



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, February 26, 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), Bill Callan, Georgette Dumont, Britton Sanders
Alternates: Margo Moehring, Jason Lee
3. **Approval of Minutes:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**

(A) **PC#2-18** **1605 4th Street North**

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

(B) **PC#3-18** **4200 Ponte Vedra Blvd.**

Concept Plat Application for a proposed six lot single-family residential subdivision in a *Residential, single family: RS-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

(A) The next meeting is scheduled for March 12, 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: February 19, 2018
RE: February 26, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding two agenda items for the upcoming February 26, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#2-18 Conditional Use Application

Owner: Shirley Kalergis
2115 W Haven Street
Mt. Prospect IL, 60056

Applicant: John McPherson
1433 A1A South
Ponte Vedra Beach, FL 32082

Location: 1605 / 1607 North 4th Street

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

Comments: The subject property is located on the northeast corner of 15th Avenue North and 4th Street north. A duplex currently exists on the property built in 1955. The applicant is planning to purchase the property and wants to develop it into multiple-family residential. Staff advised the applicant that because the subject property is in a commercial zoning district, that conditional use approval would be required to develop the proposed townhouse project.

The applicant would like to build four attached fee-simple townhouses dwellings. The size of the subject property will support four attached fee-simple townhouses, and development as shown in the application may be subject to any required variances.

Adjacent uses include single-family to the west, office to the north, multi-family to the east, and multi-family and commercial to the south. The proposed use of townhouses on the subject property is consistent with the mixed use development pattern in the area.

PC#3-18

Concept Plat Application

Owner/
Applicant: Sedoma Investors, LLC.
Sean Mann, Manager
1112 3rd Street Suite 4
Neptune Beach, FL 32266

Location: 4200 Ponte Vedra Boulevard (Lots 8 & 9)

Request: **Concept Plat Approval** for a proposed six lot single-family residential subdivision in a *Residential, single family: RS-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development.

Comments: The subject property is located on the west side of Ponte Vedra Boulevard, and currently exists as two adjacent lots of record (Lots 8 & 9) in the *Ponte Vedra Unit 2* subdivision. The new owner / applicant wishes to subdivide the oversized lot into six new single-family lots that meet *Residential-single family: RS-1* zoning standards. All six of the proposed new lots are consistent with *RS-1* dimensional and lot size standards and Comprehensive Plan Low Density Residential Land Use standards. The original Covenants and Restrictions for the *Ponte Vedra Unit Two* subdivision, which contained a provision that individual lots could not be further subdivided, expired in 1997 and are no longer applicable to the property.

Adjacent uses include single-family residential to the north, south, and east, and the Ponte Vedra golf course to the west. The proposed subdivision of Lots 8 and 9, as shown on the concept plat, is consistent with *RS-1* zoning standards, and is similar to the subdivision of Lot 7, directly to the south, which was approved in October, 2015. Access to the new lots will be from a new cul-de-sac street extending west from Ponte Vedra Boulevard. Adjacent properties should not be negatively impacted.



CONDITIONAL USE ~~APPLICATION~~

PC No. 2-18
AS/400# 18-100012
HEARING DATE 2-26-20

JAN 24 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 ~~PLANNING AND DEVELOPMENT~~ 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: Shirley Kalergis
Mailing Address: 2115 W Haven Street, Mount Prospect IL 60056-3528

Telephone: 847-593-7684
Fax: _____
E-Mail: skalergis@hotmail.com

Applicant Name: John McPherson
Mailing Address: A1A South, Ponte Vedra Beach, FL 32082
1433

Telephone: (404) 569-9936
Fax: _____
E-Mail: dsmcph@comcast.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

Street address of property and/or Real Estate Number: 1605-1607 4th St N, Jacksonville Bch, 32250

Legal Description of property (attach copy of deed): 3-28 28-2S-29E Pablo Beach North Lot 5 Blk 164

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

An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-342 (d) (15)

Describe the proposed conditional use and the reason for the request: REMOVE EXISTING DUPLEX TO ALLOW FOR MULTI-FAMILY (4) TOWN HOMES.

Applicant Signature: Shirley Kalergis Date: 1/22/2018

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PC#2-18

JAN 24 2018

January 20, 2018

PLANNING & DEVELOPMENT

Ms. Shirley Kalergis
2115 W Haven Street
Mount Prospect, IL 60056-3528

To Whom It May Concern:

I, Shirley Kalergis, am the legal owner of the property located at 1605-1607 4th Street North, Jacksonville Beach, FL 32250 (3-28 28-2S-29E Pablo Beach North Lot 5 Blk 164).

I hereby give permission to John McPherson for submitting Applications for Variance and for Conditional use for this property.

Respectfully,



Shirley Kalergis

RECEIVED

PC#2-18
JAN 24 2018

Bk: 9214
Pg: 1989 - 1990
Doc# 99051344
Filed & Recorded
03/03/99
07:57:02 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED .70

This instrument prepared by:
Lloyd E. Shefsky, Esq.
Shefsky & Froelich Ltd.
444 N. Michigan Avenue
Chicago, Illinois 60611

PLANNING & DEVELOPMENT

Space above this line for recording data.

Book 9214 Pg 1989

This Quit Claim Deed, executed this 23rd day of February, 1999, by JOHN KALERGIS AND SHIRLEY JEAN KALERGIS f/k/a SHIRLEY JEAN BEARDEN, his wife, whose post office address is: 1821 Locust Lane, Mt. Prospect, Illinois 60056, first party, to SHIRLEY J. KALERGIS AS TRUSTEE OF THE SHIRLEY J. KALERGIS DECLARATION OF TRUST, DATED FEBRUARY 10, 1999, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, whose post office address is: 1821 Locust Lane, Mt. Prospect, Illinois 60056 second party:

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Lot Five (5), Block One hundred sixty-four (164), PABLO BEACH NORTH, according to plat thereof recorded in Plat Book 3, Page 28, records of Duval County, Florida.

Parcel Identification #: 174739-0000

Property Address: 1605-07 4th Street North, Jacksonville Beach, Florida 32250

Subject to restrictions, limitations and easements of record, if any; however, this conveyance shall not serve to reimpose same.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Marie A. Vrabie
Signature of Witness

John Kalergis
JOHN KALERGIS

Marie A Vrabie
Print Name of Witness

Marie A. Vrabie
Signature of Witness

Shirley Jean Kalergis
SHIRLEY JEAN KALERGIS f/k/a
SHIRLEY JEAN BEARDEN

Marie A. Vrabie

1821 Locust Lane Mt. Prospect, Ill. 60056

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PC#2-18

JAN 24 2018

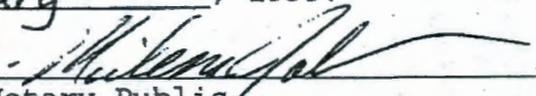
Book 9214 Pg 1990

PLANNING & DEVELOPMENT

State of Illinois)
)
County of Cook)

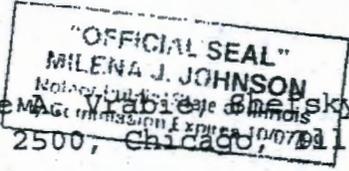
I hereby certify that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared to me John Kalergis and Shirley Jean Kalergis f/k/a Shirley Jean Bearden known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of February, 1999.


Notary Public

My Commission Expires:

10-7-99



After Recording, Mail To: Marie M. Vrabie & Shinsky & Froelich Ltd.,
444 N. Michigan Avenue, Suite 2500, Chicago, Illinois, 60611.

Mail Tax Bills To: Shirley J. Kalergis, Trustee, 1821 Locust Lane,
Mt. Prospect, Illinois 60056

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1704
PLANNING & DEVELOPMENT

Map

State

418 416

4th St N

421 407 403

16th Ave N

ie N

422 410 1620

340

1628

427 415 401



305

325

315

1602

15th Ave N

428 414 404

328

1504

431 429 419 405

1521

1511

329

1709

HWY A1A

HWY A1A



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PCH# 3-18

JAN 26 2018

18-100014

PLANNING & DEVELOPMENT

Preliminary Subdivision Plat Application
Jacksonville Beach, Florida

Owner:
Sedoma Investors, LLC.
1112 3rd St. Suite 4
Neptune Beach, FL 32266
Contact: Sean Mann, Manager
904-294-4474
seanmannsr@gmail.com

Developer: SAME

Agent: None

Current street address: 4200 Ponte Vedra Blvd.

Legal description: Lots 8 & 9, Block 10-D, together with that certain 10 foot right of way for drainage as closed by City of Jacksonville Beach Ordinance No. 98-7750, all as shown on Plat of Ponte Vedra Unit Two, according to plat thereof recorded in Plat Book 26, pages 6 and 6A, of the current public records of Duval County, Florida.

Parcel Identification Number: 181740-0000

Civil Engineer: Connelly & Wicker, Inc.
10060 Skinner Lake Dr. Suite 500
Jacksonville, FL 32246
Phone: 904-265-3030
Contact: Rick Welch

Surveyor: Durden Surveying and Mapping, Inc.
1825-B 3rd St. N
Jacksonville Beach, FL 32250
Phone: 904-853-6822
Contact: Bruce Durden

Environmental: Environmental Resource Solutions, Inc.
8711 Perimeter Park Blvd., Suite 1
Jacksonville, Florida 32216
Phone 904-838-1097
Contact: Kim Allerton, President

Zoning: RS-1

Future Land Use: Low Density Residential

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Prepared by and return to:

Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: 17-0215
Will Call No.:

PLANNING & DEVELOPMENT

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Warranty Deed

This Warranty Deed made this 2nd day of January, 2018 between Judith A. Sampson Rowan as Trustee of the Elinor L. Sampson Revocable Living Trust dated February 8, 1995 whose post office address is 5 Guana Drive, Ponte Vedra Beach, FL 32082, grantor, and Sedoma Investors, LLC, a Florida limited liability company whose post office address is 1112 3rd Street, Suite 4, Neptune Beach, FL 32266, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida to-wit:

Lots 8 and 9, Block 10-D, together with that certain 10 foot right of way for drainage as closed by City of Jacksonville Beach Ordinance No. 98-7750, all as shown on Plat of Ponte Vedra Unit Two, according to plat thereof recorded in Plat Book 26, pages 6 and 6A, of the current public records of Duval County, Florida.

Parcel Identification Number: 181740-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

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

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PC#3-18
JAN 26 2018

PLANNING & DEVELOPMENT

Signed, sealed and delivered in our presence:

Susan Abrams

Witness Name: Susan Abrams

Judy Rowan, trustee

Judith A. Sampson Rowan, Trustee

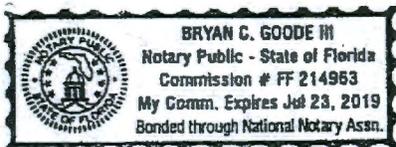
Bryan C. Goode, III

Witness Name: Bryan C. Goode, III

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 2nd day of January, 2018 by Judith A. Sampson Rowan as Trustee of the Elinor L. Sampson Revocable Living Trust dated February 8, 1995, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



Bryan C. Goode, III
Notary Public, State of Florida

Printed Name: Bryan C. Goode, III

My Commission Expires: July 23, 2019

