



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Tuesday, May 29, 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:** June 13, 2016 and April 23, 2018
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#14-18 223 South 11th Avenue**
Concept Plat Application for a proposed four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.
 - (B) **PC#15-18 2017 North 3rd Street**
Conditional Use Application for a four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
 - (C) **Finding of Fact for PC#10-18**

7. Planning Department Report:

(A) The next meeting is scheduled for Monday, June 11, 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.

Minutes of Planning Commission Meeting
held Monday, June 13, 2016, 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 by Chairman Greg Sutton at 7:27 PM.

Roll Call

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

Alternate(s): Britton Sanders (*absent*)

Also present were Heather Ireland, Senior Planner, and Laurie Scott, City Clerk.

Approval of Minutes

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

- Planning Commission Meeting May 9, 2016.

Correspondence

Ms. Ireland reported the City received an email from the Property Manager of Equity One for the Home Depot shopping center. A copy was furnished to Board Members.

Old Business

No old business to report.

New Business

- (A) **PC#19-16 - 115 5th Avenue South**
Conditional Use Application for an engineering consultant's office, located in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-340(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject property is located on the north side of 5th Avenue South, between 1st and 2nd Streets. The property currently has a two story building that is being used as a café (*The Ugly Cupcake and Muffinry*), and partially as a bed and breakfast. The applicant informed staff that the bed and breakfast is not operating to full capacity, and they would like to rent out one of the small rooms as office space. The tenant would like to use one of the rooms for the

executive office of their engineering consulting business (*Ocean, LLC*) with two onsite staff. Office space would be less than 200 square feet including a private bathroom. The applicant informed staff that there would be no client traffic at the proposed office.

Adjacent uses include a vacant lot directly to the east that is in the process of being developed into a private sculpture park, multi-family uses to the south, north, and multi-family uses and single family uses to the west. The alley provides access to the subject property's on-site parking, in the rear behind the main building. [to the north]

The subject property has been historically used as a bed and breakfast, doctor's office, and rental units. During this time there have been no issues or complaints. Given the mixed-used history of use of the subject property, including the requested use of office space, approval of this request should not impact the existing character of the surrounding neighborhoods, and adjacent property values should not be negatively impacted.

Applicant:

The applicant, Ivy Wolf, 225 Bowles Street, Neptune Beach, Florida, was present.

Ms. Dumont inquired about additional parking required for the office staff. Ms. Wolf replied none was necessary.

Public Hearing:

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

- Mr. Dan Wahby, 385 Royal Tern Road South, Ponte Vedra Beach, Florida, the property owner, spoke in favor of supporting the application.

Mr. Sutton closed the public hearing.

Motion: Mr. DeLoach made a motion to approve the Conditional Use Application as presented. The motion was seconded by Mr. Dahl.

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

(B) PC #20-16 - 950 Marsh Landing Parkway, Suite #370

Conditional Use Application for outdoor restaurant for an existing restaurant, located in a *Planned Unit Development* PUD zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject property is located at 950 Marsh Landing Parkway, Suite #370. The site is located within the South Beach Mixed Used Commercial Phase 2 PUD as adopted by Ordinance No. 2003-7846. Pursuant to the "Projective Narrative" for the PUD, the project shall be used only for those permitted uses, conditional uses, and accessory uses allowed for in the *Commercial, limited: C-1* zoning district under the LDC, except those uses, specifically prohibited. The applicant was informed by staff that Conditional Use approval would be necessary for the outdoor seating.

The subject tenant space is at the western most end of the shopping center on Marsh Landing Parkway. The space was previously occupied by Stonewood Grill and Tavern and has been closed for some time. The applicant has leased the existing space for a new restaurant (*Whisky Jax*) and would like to provide outdoor seating for customers.

The proposed outdoor seating space will be located on the western side of the subject property. Currently to the west of the building is a two-lane drive that connects the front parking lot to the rear service area of the building. The applicant is proposing (as seen on the provided site plan) to replace the two-lane drive with a single lane one-way drive to accommodate the outdoor space. The applicant is proposing 880 square feet of outdoor seating area which is within the Section 34-407 size allowance for the existing restaurant space. The applicant is aware that the seating area would have to be enclosed by a minimum of 42-inch high wall or fence if alcohol will be consumed, and that outdoor music is not permitted within the approved outdoor area. Adequate parking exists for the proposed outdoor space.

Adjacent uses include retail, and personal services to the east in the same shopping center, Butler Boulevard directly to the north, a hotel and offices to the west, and a stormwater retention pond and condominiums to the south. The addition of outdoor seating at this existing restaurant location should not negatively impact any neighboring properties.

Applicant:

The agent for the applicant, Tom Fisher, 88 Oakwood Road, Jacksonville Beach, stated Whiskey Jax is a full-service restaurant. The outdoor seating will be for dining and there will not be any outdoor amplified music, such as bands or disc jockeys (DJs).

A discussion took place regarding the amplified outdoor sound permit and would it apply to the outdoor televisions. Ms. Ireland explained the code would apply to the televisions. The televisions would be permitted to have video only – no outside amplified sound. The applicant was made aware that no music or amplified sounds would be allowed in the outside seating area under the current code.

Public Hearing:

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

- Kathleen Gall, 4059 Palm Way, Jacksonville Beach spoke in opposition to the application.
- Vilma Brueggemeyer, 4300 South Beach Parkway, Jacksonville Beach, spoke in opposition to the application citing the noise levels.
- David Walters, 4300 South Beach Parkway # 3202, Jacksonville Beach, spoke in opposition to the application citing the noise levels.
- Andrew Mandarakas, 4300 South Beach Parkway #2111, Jacksonville Beach, completed the speaker card in support of the application as presented, but did not wish to address the Board.
- Erin Chanatry, 4054 Palm Way, Jacksonville Beach, spoke in favor of the application.

Mr. Fisher addressed the concerns about the noise extending out to the patio from within the establishment by stating that there is one door leading into the establishment and you would need to walk around to get to the patio section. In addition, the indoor sound system is set up

in zones in which they control the volume so that none of the indoor sounds would be extending outside.

Mr. Dahl asked when could the establishment close their doors in the evening and still be commercially viable. Mr. Fisher responded that they close between 10:00 P.M. and 11:00 P.M. during the week.

Mr. Sutton closed the public hearing.

Discussion:

A discussion regarding the outdoor seating operating hours ensued between the applicant and the Board Members.

Motion: It was moved by Mr. Callan and seconded by Mr. Dahl, to deny the Conditional Use Application as presented.

Roll call vote: Ayes – Callan, Dahl, and DeLoach

Nays – Dumont and Sutton.

The application was denied by a 3-2 vote.

(C) **PC#21-16 - 2309 Beach Boulevard**

Conditional Use Application for transfer of ownership of existing approved outdoor restaurant, located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

The subject property is located at 2309 Beach Boulevard within the Beach Marine complex. The most recent previous use of the applicant's space was for Nipper's restaurant that had outdoor seating approved via PC#26-10. Staff informed the applicant that to maintain the use of the existing outdoor seating for a new restaurant, they would have to receive conditional use approval. In the past, this site has operated as both a nightclub and a restaurant.

The PUD application narrative provides that for this restaurant space, the area of unenclosed, outdoor customer service area shall not exceed 50% of the total enclosed area of the adjacent restaurant or bar. This was to allow for existing conditions to be maintained with greater outdoor seating that has views of the marina and Intracoastal Waterway. The total indoor restaurant space of this location is 12,600 square feet, and the proposed (existing) outdoor seating area is around 3,478 square feet. This existing outdoor space is below the 50% allowance.

Additional conditions listed within the PUD project narrative for outdoor restaurants and bars include: 1) sound and outdoor music may be allowable within outdoor restaurants and bars, subject to City Codes (which do not currently allow outdoor music); 2) hours of operations for restaurants are from 6:00 A.M. to 1:00 A.M., 7 days a week; and 3) domestic animals are allowed within outdoor restaurants and bar seating areas.

Adjacent uses include offices directly to the east and west, a restaurant to the west on the other side of the office building, Beach Boulevard to the south, and the marina basin to the north.

Given the mixed-use nature of the subject property, both existing and proposed, the immediate former use of the subject space and the presence of another restaurant with a history of outdoor seating, the applicant's request is not out of character with surrounding uses. The outdoor seating area would be subject to the standards provided in the property's PUD project narrative adopted by Ordinance No. 2016-8072.

Applicant:

Kaleb Patel, the agent for the applicant - representing Nilesh Shah of Waterway Bar and Grill, stated they would like to re-open the establishment.

Public Hearing:

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

- Samantha Leonard, 631 Cherry Street, Neptune Beach, spoke in favor of the application.
- Kenneth Taylor, 3366 Queen Palm Drive, Jacksonville, the property owner, stated the restaurant will be monitored to maintain the permit in place for the property itself.

Mr. Sutton closed the public hearing.

Discussion:

There was no further discussion on the application.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the Conditional Use Application as presented.

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

(D) **PC#22-16 - 1758 S. 3rd Street**

Conditional Use Application for outdoor restaurant 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.

Staff Report:

The subject property is located at 1758 South 3rd Street, on an outparcel for Pablo Plaza. The site is being redeveloped with a new 2,200 square foot restaurant building. An approved parking variance application (BOA #14-100188) proposed an additional 300 square feet of outdoor restaurant space on the east side of the building. The applicant was informed that conditional use approval would be required to utilize the proposed outdoor seating area. The applicant is proposing 270 square feet of outdoor seating area which is within the Section 34-407 size allowance for the existing restaurant space.

Adjacent uses include Huguenot Park and residential properties to the east across South 3rd Street, and commercial properties to the north, south, and west. Two existing restaurants to the south of the subject property have outdoor seating areas. The proposed addition of outdoor seating at the new restaurant is not out of character for other restaurants in the immediate vicinity and should not negatively impact surrounding properties.

Applicant:

The applicant was not present.

Public Hearing:

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

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion:

It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the Conditional Use Application as presented.

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

Planning & Development Director's Report

Ms. Ireland stated the June 27, 2016 meeting is canceled due to no agenda items.

Additionally, Mr. DeLoach stated for the record that the conditional use approval was denied for Whiskey Jax due to the competent substantial evidence in the Findings of Fact, testimony, and historical record.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:52 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman

Date: _____

Minutes of Planning Commission Meeting
Held Monday, April 23, 2018, 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 Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton

Board Members: Bill Callan David Dahl Georgette Dumont Britton Sanders
Alternates: Jason Lee (*absent*) Margo Moehring (*absent*)

Also present were Senior Planner Heather Ireland, and City Clerk Laurie Scott.

Approval of Minutes

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

- March 12, 2018
- March 26, 2018

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

(A) **PC#9-18** Redevelopment District: RD Zoning Amendment

Redevelopment District: RD Rezoning Amendment Approval to amend RD Rezoning Ordinance No. 2008-7951 for property located at the southeast corner of Beach Boulevard and South 3rd Street, providing a new project narrative and site plan, for a new proposed hotel use. (*Element Hotel*)

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the southeast corner of Beach Boulevard and A1A / 3rd Street South, and is currently vacant. The site was most recently occupied by a gasoline service station (Texaco). In 1994 the applicant applied to rezone the subject property to *Redevelopment District: RD* zoning in order to construct a five-story office and retail center. That project was never completed, and in 2008, the applicant applied to amend the RD zoning to develop a hotel project. The hotel was also never constructed due to the downturn in the economy.

The actual amendment to the existing RD ordinance consists of the approval of a new project narrative and site plan for a proposed *Element Hotel*. The hotel would be approximately 10,000 square feet, three stories (35 feet), and would have 80 rooms with a mix of open and covered ground level parking. Vehicular access to the property will be from 2nd Street only. The applicant also proposes to share use of the existing alley on the south side of the property with

the adjacent property, McDonald's. The hotel would also have limited food service and other guest amenities. The anticipated construction start date is October 2018. The proposed site plan provided with the application shows the building footprint and required parking. The proposed hotel project is consistent with the City's Comprehensive Plan and Land Development Code, and furthers the objectives of the Downtown Community Redevelopment Plan.

Adjacent uses include McDonald's to the south, the parking lot for Joe's Crab Shack to the east, *Walgreens* to the north and *Burrito Gallery* to the west. Redevelopment of the subject property as proposed in the *RD* zoning amendment application would have a positive impact on adjacent properties and would have a positive effect on the visual character of the surrounding area and the "entrance" to the City. The proposed project should not negatively impact adjacent properties.

Agent:

Ed Goodson, 10175 Parkway, Suite 402, Jacksonville, FL 32256. Mr. Sanders asked about which level the parking would be on. Mr. Goodson stated parking will be on the ground level, partially covered under the hotel structure.

Public Hearing:

The following person spoke in favor of the application:

- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach, FL 32550

Mr. Sutton closed the public meeting.

Discussion:

Ms. Dumont asked how they could make the statement you have arrived in Jacksonville Beach. Mr. Goodson referred to the owner Sunil Bhikha.

Owner:

Sunny Bhikha, 3608 Marsh Court, Jacksonville, explained the Element Hotel is by Westin, which requires them to follow specific landscape and planning. They are working very hard with Westin to stay true to their specs and at the same time be cognizant of what we are all trying to achieve here.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve PC#9-18 *Redevelopment District: RD Zoning Amendment.*

Roll call vote: Ayes - Bill Callan, David Dahl, Georgette Dumont, Britton Sanders, and Greg Sutton.

The motion passed unanimously.

(B) PC#10-18 122 South 9th Street

Concept Plat Approval for a proposed six-unit fee-simple townhouse development for property located in a *Residential, multi-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the northwest corner of 9th Street South and 2nd Avenue South and is currently vacant. The applicant is proposing to develop the vacant residential property with a six-unit, fee-simple townhouse project, and subdivide it into six new residential

townhouse lots. Each of the lots shown on the proposed concept plat exceeds the minimum lot size and street frontage standards for townhouse lots in *RM-1* zoning districts.

Adjacent uses include single-family directly to the west, single- and multiple-family to the north, single-family, multiple-family and a church to the east, and single- and multiple-family to the south. The subdivision of the subject property into six fee-simple townhouse lots is consistent with similar townhouse developments in *RM-1* zoning districts.

Agent:

David Palaj, 9799 Mining Drive #1, Jacksonville, FL 32257. Mr. Callan asked if there are garages with the units. Mr. Palaj stated each townhouse will have a single car garage.

Public Hearing:

The following people are opposed to the application:

- Shandy Thompson, 522 S 3rd Ave., Jacksonville Beach, FL
- Tony Komarek, 533 S 11th Ave., Jacksonville Beach, FL
- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach, FL

Mr. Sutton closed the public hearing.

Discussion:

A discussion ensued concerning parking requirements for both a six (6) and eight (8) unit project.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to deny PC#10-18 Concept Plat Application.

Roll call vote: Ayes - David Dahl, Georgette Dumont, Britton Sanders, and Bill Callan.

Nays - Greg Sutton

The motion was denied with a 4-1 vote.

(C) **PC#11-18** 217 North 18th Avenue

Conditional Use Approval for a 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.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 18th Avenue North, between 2nd and 3rd Streets North, and contains a nonconforming single-family home constructed in 1938. The owners wish to elevate the existing building and add a unit onto the first floor, creating a multiple-family use of the property. The applicant was informed by staff that conditional use approval would be required for a multi-family use in a C-1 zoning district.

Adjacent uses include office to the west, multi- and single-family to the north and east, and multi-family and office to the south. The proposed multi-family use of the subject property as multi-family is consistent with the mixed-use character of the surrounding area and should not negatively impact adjacent properties.

Applicant:

Scott Glawe, 217 N 18th Avenue, Jacksonville Beach, was present. Ms. Dumont asked Mr. Glawe to clarify why he is not just adding to the top of the existing structure instead of adding a new unit underneath. Mr. Glawe explained the current house is on stilts and it needs the foundation redone for more support. He wants to preserve the history of his current home from the 1930's instead of tearing it down as so many others in the neighborhood.

Public Hearing:

There was no one from the public present to speak about the application.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Dahl and seconded by Ms. Dumont, to approve PC#11-18 Conditional Use Application.

Roll call vote: Ayes - Georgette Dumont, Britton Sanders, Greg Sutton, Bill Callan, and David Dahl.

The motion was approved unanimously.

(D) **PC#12-18** 216 S 1st Street

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

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the west side of 1st Street South between 2nd and 3rd Avenues South, and currently contains a nonconforming single-family dwelling constructed in 1941. The applicant plans to purchase the property and is proposing to rebuild a new single-family dwelling on the same footprint as the existing house. The agent for the applicant was informed by staff that conditional use approval would be required for the proposed single-family use in *Residential, multiple-family: RM-2* zoning.

Adjacent uses include multi-family residential to the north, south, and west, and oceanfront residential condominiums to the east. The proposed continued use of single-family residential represents a reasonable use of the subject property, as opposed to a multi-family use, and should not negatively impact adjacent properties.

Agent:

Scott Gay, 3948 South 3rd Street #291, Jacksonville Beach

Public Hearing:

- Shandy Thompson, 522 Sout 3rd Avenue, Jacksonville Beach, spoke in favor of the application.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

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

Roll call vote: Ayes - Britton Sanders, Greg Sutton, Bill Callan, David Dahl, and Georgette Dumont.
The motion was approved unanimously.

PLANNING & DEVELOPMENT DIRECTOR'S REPORT

Ms. Ireland noted the next meeting is scheduled for Tuesday, May 29, 2018.

ADJOURNMENT

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

Submitted by: Paula Emminger

Approval: _____

Chairman: _____

Date: _____

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: May 21, 2018
RE: May 29, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding two agenda items for the upcoming Tuesday, May 29, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#14-18 Concept Plat Application

Owner/
Applicant: Rick K. and Michelle S. Harrison
223 South 11th Avenue
Jacksonville Beach, FL 32250

Agent: Jeff Steinle, Clary and Associates
3830 Crown Point Road
Jacksonville, FL 32257

Location: 223 South 11th Avenue

Request: **Concept Plat Approval** for a proposed four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located in the north side of 11th Avenue South between 2nd and 3rd Streets South and exists as a non-conforming single-family dwelling built in 1964. The property owners received conditional use approval for a proposed townhouse development via PC#35-17 in August of 2017. The owners are now requesting approval for the replat of Lots 9 and 10, Block 103, Pablo Beach South into four fee-simple townhouse lots. The proposed townhouse lots, as shown, comply with the *Residential, multi-family: RM-1* zoning townhouse standards.

Adjacent uses include the property owner's medical office directly to the west and commercial further to the west across 3rd Street, an office, restaurant, and multi-family residential to the south across 11th Avenue South, townhouses to the east, and commercial and multi-family to the north. The proposed concept plat is consistent with the *RM-1* zoning townhouse standards and the proposed project fits with the mixed use character of the area. Adjacent properties should not be negatively impacted.

PC#15-18

Conditional Use Application

Owner: 2017 N Third Street, LLC
1640 Beach Avenue
Atlantic Beach, FL 32233

Applicant: Ryan Wetherhold
19 South 12th Street
Jacksonville Beach, FL 32250

Location: 2017 North 3rd Street

Request: **Conditional Use Approval** for a four-unit, fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the east side of North 3rd Street between Seagate Avenue/20th Avenue North and 10th Avenue North and exists as a vacant commercially zoning lot, approximately 12,000 square feet in size. The applicant is proposing a four-unit, fee-simple townhouse project on the property, and was advised by staff that conditional use approval would be required. In 2005, a different applicant applied for, and received conditional use approval under PC#18-05 for a multi-family residential development. That application was approved with a condition of approval that the project provide access to 3rd Street using a one-way pair of driveways shown on the site plan submitted with the application. That project was never developed.

Adjacent uses include medical office and multi-family residential to the south, single and multi-family to the east, commercial office to the north, and Fletcher Middle School directly to the west across 3rd Street. The school zone passes directly in front of the subject property. The proposed use of a four-unit townhouse development is consistent with the *RM-1* zoning standards, and is consistent with surrounding multi-family development.



RECEIVED

PC#14-18

APR 27 2018

18-100087

PLANNING & DEVELOPMENT

April 26, 2018

City of Jacksonville Beach
Planning and Development Department
11 N. 3rd Street
Jacksonville Beach, Florida 32250

Attention: Mrs. Heather Ireland, AICP
Senior Planner

Re: Harrison Townhomes

Mrs. Heather Ireland:

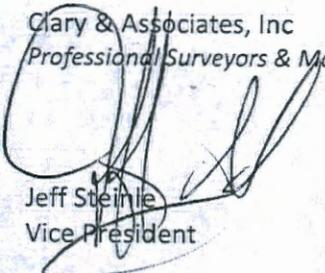
We are submitting the Concept Plat for the Planning Commission review and consideration. This submittal includes:

1. The application for concept plat
2. The Concept Plat
3. Review Fee
4. Preliminary Architectural plans
5. Preliminary Engineering plans
6. Owners Authorization for Agent

Should you need any additional information, please do not hesitate to contact me at (904) 260-2703.

Sincerely,

Clary & Associates, Inc
Professional Surveyors & Mappers


Jeff Steinle
Vice President

cc: Sue Henry

RECEIVED

PC#14-18

APR 27 2018

OWNERS AUTHORIZATION FOR AGENT

Clary & Associates is hereby authorized to act on behalf of Rick K. Harrison and Michelle S. Harrison, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to City of Jacksonville Beach, Florida, for an application related to Development Permit or other action pursuant to a: **PLANNING & DEVELOPMENT**

- Rezoning/Modification
- Conditional Use
- Variance
- Preliminary Binding Site Plan
- Appeal
- Final Engineering Plan
- Concurrency
- Plat

BY: *Rick K. Harrison*
Signature of Owner

Rick K. Harrison
Print Name

Michelle S. Harrison
Signature of Owner

Michelle S. Harrison
Print Name
(904) 994-2200
Telephone Number

State of Florida
County of Duval

Signed and sworn before me on this 24 day of April, 2018.
By Rick Harrison and Michelle Harrison

Identification verified: FL DL
Oath sworn: Yes No

Dustin Vaughn
Notary Signature
My Commission expires: May 12, 2020



Prepared by:
Christina E. Aviles
Preferred Title Agency, LLC
2315 Beach Blvd. Suite 202-A
Jacksonville Beach, Florida 32250

File Number: 05-418

RECEIVED

PC#14-18
APR 27 2018

PLANNING & DEVELOPMENT

General Warranty Deed

Made this September 9, 2005 A.D. By Jeffrey Small, a married man joined by his wife, Anne-Marie C. Small, whose post office address is: 7518 Fossil Ridge Dr, Fresno, TX 75034 hereinafter called the grantor, to Rick K. Harrison, and Michelle S. Harrison, husband and wife, whose post office address is: 223 S. 11th Ave., Jacksonville Beach, FL 32250, hereinafter called the grantee:

(Whenever used herein the term "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)

Witneseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number:

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, 2004.

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

Signed, sealed and delivered in our presence:

Christina E Aviles Jeffrey B Small (Seal)
Witness Printed Name Christina E Aviles Address: Jeffrey Small

[Signature] Anne-Marie C. Small (Seal)
Witness Printed Name Jeff Hanly Address: Anne-Marie C. Small

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 9th day of September, 2005, by Jeffrey Small and Anne-Marie C. Small, who is/are personally known to me or who has produced drivers licenses as identification.

Christina E Aviles
Notary Public
Print Name: Christina E Aviles
My Commission Expires: 2/3/2006



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PC#14-18

APR 27 2018

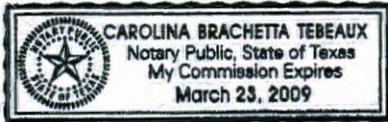
Daklin S. Rios
Witness:

Tickie A. Dodrell
Witness: PLANNING & DEVELOPMENT

State Of: Texas
County Of: Collin

The foregoing instrument was subscribed, sworn to and acknowledged before me on 14th September, 2004, by Anne-Marie C. Small, who are personally known to me, or who produced Texas Drivers License as identification and who did take an oath.

Notary Seal:



Carolina B. Tebeaux

Notary Public

Carolina B. Tebeaux

Notary Printed Name

My Commission Expires March 23, 2009

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PC#14-18

APR 27 2018

PLANNING & DEVELOPMENT

Exhibit "A" Legal Description

Lots 9 and 10, Block 103, PABLO BEACH SOUTH, as recorded in plat thereof recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida.

Application for Concept Plat: Harrison Townhomes

Plat name: Harrison Townhomes

Owners: Name: Rick K. Harrison and Michelle S. Harrison
Address: 223 S. 11th Avenue, Jacksonville Beach, FL, 32250.
Phone number: (904)241-4237
E-mail: toothdr227@aol.com

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PC#14-18

APR 27 2018

PLANNING & DEVELOPMENT

Developer: Name: Jason Braughton/ FGC, Inc
Address: 830-13 Suite #169 A1A N, Ponte Vedra Beach, FL 32082

Phone number: 904-400-0449

Agent: Name: Jeff Steinle/ Clary and Associates
Address: 3830 Crown Point Road, Jacksonville, FL, 32257.
Phone number: 904-260-2703
E-mail: jsteinle@claryassoc.com

Engineer: Name: Henry A. Vorpe Jr. P.E. / AVA Engineers, Inc.
Address: 5711 Richard Street, Suite 4, Jacksonville, FL, 32216.
Phone number: 904-703-3223
E-mail: _____

Attorney: Name: Nicholas A. Dyal, ESQ / Gunster.
Address: 225 Water Street, Suite 1750, Jacksonville, FL, 32202.
Phone number: 904-703-3223
E-mail: NDyal@gunster.com

Architect: Name: Mark Macco, AIA, NCARB
Address: 476 Osceola Avenue, Jacksonville Beach, FL, 32250.
Phone number: 904-249-2724

Application for Concept Plat: Harrison Townhomes

Project: Address: 223 S. 11th Avenue, Jacksonville Beach, FL, 32250.
Legal description: Lots 9 and 10, Block 103, as shown on the plat
of Pablo Beach South, as recorded in plat book 3, page 28, of the
current public records of Duval county, Florida.

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PC#14-18

APR 27 2018

PLANNING & DEVELOPMENT

Harrison Townhomes

PLAT BOOK PAGE

A REPLAT OF LOTS 9 AND 10, BLOCK 103, AS SHOWN ON THE PLAT OF PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 EAST, THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

SHEET 2 OF 2 SHEETS
4 LOTS AND NO TRACTS

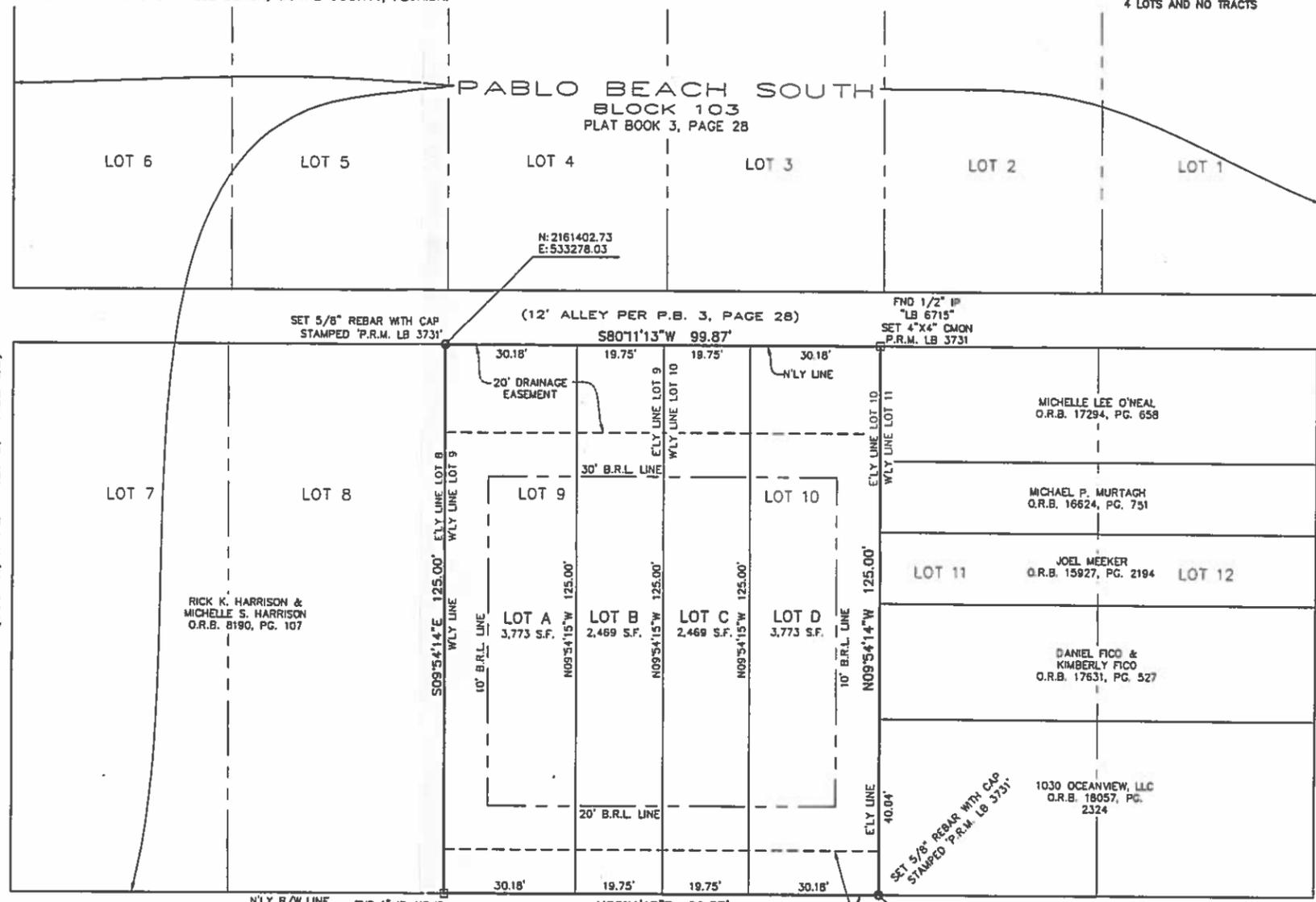
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON N'LY R/W LINE OF 11TH AVENUE SOUTH, AS N80°11'13"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
N:2161402.73 DENOTES COORDINATES REFERENCED DATUM FLORIDA EAST E:533278.03 ZONE NAD 1983/1990 NGS ADJUSTMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 0340 H, COMMUNITY NO. 120077 DATED JUNE 3, 2013. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- ALL DRAINAGE EASEMENTS ARE UNOBSTRUCTED EASEMENTS UNLESS OTHERWISE NOTED HEREON. (SEE NOTE NO. 6)
- CERTAIN EASEMENTS ARE RESERVED FOR JEA FOR USE IN CONJUNCTION WITH THE UNDERGROUND DISTRIBUTION SYSTEM.
- THE EASEMENTS SHOWN HEREON AND DESIGNATED AS UNOBSTRUCTED EASEMENTS SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID EASEMENT BY THE CITY OF JACKSONVILLE. THE CONSTRUCTION OF DRIVEWAYS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE SUBJECT TO REMOVAL BUT BY THE CITY AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

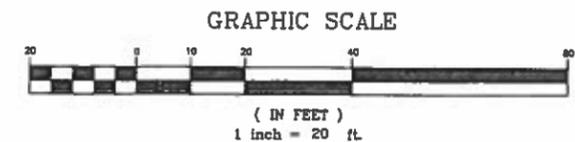
COORDINATES SHOWN HEREON ARE PER DUVAL COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

LEGEND

- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- S.F. = AREA SQUARE FEET
- B.R.L. = BUILDING RESTRICTION LINE
- B.E.S. = BEACHES ENERGY SERVICES
- IP = IRON PIPE
- ID = IDENTIFICATION
- FND = FOUND
- CMON = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 3731"
- = SET 5/8" REBAR WITH CAP STAMPED "P.R.M. LB 3731"



11TH AVENUE SOUTH
(FORMERLY KNOWN AS LEVY AVENUE)
(80' R/W PER P.B. 3, PAGE 28)



RECEIVED

MAY 13 2018

PLANNING & DEVELOPMENT

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM



CONDITIONAL USE APPLICATION

RECEIVED

PC No. 15-18
AS/400# 18-100094
HEARING DATE 5/29/18

MAY - 3 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 \$250.00.

APPLICANT INFORMATION

Land Owner's Name: 2017 N Third St, LLC
Mailing Address: 11410 Beach Ave
Atlantic Beach, FL 32233

Telephone: 904-993-7888
Fax: _____
E-Mail: Bplataek@FloridaRetailGroup.com

Applicant Name: Ryan Wetherhold
Mailing Address: 1912th St. South
Jacksonville Beach, FL 32250

Telephone: _____
Fax: _____
E-Mail: re904@icloud.com

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

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: 2017 North 3rd St. / 1754380000

Legal Description of property (attach copy of deed): 10-14 28-2S-29E .250
Elton Realty Cos R/P - Lots 3,4 (EX S 5.50FT) - BLK 203

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) (15)

Describe the proposed conditional use and the reason for the request: Seeking to develop the property into four fee-simple residential homes, two buildings with two units each attached with a breezeway. See attached drawings.

Applicant Signature: [Signature]

Date: 5/3/18

Property Ownership Affidavit

RECEIVED
PC# 15-18
MAY - 3 2018

Date: 4/27/18

PLANNING & DEVELOPMENT

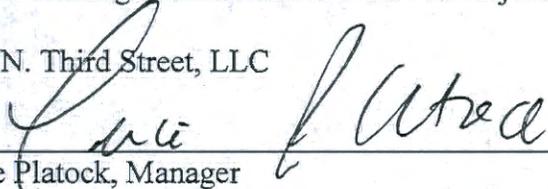
City of Jacksonville Beach
Board of Adjustment &/or Planning Commission

Re: Ownership Certification
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000)

Gentleman:

I, Leslie Platock as Manager of 2017 N. Third Street, LLC hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit A** in connection with filing application(s) for conditional use & building code variance submittals to the City of Jacksonville Beach Planning Commission & Board of Adjustment.

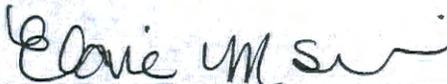
2017 N. Third Street, LLC



Leslie Platock, Manager
(Owner's Signature)

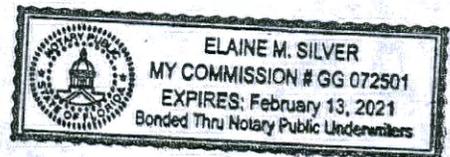
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30th day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced _____ as identification.



(Notary Signature)

Agent Authorization



Date: 4/27/18

City of Jacksonville Beach
Board of Adjustment & Planning Commission

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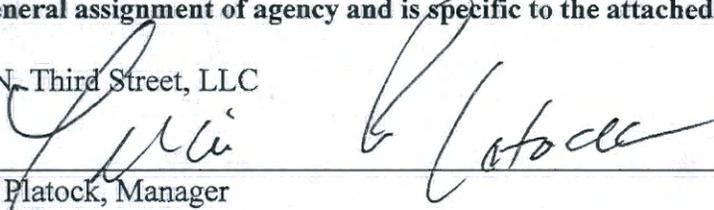
PC#15-18
MAY - 3 2018

Re: Agent Authorization for the following site location:
2017 Third Street North, Jacksonville Beach, 32250 (RE175438-0000) PLANNING & DEVELOPMENT

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit A attached hereto. Said owner hereby authorizes and empowers **Ryan Wetherhold** to act as agent to file application(s) for **conditional use & building code variance** for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change. . **This Authorization shall not be regarded as a general assignment of agency and is specific to the attached instrument and related documents.**

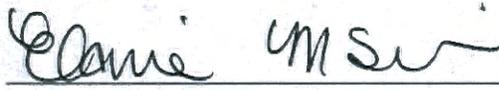
2017 N. Third Street, LLC



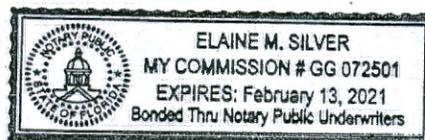
Leslie Platock, Manager
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30th day of April (month), 2018 by Leslie Platock as Manager of 2017 N. Third Street, LLC on behalf of said entity, who is personally known to me or has produced _____ as identification.



(Notary Signature)



RECEIVED
PC#15-18
MAY - 3 2018

Prepared by and return to:
Neil Platock, Esq.
Attorney at Law
Platock Law, PA
1935 Commerce Lane, #4
Jupiter, FL 33458
561-623-8285
File Number: BrianPlatock
Will Call No.:

PLANNING & DEVELOPMENT

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 28th day of June, 2013 between American Banking Company d/b/a Ameris, a Georgia corporation whose post office address is 3440 Cypress Mill Road, Brunswick, GA 31500, grantor, and 2017 N Third Street, LLC, a Florida limited liability company whose post office address is 1640 Beach Ave, Atlantic Beach, FL 32233, 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 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 3 and 4, LESS AND EXCEPT the South 5.50 Feet of Lot 4, Block 203, ELTON REALTY COMPANY'S REPLAT, according to the map or plat thereof as recorded in Plat Book 10, Page 14, Public Records of Duval County, Florida.

Parcel Identification Number: 175438-0000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 claiming by, through or under grantors.

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

DoubleTimes

RECEIVED

PC#15-18

MAY - 3 2018

Signed, sealed and delivered in our presence:

PLANNING & DEVELOPMENT

[Signature]
Witness Name: SUEDA SMITH

American Banking Company d/b/a Ameris
By: [Signature]
David Aldridge, Vice President

(Corporate Seal)

[Signature]
Witness Name: AINSIE C. GRANGE

State of Georgia
County of Glynn

The foregoing instrument was acknowledged before me this ___ day of June, 2013 by David Aldridge of American Bank Company d/b/a Ameris, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

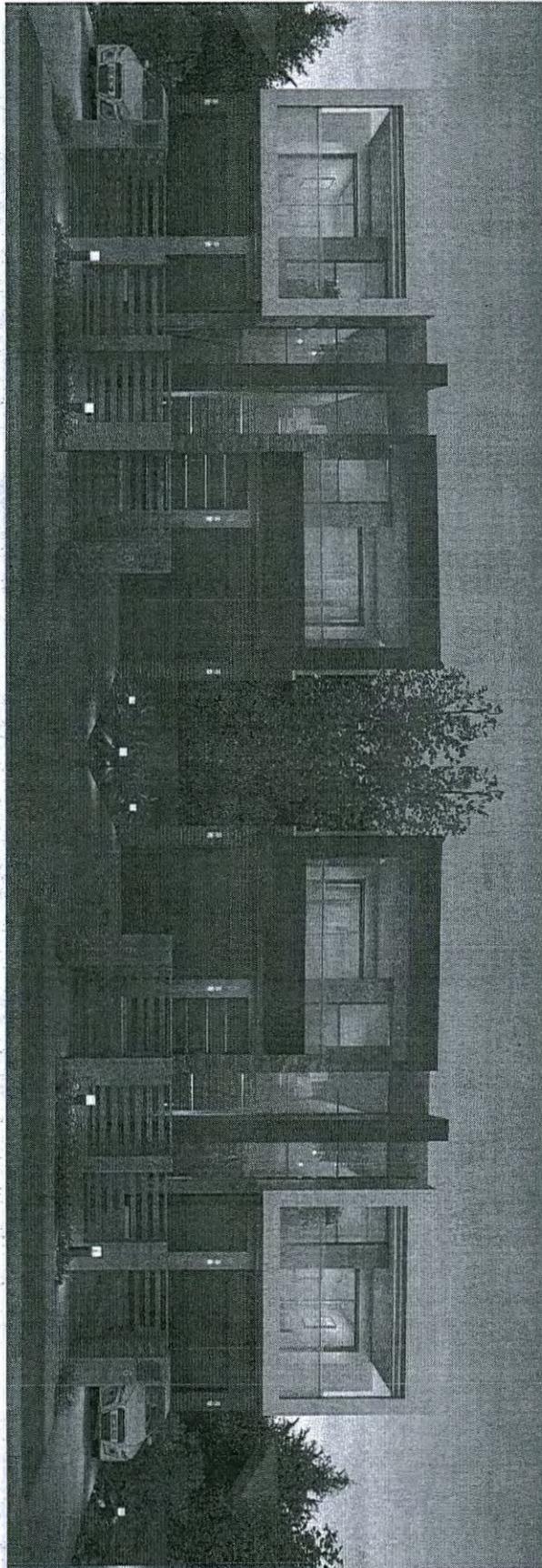
Printed Name: Rachel Renasibly

My Commission Expires: 5/15/15

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PC# 15-18
MAY - 3 2018

PLANNING & DEVELOPMENT

Sample Rendering



Proposed

MAP SHOWING BOUNDARY SURVEY OF LOT 3 AND LOT 4, LESS AND EXCEPT THE SOUTH 5.50 FEET OF LOT 4, BLOCK 203 AS SHOWN ON MAP OF ELTON REALTY COMPANY'S REPLAT RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

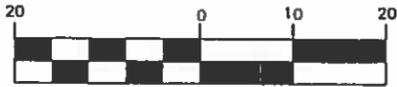
LEGEND	
●	FOUND 1/2" IRON (NO CAP), UNLESS NOTED
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
MF	METAL FENCE
WDF	WOOD FENCE
CLF	CHAIN LINK FENCE
—	FENCE, AS NOTED, W/TIES TO FACE

GENERAL NOTES:

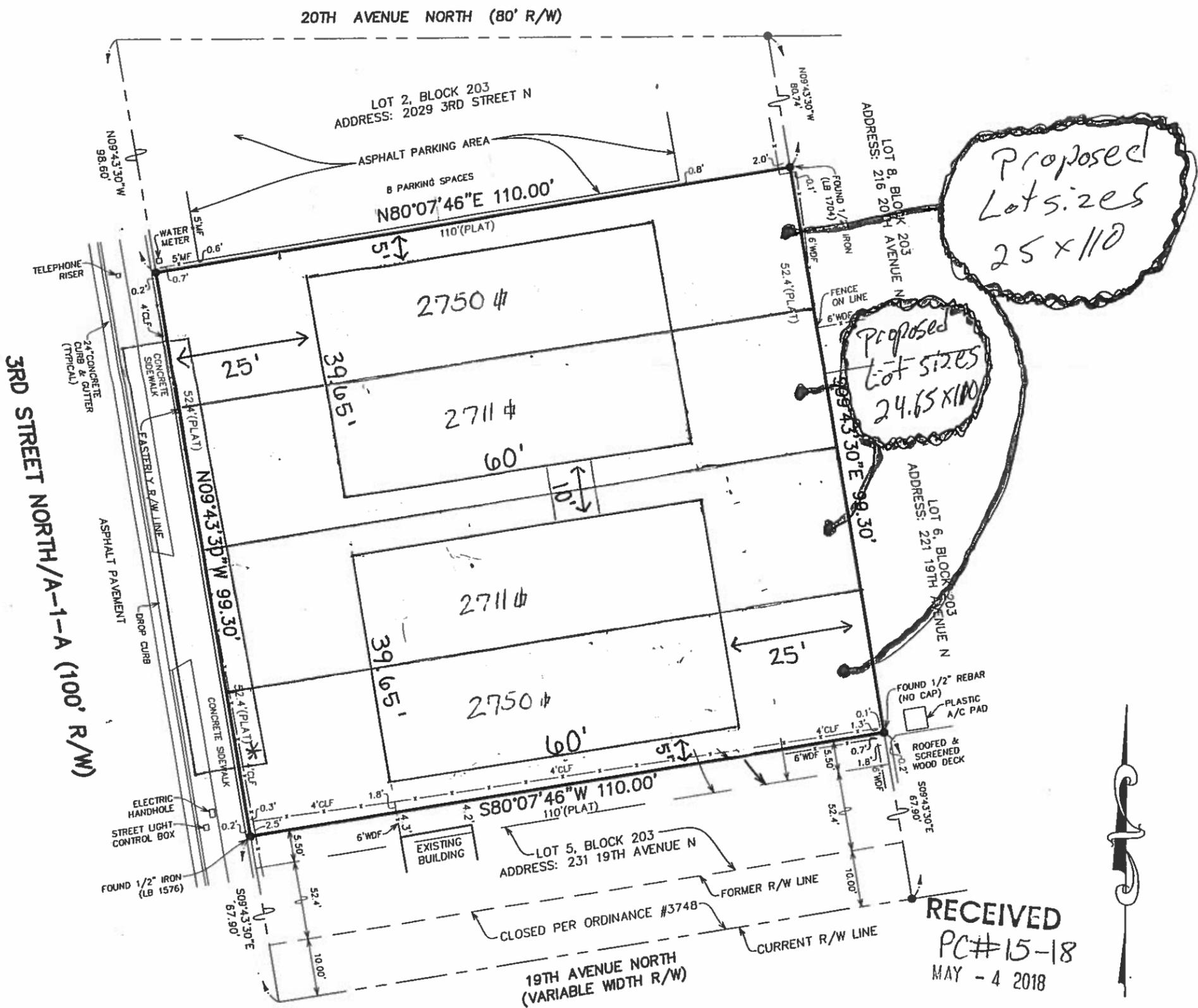
1. BEARING REFERENCE: N09°43'30"W FOR THE EASTERLY R/W LINE OF 3RD STREET NORTH PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAPS, SECTION 7210-113.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.
3. THE PROPERTY SURVEYED HEREON LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120078-0001D, DATED APRIL 17, 1989.
4. SUBJECT PROPERTY ADDRESS: 2017 3RD STREET NORTH, JACKSONVILLE BEACH, FLORIDA 32250.
5. SUBJECT PROPERTY CONTAINS: 0.25 ACRES (10,897 SQUARE FEET).
6. ALL LOT AND BLOCK INFORMATION SHOWN HEREON REFERS TO MAP OF ELTON REALTY COMPANY'S REPLAT, PLAT BOOK 10, PAGE 14.

CERTIFIED TO:
LESLIE G. PLATOCK DDS, LLC;
CNL BANK;
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY;
PLATOCK LAW, P.A.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



*Area of ingress/egress subject to FDOT access permit



I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, 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.

SURVEYED: JUNE 14, 2013
 SCALE: 1"=20'
 FIELD BOOK: 860 PAGE: 61
 FIELD BOOK: PAGE:
 C:\DWG\A2013\ELTON_RP-LOTS_3-4-BDY.dwg\C

CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 1643 MALDO AVE. JACKSONVILLE, FL., 32207
 (904) 395-2623 LB NO. 1704

Jose A. Hill Jr.
 REGISTERED SURVEYOR NO. 4487, FLORIDA
 JOSE A. HILL JR.

SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

FINDINGS OF FACT

PC#10-18

May 29, 2018

SUBJECT: **Concept Plat Application** for a proposed six-unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The subject property is located at 122 South 9th Street.

Pursuant to Article IX, Section 34-503(6) of the Land Development Code of the Jacksonville Beach Code of Ordinances, when considering an application for development permit for a concept plan for plat, the planning commission shall consider the following:

- (6) Standards. A concept plan for plat shall comply with the following standards.
- a. Consistency with comprehensive plan. It shall be consistent with the goals, objectives and policies of the comprehensive plan.
 - b. Compatible with surrounding land uses. It shall be compatible with surrounding land uses.
 - c. Design and layout. It shall be adequately designed so that the general layout of the proposed development will be compatible with surrounding land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

Based on a review and discussion of the application, staff report, and applicant and public testimony received at the public hearing on Application PC#10-18 on April 23, 2018, the Planning Commission **denied** the application, finding that:

1. A
2. B
3. C