



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, December 10, 2018

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#28-18 319 23rd Avenue South**

Conditional Use Application for new outdoor restaurant seating at an existing restaurant, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(20) of the Jacksonville Beach Land Development Code, (*Cruisers Grill*)

(B) **PC#29-18 308 3rd Street South**

Conditional Use Application for a Medical Marijuana Treatment Center Dispensing Facility, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d) (23) of the Jacksonville Beach Land Development Code (former *33 Star* retail location; Applicant - *Medmen*)

(C) **PC#30-18 427 2nd Avenue North (previously part of 429 2nd Avenue North)**

Conditional Use Application for a single-family residential dwelling located in a *Residential, multiple-family: RM-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, January 14, 2018.

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: December 3, 2018
RE: December 10, 2018, Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming Monday, December 10, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#28-18 **Conditional Use Application**

Owner: Handmade Properties
490 Osceola Avenue
Jacksonville Beach, FL 32250

Applicant: Cruisers Grill J.B., Inc.
490 Osceola Avenue
Jacksonville Beach, FL 32250

Location: 319 23rd Avenue South (*Cruisers Grill*)

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

Comments: The subject property (*Cruisers Grill*) is located on the north side of 23rd Avenue South, west of 3rd Street and has existed as a restaurant since 1996. The restaurant existed since 1996 with legal nonconforming outdoor restaurant seating. The applicant is now planning substantial improvements to the restaurant and plans to relocate and expand its outdoor seating areas. The applicant was advised by staff that conditional use approval would be required for the new and expanded outdoor restaurant area due to the nature and extent of the improvements on the property.

Adjacent uses include commercial to the north, commercial uses in the shopping center to the west, a bank to the south across 23rd Avenue South, and commercial uses and condominiums to the east across 3rd Street. The reconfiguration of the existing patio and addition of new outdoor restaurant seating at this established restaurant should not negatively impact adjacent properties.

PC#29-18

Conditional Use Application

Owner: 308 Third Street South, LLC
24733 Harbour View Drive
Ponte Vedra Beach, FL 32082

Applicant: MME Florida, LLC (Medmen)
106 E. College Ave, Suite 810
Tallahassee, FL 32301

Agent: Tara Tedrow, Esq.
215 North Eola Drive
Orlando, FL 32801

Location: 308 3rd Street South (former 33 Star)

Request: **Conditional Use Approval** for a Medical Marijuana Treatment Center Dispensing Facility, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d) (23) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the southwest corner of 3rd Street South and 3rd Avenue South, and most recently existed as a retail establishment (*33 Star*). The applicants are planning to purchase the property and renovate the building for use as a Medical Marijuana Treatment Center Dispensing Facility (retail). Pursuant to Ordinance 2018-8104, adopted in February of 2018, Medical Marijuana Dispensing Facilities are now listed as a conditional uses in *Commercial, limited: C-1* zoning districts. The applicant's agent was advised by staff of the new zoning regulations and has now applied for conditional use approval at this location.

Adjacent uses include a drinking establishment to the immediate the north, a vacant lot and commercial offices to the west, an auto parts store to the immediate south, and a doctor's office and restaurants to the east across 3rd Street. Dispensing facilities are subject to limited hours of operation from 7:00 am to 9:00 pm, and may not be located with 500 feet of another dispensing facility, or school. There are no other dispensing facilities in Jacksonville Beach presently, and no elementary, middle, or secondary schools exist within 500 feet. The proposed use should not negatively impact adjacent properties.

PC#30-18

Conditional Use Application

Owner/
Applicant: Carol Stratman and Kevin Keenan
23 Hanover Rd
Pleasant Ridge, MI 48069

Agent: Mera Keenan
429 2nd Avenue North
Jacksonville Beach, FL 32250

Location: 427 2nd Avenue North (*previously part of 429 2nd Avenue North*)

Request: **Conditional Use Approval** for a single-family residential dwelling located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-342 (d) (12) of the Jacksonville Beach Land Development Code.

Comments: The subject property (Lot 9, Block 35, Atlantic Park) is located on the north side of 2nd Avenue North between 4th and 5th Streets North, and previously existed as part of a multi-lot, multiple family residential property that until approximately a year ago was under one ownership (Lots 8-12, Block 35, Atlantic Park). The building on the subject property originally existed as an accessory structure to the house at 429 2nd Avenue North, which is located directly to the west.

It is not clear when the residential dwelling unit was added above the detached garage on Lot 9, as the City's permit records do not show the addition. In April of 2018, Lots 8 and 9 were sold to new and separate property owners, creating two non-conforming single-family residential dwellings. The new owners of Lot 9 now wish to make improvements to the property and were advised by staff that conditional use approval would be required for the single-family use in a multi-family zoning district in order to apply the permits required for their proposed improvements.

Adjacent uses include single-family homes to the west, a church to the south across 2nd Avenue North, a single-family home to the east (that received conditional use approval under PC# 6-18 in March, 2018), and multi-family, office, and parking lot to the north across the alley. The existing use of single-family will not negatively impact adjacent properties and is a decrease in density from what could be permitted in *RM-1* zoning. Approval would allow the new property owner to proceed with planned improvements.



CONDITIONAL USE APPLICATION

PC No. 28-18

AS/400# 18-100202

HEARING DATE 12-10-18

NOV - 5 2018

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: HANDMADE PROPERTIES
Mailing Address: 990 OSCEOLA AVE
JACKSONVILLE BEACH, FL 32250

Telephone: 904.372.0975
Fax: _____
E-Mail: BOBBY@CRUSERSGRILL.COM

Applicant Name: CRUSERS GRILL JB, INC.
Mailing Address: 490 OSCEOLA AVE
JACKSONVILLE BEACH, FL
32250

Telephone: 904.372.0975
Fax: _____
E-Mail: BOBBY@CRUSERSGRILL.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: 319 23RD AVENUE SOUTH

Legal Description of property (attach copy of deed): LOTS 5, 6 & 12, BLOCK 12 OF OCEAN PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED AS RECORDED IN PLAT BOOK (3 PAGES) 30, OF THE PUBLIC RECORDS

Current Zoning Classification: C1 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.

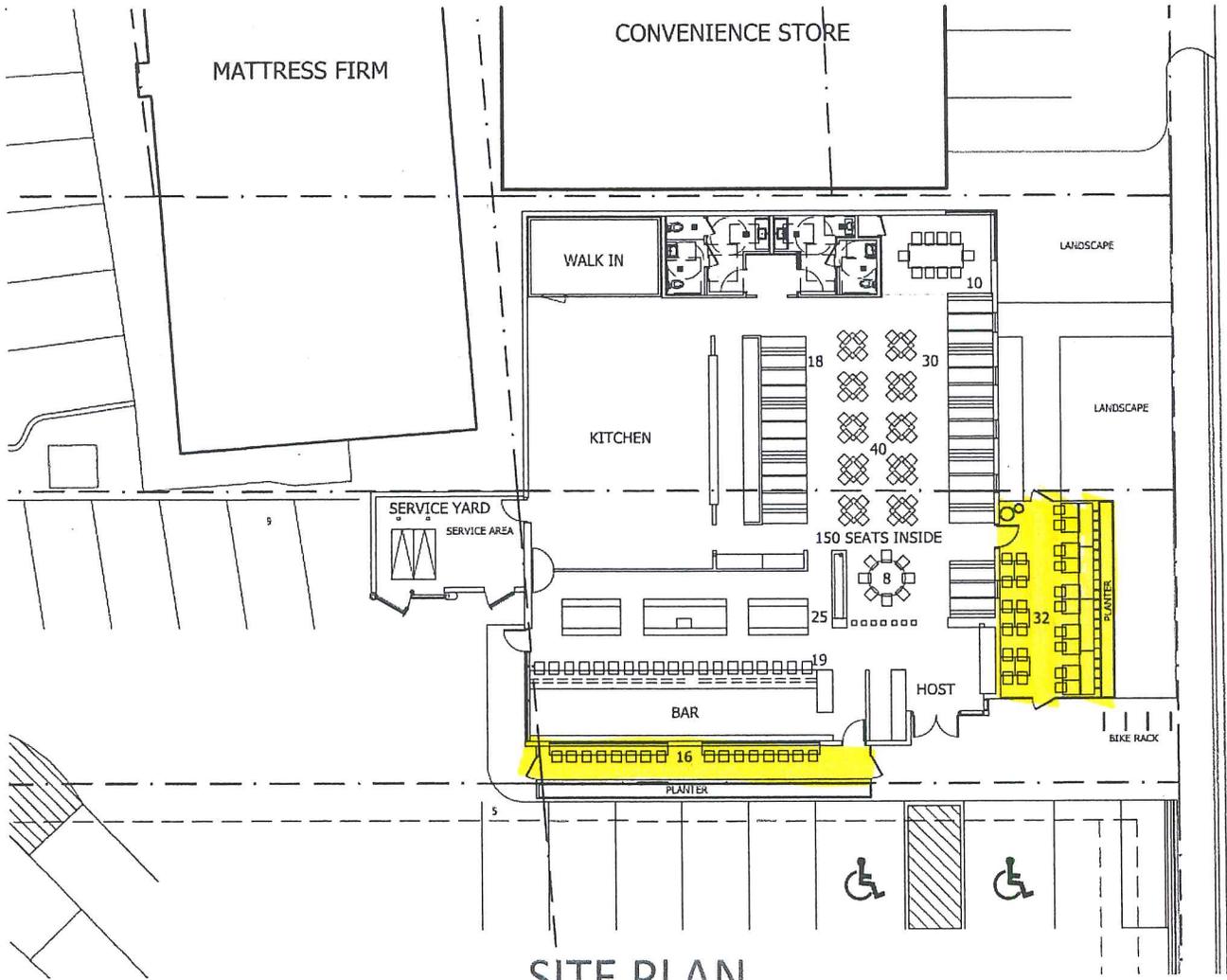
Code section(s) applicable to the requested conditional use: 34-342 (d) (20)

Describe the proposed conditional use and the reason for the request: OUTDOOR SEATING AND BAR FOR RESTAURANT SEATING AREA WILL BE SEPARATE FROM BAR AREA.

Applicant Signature: [Signature] Date: 11/5/18

RECEIVED
PC# 28-18
NOV - 7 2018

PLANNING & DEVELOPMENT

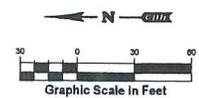
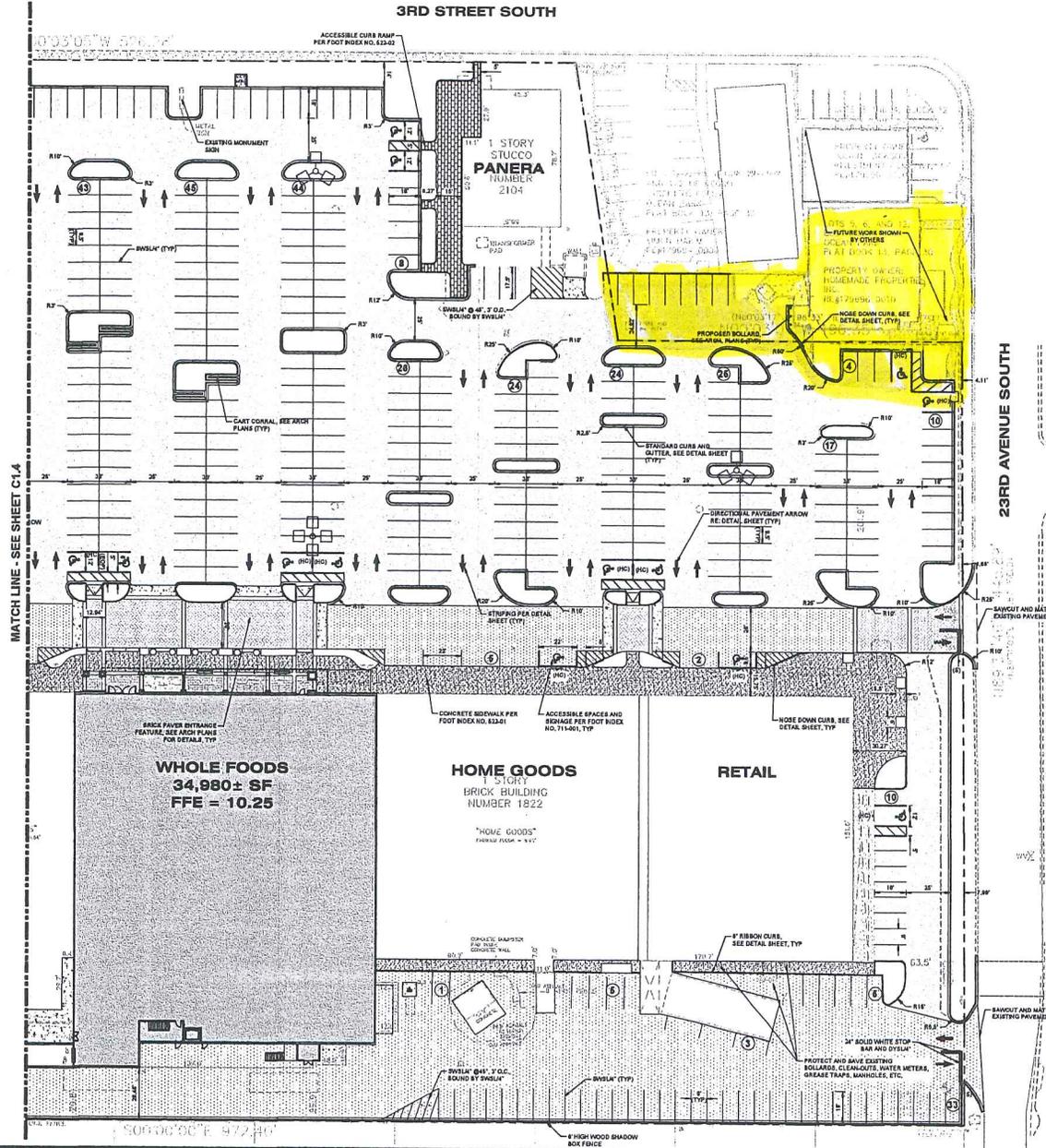


SITE PLAN

RECEIVED

PC# 28-18
NOV - 7 2018

PLANNING & DEVELOPMENT



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	SIDEWALK
[Symbol]	CONCRETE
[Symbol]	STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	HEAVY DUTY ASPHALT
[Symbol]	BRICK PAVERS - SEE ARCH PLANS
[Symbol]	BRICK PAVER PATIO
[Symbol]	PARKING SPACE COURT
[Symbol]	HANDICAP RAMP 1:12 SLOPE (MAX)
[Symbol]	SINGLE WHITE SOLID LINE
[Symbol]	SINGLE YELLOW SOLID LINE
[Symbol]	DOUBLE YELLOW SOLID LINE
[Symbol]	SINGLE WHITE DASHED LINE
[Symbol]	SINGLE BROKEN YELLOW LINE

NOTE:
ITEMS SHOWN SCREENED REPRESENT EXISTING CONDITIONS. ITEMS SHOWN BOLD REPRESENT PROPOSED CONDITIONS.

cph
www.cphcorp.com
A Full Service
A & E Firm
1280 Buford Road, Suite 220
Jacksonville, FL 32218
Tel: 904.331.2888
Plans Prepared By:
CPH, Inc.
State of Florida License:
Engineer No. 3741
Surveyor No. 12,742
Architect, No. EA2008182
Landscape No. LC080220

No.	Date	Revision
1		
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12		
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14		

Designed: W. Olaszewski
Drawn: P. Ranzueli
Checked: W. Olaszewski
Job No.: RD115
Date: 04/2018

SITE DIMENSION PLAN

regency centers
PABLO PLAZA
CITY OF JACKSONVILLE BEACH / FLORIDA

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS. SEE GENERAL NOTES FOR MASTER LEGEND.

Sheet No.
C1.5



CONDITIONAL USE APPLICATION

PC No. 29-18
AS/400# 18-100203
HEARING DATE 12-10-18

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 non-refundable fee of \$500.00.

RECEIVED

APPLICANT INFORMATION

NOV - 9 2018

Land Owner's Name: 308 Third Street South LLC
Mailing Address: 24733 Harbour View Drive
Pointe Vedra Beach, FL 32082

Telephone: _____
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

Applicant Name: MME Florida, LLC d/b/a Medmen
Mailing Address: 106 E. College Ave. Suite B10
1 Tallahassee, FL 32301

Telephone: (407) 418-6361
Fax: (407) 843-4444
E-Mail: Tara.Tedrow@lowndes-law.com

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

Agent Name: Tara Tedrow, Esquire
Mailing Address: 215 N. Eola Drive
Orlando, FL 32801

Telephone: (407) 418-6361
Fax: (407) 843-4444
E-Mail: Tara.Tedrow@lowndes-law.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: 308 S. 3rd Street/RE# 175802-0000

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

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.

34-342(d)(23)

Code section(s) applicable to the requested conditional use: Ordinance 2018-8104

Describe the proposed conditional use and the reason for the request: _____
The proposed conditional use is for a medical marijuana dispensary. Pursuant to Ordinance 2018-8104 a medical marijuana treatment center dispensing facility requires conditional use approval. The site is not located within 500 feet of a secondary school and the proposed use is consistent with other Commercial uses in the area.

Applicant Signature: Date: 11/05/18

RECEIVED

PC#29-18

NOV - 9 2018

Conditional Use Application
City of Jacksonville Beach

Re: Agent Authorization

PLANNING & DEVELOPMENT

To Whom It May Concern:

I, Tnessa Anderson as member of 308 THIRD STREET SOUTH LLC, a Florida limited liability company, the owner of the real property located at 308 S. 3rd Street, Jacksonville Beach, Florida 32250 (the "Property"), do hereby authorize Tara L. Tedrow to execute, apply for and obtain any applications, permits or other documents related to improvements and approvals for their use of the Property as a medical marijuana treatment center dispensing facility.

Sincerely,

308 THIRD STREET SOUTH, LLC, a
Florida limited liability company

Tnessa Anderson
Name: Tnessa Anderson

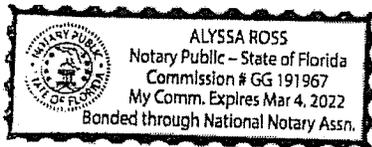
STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 03 day of Nov, 2018 by Tnessa Anderson, as manager/member of 308 THIRD STREET SOUTH LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced Florida Drivers License as identification.

(NOTARY SEAL)

Alyssa Ross
Signature of Notary Public

Alyssa Ross
Typed or Printed Name of Notary
Commission No.: GG191967
My Commission Expires: March 4, 2022

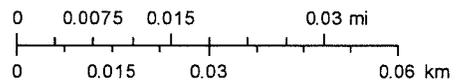


Duval Map



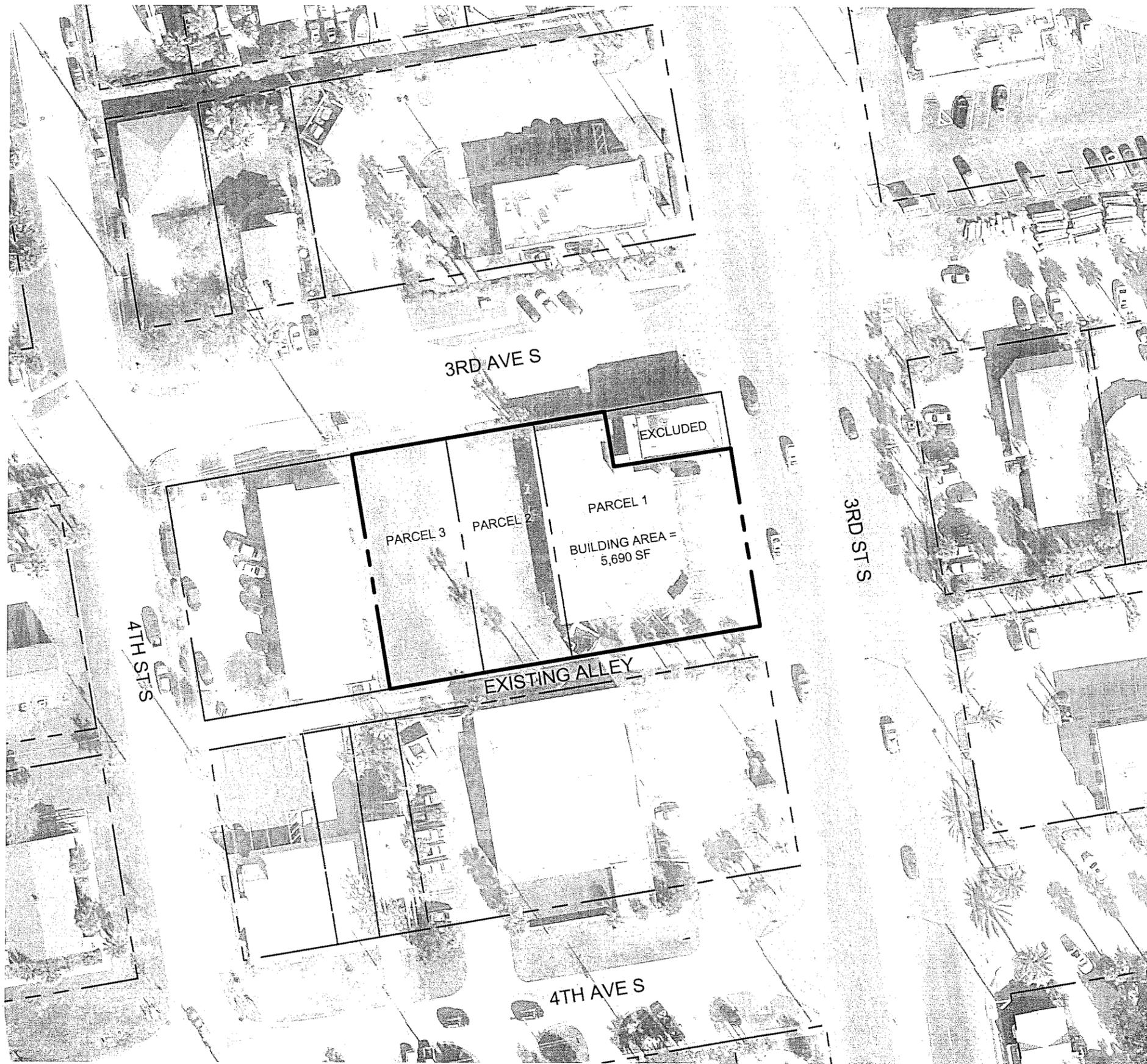
October 9, 2018

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

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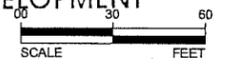
PC #29-18

NOV - 9 2018



LEGEND

PROPERTY LINE
PLANNING & DEVELOPMENT



PROJECT DATA

PROJECT NAME:	MEDMEN JACKSONVILLE BEACH
PROPERTY IDS:	
PARCEL 1:	175802-0000
PARCEL 2:	175803-0000
PARCEL 3:	175804-0000
ADDRESS:	308 3RD STREET
CURRENT USE:	1191 STORE RETAIL AND 1000 VACANT COMMERCIAL
PROPOSED USE:	MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY
FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	JC-1 COMMERCIAL, LIMITED
FEMA FLOOD ZONE:	ZONE X OR D, FIRM #12031C0417H, DATED JUNE 3, 2013
LAND AREA:	
	PARCEL 1: 0.25 AC
	PARCEL 2: 0.14 AC
	PARCEL 3: 0.15 AC
	TOTAL: 0.54 AC

CONDITIONAL USE PLAN

MEDMEN - JACKSONVILLE BEACH
308 3RD ST
JACKSONVILLE BEACH, FL 32250

DATE
11/07/2018

PROJECT NO.

SHEET NUMBER

C-100

Introduced by: Council Member Wilson
1st Reading: February 5, 2018
2nd Reading: February 19, 2018

ORDINANCE NO. 2018-8104

AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING ARTICLE IV. DEFINITIONS TO ADD DEFINITIONS FOR “MEDICAL MARIJUANA TREATMENT CENTER”, “MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY” AND “PHARMACY”, BY AMENDING ARTICLE VIII, SECTION 34-343 TO ADD “MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY” AND “PHARMACY” TO THE LIST OF PERMITTED USES IN THE COMMERCIAL GENERAL: C-2 ZONING DISTRICT, BY AMENDING SECTIONS 34-342 AND 34-345 TO ADD “MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITY” AND “PHARMACY” TO THE LIST OF CONDITIONAL USES IN COMMERCIAL LIMITED: C-1 AND CENTRAL BUSINESS DISTRICT: CBD ZONING DISTRICTS, BY AMENDING ARTICLE VIII SUPPLEMENTAL STANDARDS, DIVISION 2, TO CREATE A NEW SECTION 34-408 MEDICAL MARIJUANA TREATMENT CENTER DISPENSING FACILITIES AND PHARMACIES FOR THE INCORPORATED AREA OF THE CITY, AND PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE:

WHEREAS, the City of Jacksonville Beach has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 & 166, Florida Statutes; and Section 381.986, Florida Statutes; and

WHEREAS, the voters of Florida and the City of Jacksonville Beach approved Amendment 2 titled “Use of Marijuana for Debilitating Medical Conditions” in November 2016, authorizing the use of medical marijuana in the State of Florida; and

WHEREAS, the Florida legislature passed Senate Bill 8-A in reponse to Amendment 2, which governs the licensure and application process for the growth, processing, administering and dispensing of qualifying medical marijuana products in the State of Florida; and

WHEREAS, the State has provided local jurisdictions with the option to allow medical marijuana treatment center dispensing facilities within their jurisdictional boundaries regulated no more stringently than pharmacies, or to ban them altogether; and

WHEREAS, the City has conducted public meetings regarding Medical Marijuana Treatment Center Dispensing Facilities before the Planning Commission and the City Council where residents and interested persons were given an opportunity to be heard; and

WHEREAS, the City recognizes the desire of its voters to have access to medical marijuana to treat debilitating medical conditions; and

WHEREAS, the Jacksonville Beach Planning Commission, after notice and public hearing, has considered the ordinance permitting the operation of Medical Marijuana Treatment Center Dispensing Facilities and has presented its recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Recitals. The above recitals are ratified and confirmed as being true and correct and are made a part of this Ordinance and adopted as legislative findings.

SECTION 2. Amendment of City Code. That Article IV. Definitions is hereby amended to add definitions, in proper alphabetical order, new definitions for *Medical Marijuana Treatment Center* and *Medical Marijuana Treatment Center Dispensing Facility*, and *Pharmacy* as follows¹:

Section 34-41. General

Medical Marijuana Treatment Center means a facility licensed by the Florida Department of Health that can cultivate, process, transport, or dispense marijuana or marijuana related products.

Medical Marijuana Treatment Center Dispensing Facility means a facility or business operated by a Medical Marijuana Treatment Center (MMTC), or other organization or business holding all necessary state licenses and permits and where marijuana and products derived therefrom are dispensed at retail in accordance with all other applicable local, state and federal laws.

Pharmacy means a retail store where prescription and other medicines and related products are dispensed and sold retail as the principal use, and where the retail sale of other miscellaneous goods may also be permitted.

SECTION 3. That Article VII, Section 34-342 of the City of Jacksonville Beach Code of Ordinances or Land Development Code is hereby amended to add the following provisions:

Section 34-342. Commercial Limited: C-1.

(b) Permitted uses.

(6) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping

¹ (~~strike through~~ text indicates deletions, underline text indicates additions).

goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.

(d) Conditional uses.

(22) Pharmacy

(23) Medical Marijuana Treatment Center Dispensing Facilities

SECTION 4. That Article VII, Section 34-343 of the City of Jacksonville Beach Code of Ordinances or Land Development Code is hereby amended to add the following provisions:

Section 34-343 Commercial General: C-2.

(b) Permitted uses.

(10) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.

(31) Pharmacy

(32) Medical Marijuana Treatment Center Dispensing Facilities

SECTION 5. That Article VII Section 34-345 of the City of Jacksonville Beach Code of Ordinances or Land Development Code is hereby amended to add the following provisions:

Section 34-345 Central business district: CBD.

(b) Permitted uses.

(4) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; restaurants; non-prescription drugs stores; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.

(d) Conditional uses.

(10) Pharmacy

(11) Medical Marijuana Treatment Center Dispensing Facilities

SECTION 6. That Article VIII, Section 34-408 is hereby added to the City of Jacksonville Beach Code of Ordinances or Land Development Code and is hereby amended to add the following new provisions:

Section 34-408 – Medical Marijuana Treatment Center Dispensing Facilities and Pharmacies.

a) Medical Marijuana Treatment Center Dispensing Facilities

- 1) Proximity. A medical marijuana treatment center dispensing facility may not be located within 500 feet of the real property that comprises another medical marijuana treatment center dispensing facility, or a public or private elementary school, middle school, or secondary school, pursuant to Florida Statutes 381.986 (11)(c).
- 2) Hours of Operation. A medical marijuana treatment center dispensing facility may not operate between the hours of 9:00 pm and 7:00 am, as set forth in Florida Statute 381.986 (8)(f)(4)

b) Pharmacies

- 1) Hours of Operation. A pharmacy may not operate between the hours of 9:00 pm and 7:00 am.
- 2) A pharmacy operating legally before the date of adoption is exempt from complying from the above restriction related to hours of operation.

SECTION 7. That this ordinance shall take effect upon its adoption by the City Council.

SECTION 8. That if any section, subsection, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 9. All ordinances, resolutions, official determinations or parts thereof previously adopted or entered into by the City or any of its officials and that are in conflict with this ordinance are repealed to the extent inconsistent herewith.

AUTHENTICATED THIS 19th DAY OF February, A.D., 2018.



William C. Latham, Mayor



Laurie Scott, City Clerk



CONDITIONAL USE APPLICATION RECEIVED

PC No. 30-18

AS/400# 18-100205

HEARING DATE 12/10/18

NOV 11 2018

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: Carol Stratman
Mailing Address: 23 Hanover Rd.
Pleasant Ridge MI 48069

Telephone: 248 214 4097
Fax: 248 398
E-Mail: CATSTRATMAN@YAHOO

Applicant Name: Carol Stratman
Mailing Address: SAME

Telephone: 248 214 4097
Fax: 248 398 6448
E-Mail: CATSTRATMAN
work # 248 398 2531

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

Agent Name: Mera Keenan
Mailing Address: 429 2nd Ave N.

Telephone: _____
Fax: _____
E-Mail: merakeenan@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: 427 2nd Ave N Jacksonville Beach

Legal Description of property (attach copy of deed): House FI

Current Zoning Classification: RM-1

Future Land Use Map Designation: replacing deck
Residential
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: 34-3 39(d)(2) Single-family dwelling

Describe the proposed conditional use and the reason for the request: we are trying to
replace a deck which will improve safety and increase
the value and appearance of neighborhood

Applicant Signature: Carol Stratman

Date: 11/11/18

RECEIVED

PC#30-18

NOV 11 2018

Carol Stratman
427 2nd Avenue N
Jacksonville Beach FL
248 214 4097

PLANNING & DEVELOPMENT

11/11/18

To Whom It May Concern,

The purpose of this letter is to verify that my daughter, Mera Keenan, has my permission to represent me with the City of Jacksonville. We have been attempting to acquire permission to replace a deck at our house there and I will not be in Florida to facilitate the paperwork.

Thank you in advance.

Sincerely,



Carol Stratman

[Faint, illegible text]

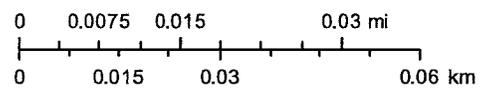
Duval Map

PC#30-18



November 14, 2018

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

MAP SHOWING BOUNDARY SURVEY OF
 LOT 9, BLOCK 35, ATLANTIC PARK, AS RECORDED IN PLAT BOOK 9,
 PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 CAROL STRATMAN AND KEVIN KEENAN
 FIFTH THIRD MORTGAGE COMPANY
 HILLCREST TITLE & TRUST AGENCY
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RECEIVED

PC#30-18

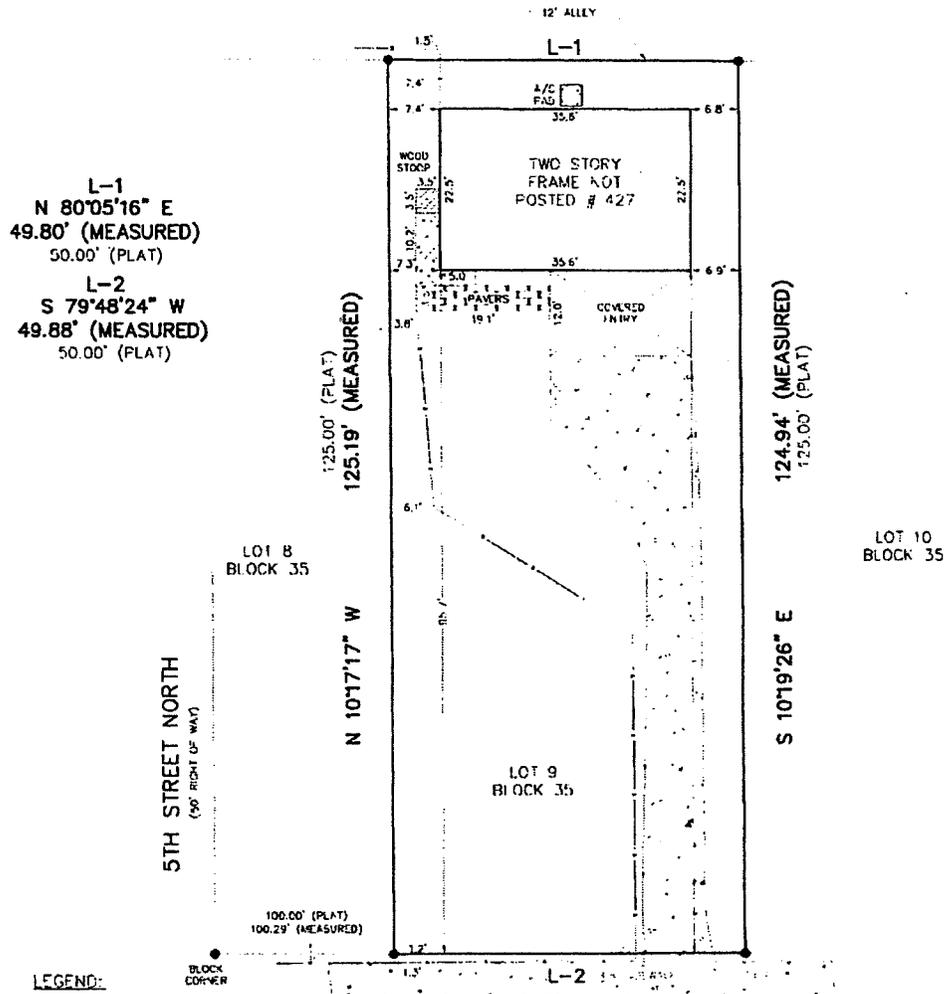
NOV 11 2018

LOT 5
BLOCK 35

LOT 4
BLOCK 35

LOT 3
BLOCK 35

PLANNING & DEVELOPMENT



L-1
 N 80°05'16" E
 49.80' (MEASURED)
 50.00' (PLAT)

L-2
 S 79°48'24" W
 49.88' (MEASURED)
 50.00' (PLAT)

125.00' (PLAT)
 125.19' (MEASURED)

124.94' (MEASURED)
 125.00' (PLAT)

5TH STREET NORTH
 (90° RIGHT OF WAY)

N 101°17'17" W

S 101°19'26" E

LOT 8
BLOCK 35

LOT 10
BLOCK 35

LOT 9
BLOCK 35

100.00' (PLAT)
 100.29' (MEASURED)

2ND AVENUE NORTH
 (FORMERLY KNOWN AS WILLARD AVENUE PER PLAT)
 (80' RIGHT OF WAY)

LEGEND:

- X - FENCE
- - CURBLINE
- - SET 1/2" REBAR STAMPED PS#146
- - FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- - 4"x4" CONCRETE MONUMENT
- A/C - AIR CONDITIONER

- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- PRC - POINT OF REVERSE CURVATURE
- PCC - POINT OF COMPOUND CURVATURE

NOTES

- BEARINGS ARE BASED ON THE ASSUMED BEARING OF N 101°17'17" W ALONG THE WESTERLY BOUNDARY LINE OF SUBJECT PARCEL.
- BY GRAPHIC PLOTTING ONLY, THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120078, PANEL 14312-B.
- THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS

DATE	DESCRIPTION

JOB # 34927 DATE OF FIELD SURVEY: 04-05-18 SCALE: 1" = 20'



Ray Thompson
SURVEYING, Inc.
 (Going the DISTANCE for You)
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS AND CRITERIA SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY CHAPTER 481, FLORIDA STATUTES, ADMINISTRATIVE CODE AND PART 10, SECTION 481.05, FLORIDA STATUTES.

 REGISTERED SURVEYOR OR MAPPER NO. 1146 STATE OF FLORIDA
 LICENSE BUSINESS NO. 7469

LAND SURVEYS O CONSTRUCTION SURVEYS SUBDIVISIONS