IN WORK AREA ONLY AS PER PLANS. ALL OTHER AREAS REMAIN AS IS AND REQUIRE NO ALTERATIONS OR WORK. THIS TENANT'S PLUMBING, ELECTRICAL, MECHANICAL AND GAS SYSTEMS REMAIN AS IS AND REQUIRES NO ALTERATIONS OR WORK. ALL EQUIPMENT IS EXISTING AND REMAINS AS IS UNLESS NOTED OTHERWISE WITHIN THE EQUIPMENT PLAN. THERE IS NO ADDITIONAL LOAD APPLIED TO THE ELECTRICAL SERVICE, NOR IS THERE AND ADDITIONAL LOAD TO THE MECHANICAL SYSTEM OR ADDITIONAL PLUMBING REQUIRED FOR THIS PROJECT.

SEE PARCEL MAP



LOCATION MAP

SEE KEY MAP



PARCEL MAP

GENERAL NOTES:

- All construction must comply with all governing codes.
- ADA Issues will comply to the Accessibility Codes as established by the local governing codes.
- All contractors & sub-contractors will thoroughly familiarize themselves with these construction documents & will verify existing site & building condition prior to submitting a bid.
- Sub-contractors before starting their work will check & verify their particular related requirements for compliance along with measurements, surface levels, & surface conditions near & about their work. It will be concluded that each bidder understands & knows what will be required.
- The Architect & his professional consultants will not have control of & will not be responsible for construction means, methods, sequences, or safety precautions in connection with the work on the project or for the acts or omissions of the contractor, sub-contractor, or any other persons performing any of the work on this site.
- All contractors will provide adequate bracing and/or shoring to insure structural stability of the building & all related building components, (i.e.) Structural Walls, Interior Wall Assemblies etc. during the construction phase of this project.
- All work will be coordinated with other trades in order to avoid interference & preserve maximum headroom & avoid obstructions. Each contractor will include all miscellaneous items required by code & needs to complete this work.
- All material used will be new & bear UL labels where required & meet appropriate NEMA standards.
- Layout all partitions before beginning construction to prevent errors by discrepancy. All door partitions will be installed as noted on the drawings. DO NOT SCALE THE DRAWINGS.
- Verify all dimensions in the field prior to ordering, cutting and/or installing material, product or equipment. In the event of any discrepancies, contact the Architect before proceeding with that work.
- All sub-contractors will provide a certificate of insurance to the owner prior to starting any work on this project. Certificate of insurance cannot be terminated or canceled without 10 days prior written notice to the owner.
- No substitutions of any kind for materials specified on these construction documents is allowed. No "Equivalent" substitutions will be made, unless approved in writing by the Architect & approved by the owner due to the lack of availability of original.
- Each contractor is responsible for the first class workmanship & will assume all responsibility for the care & protection of his own work & material from damage. He will make good any damage to his own or other work caused by himself or workmen employed by him.
- Each contractor will abide by local area standards & related OSHA standards for the safety of their employees on site. The Architect & his professional consultants will be held harmless by the owner, GC, and related awarded trades, on this project for accidents or injuries caused or occurred on this property during construction phases of this project.
- Should Fire Alarm & sprinkler drawings become a requirement, it will be the responsibility of the sub-contractor and to be submitted as separate permit issues.

DRAWING INDEX:

- ARCHITECTURAL
- 0-1 COVER/CODE SUMMARY/PROJECT INFO
- 0-1 DEMOLITION PLAN
- 1-1 FLOOR PLAN
- A-2 EQUIPMENT PLAN
- A-3 LIFE SAFETY PLAN

ELECTRICAL - NO NEW ELECTRICAL LOAD APPLIED

PLUMBING - NO NEW PLUMBING

MECHANICAL - NO CHANGE

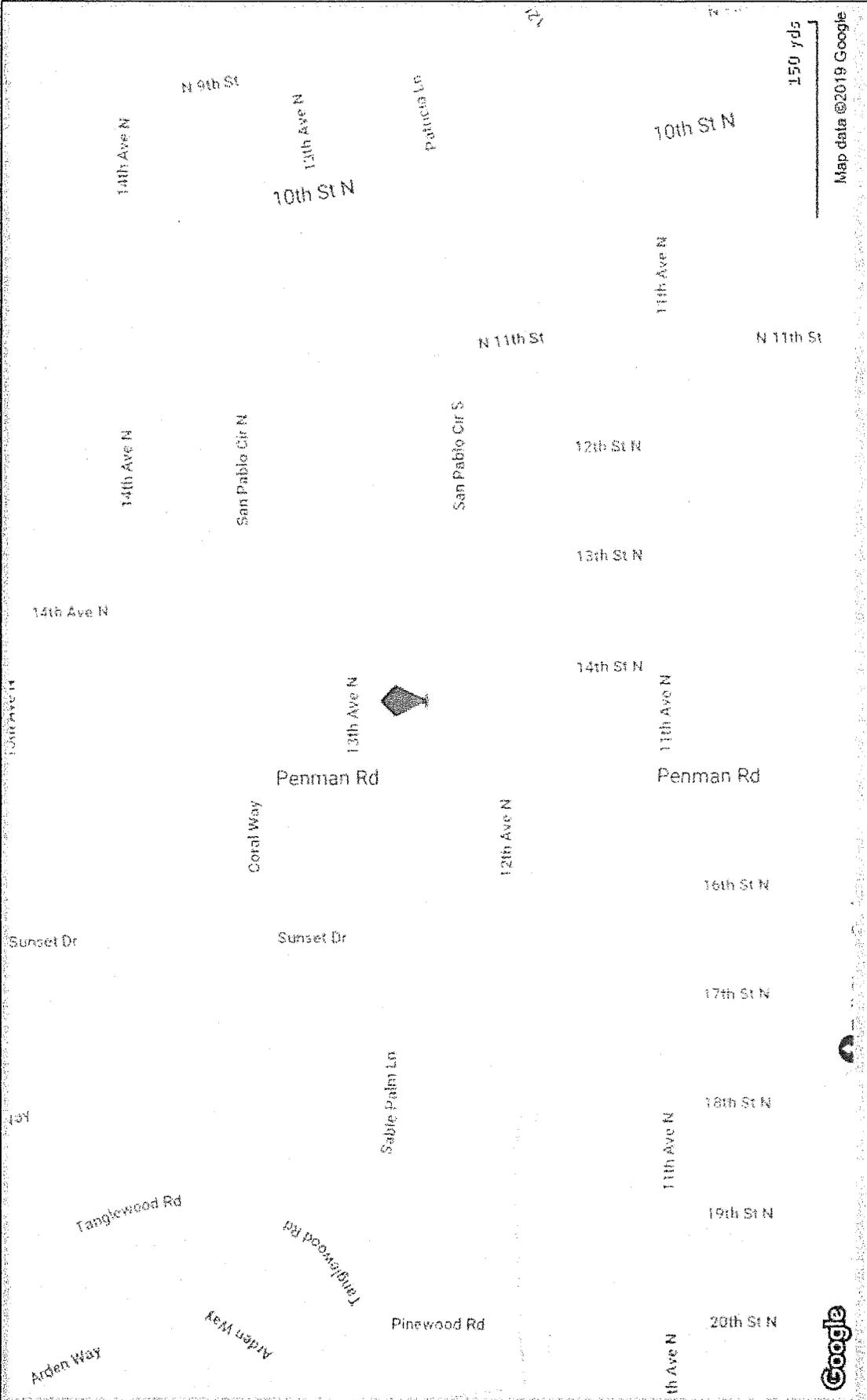


PC#7-19

PC#7-19

Aerial / Map Report

Penman Square
1237-1289 Penman Rd - Jacksonville Beach, FL 32250

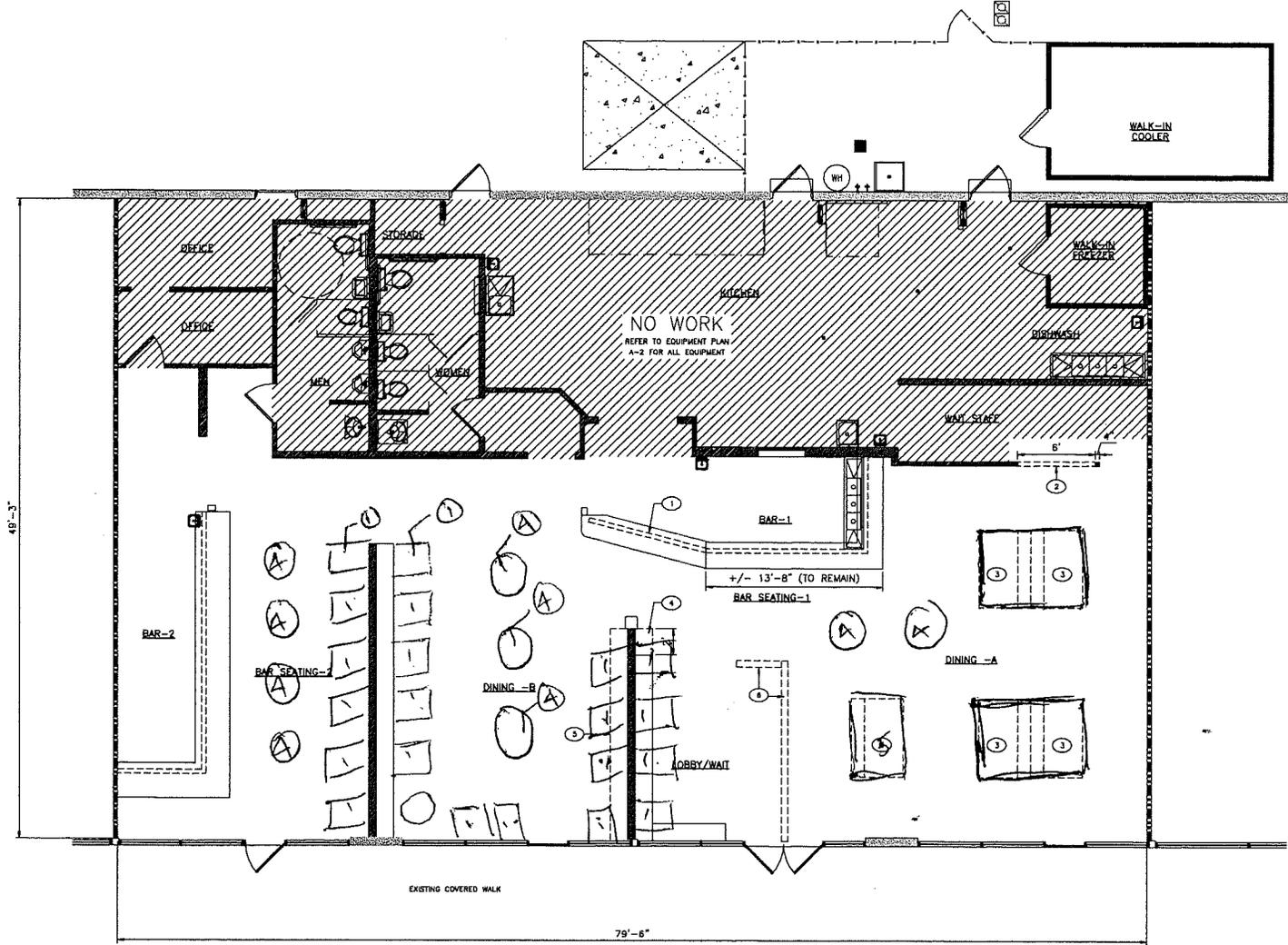


We make no guaranty as to the accuracy of the above. Opinions and estimates are SVR's judgment as of the release date, subject to change. Redistribution without our consent is prohibited.
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3/25/2019



DC#17-19



EXISTING FLOOR PLAN

ⓧ DEMO NOTES

1. REMOVE THIS PORTION OF BAR & ASSOCIATED KNEE WALL.
 2. PROVIDE OPENING PER DIMENSION, SILL @ 34" A.F.F. & HEAD @ 7'-0" A.F.F.
 3. REMOVE ~~WOOD-GRIP~~ ~~ADHESIVE-EQUIPMENT~~ ~~ADHESIVE~~ ~~CLG-GRIP~~ IS REQUIRED FOR A CONTINUOUS CLG.
 4. REMOVE PORTION OF BUILT-IN BENCH & REPAIR WALL TO SMOOTH LIKE FINISH TO MATCH EXISTING.
 5. REMOVE ENTIRE BENCH, REPAIR WALL TO SMOOTH LIKE FINISH TO MATCH EXISTING.
 6. REMOVE ENTIRE WALL PARTITION
1. Arcade Ganks
 3. Pool Tables
 4. High top tables
 5. Bumper Pool table

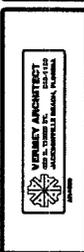
DECLARATIVE STATEMENT: IT IS TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY LOCAL AUTHORITY IN ACCORDANCE WITH 2014 FBC 5th EDITION 116.8.4.4 AND CHAPTER 833, FLORIDA STATUTES.

PARTITION LEGEND

	Existing Partition Wall
	Existing Partition Wall to be Demolished
	Demolition
	Demolition
	Demolition
	Demolition

DEMOLITION PLAN SCALE: 1/8"=1'-0"

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CONDITIONAL USE APPLICATION

RECEIVED

PC No. 8-19
AS/400# 19-100043
HEARING DATE 4/22/19

MAR 26 2019

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Shine Holistic Wellness
Mailing Address: 353 6th Avenue South
Jax, BEACH, FL 32250

Telephone: 904-588-5361
Fax: _____
E-Mail: massagetherapyacademy353@gmail.com

Applicant Name: CARLA Morello
Mailing Address: 353 6th Ave. South
JGA BCH, FL 32250

Telephone: _____
Fax: _____
E-Mail: _____

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

Agent Name: CARLA Morello
Mailing Address: Same as above

Telephone: 904 588 5361
Fax: _____
E-Mail: gtree0928@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: 353 6th Ave. S, Jax BCH, FL 32250

Legal Description of property (attach copy of deed): See Attached Deed

Current Zoning Classification: 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.

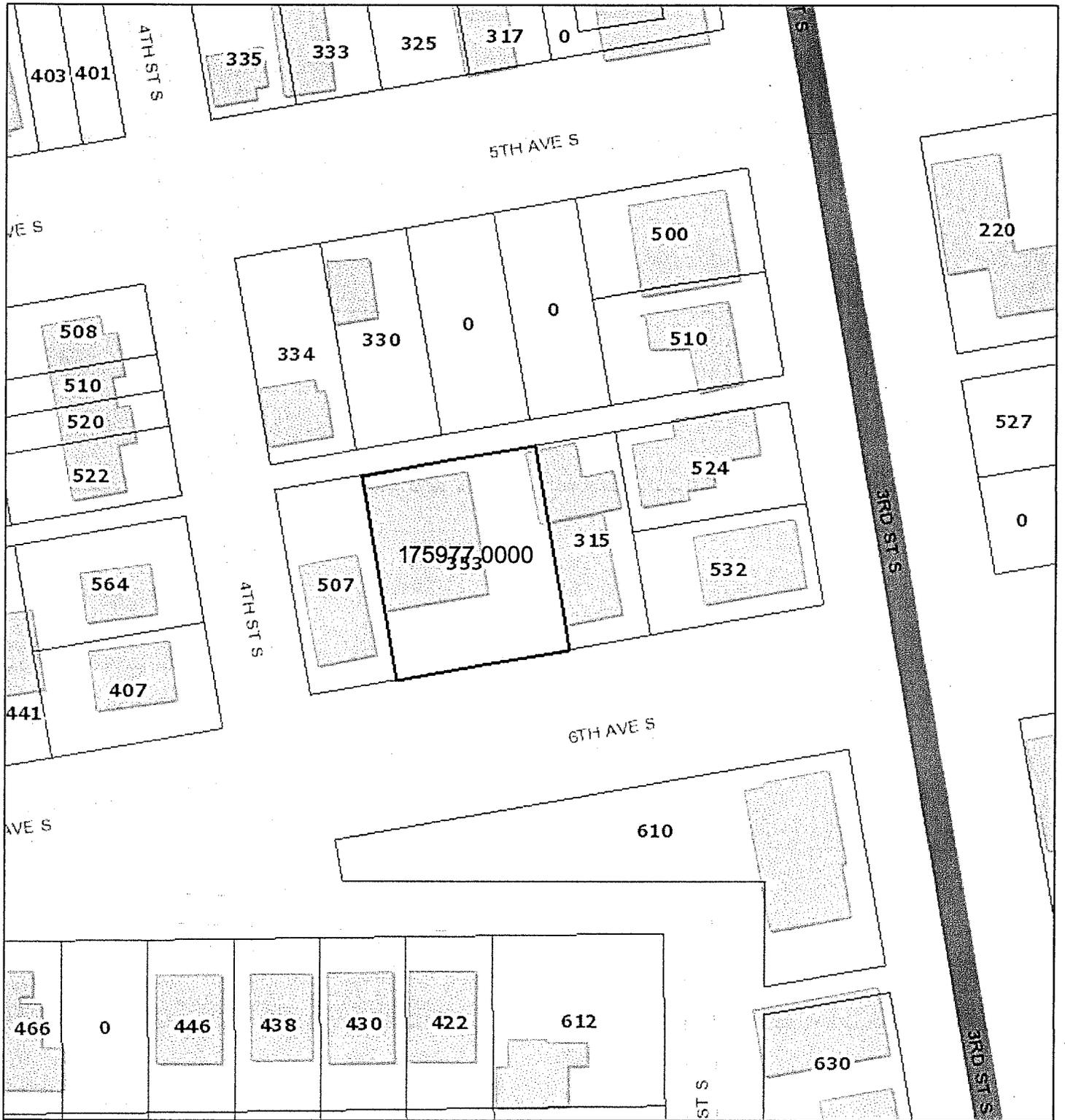
Code section(s) applicable to the requested conditional use: 34-342 (d) (12) Educational/Svs,

Describe the proposed conditional use and the reason for the request: Massage Therapy Academy will be a massage tradeschool providing education training to individuals who wish to learn & become licensed massage therapists in the State of Florida

Applicant Signature: [Signature] Date: 3-21-19

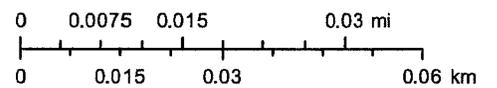
Duval Map

PC#8-19



March 27, 2019

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community