



CITY OF JACKSONVILLE BEACH
FLORIDA

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, April 10, 2017

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), Terry Deloach (Vice Chair), Bill Callan, Dave Dahl, Georgette Dumont;
Alternates: Britton Sanders, Margo Moehring
3. **Approval of Minutes:** February 13, and February 27
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#10-17** 1304 1st Avenue North
Concept Plat Application for a proposed three-unit townhouse project located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.
 - (B) **PC#11-17** 1380 Beach Boulevard
Conditional Use Application for a drinking establishment located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(1) of the Jacksonville Beach Land Development Code. (*Coastal Indoor Golf*)
 - (C) **PC#13-17** 1224 and 1236 1st Avenue North
Concept Plat Application for a proposed six-unit townhouse project located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

- (D) **PC#14-17** 333 and 335 5th Avenue South
Concept Plat Application for a proposed five-unit townhouse project located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

- (A) The next meeting is tentatively scheduled for April 24, 2017.

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, February 13, 2017, 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 Chairperson Greg Sutton.

Roll Call

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

Alternates

Britton Sanders
Margo Moehring

Also present were Heather Ireland, Senior Planner and Amber Lehman, Recording Secretary

Approval of Minutes

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

- Planning Commission Meeting held on November 14, 2016
- Planning Commission Meeting held on December 27, 2016
- Planning Commission Meeting held on January 23, 2017

Correspondence

None

Old Business

None

New Business

(A) **PC #41-16- 715 1st Street North**

Redevelopment District: RD Rezoning Application to rezone a 1.31 acre parcel of oceanfront land located at the northeast corner of 1st Street North and 6th Avenue

North from Commercial, limited C-1 to Redevelopment District: RD to allow a mixed use hotel/commercial/residential project.

Staff Report:

Ms. Ireland read the following into the record:

The applicant owns the vacant oceanfront block located on 1st Street North between 6th and 7th Avenues North (the subject property), and would like to develop a multistory hotel use on it. The subject property was the site of the former Atlantis Hotel. The property is currently zoned Commercial, limited: C-1 and the applicant was advised that due to the size of the proposed redevelopment project (>50,000 square feet), that rezoning to Redevelopment District: RD would be required. Additionally, the subject property exists as part of a 2010 Consolidated Settlement Agreement (Case No. 16-2006-CA-006294) that stipulates that in addition to rezoning to RD, that development of the subject property will be constructed in accordance with the Central Business District: CBD zoning site design and lot layout standards of the Land Development Code as currently in effect. This settlement agreement also granted vested rights for a maximum building height on the subject property of 89 feet.

The applicant is proposing a primarily commercial development consisting of a 220-room hotel, of which up to 64 hotel would be convertible into condominium units, with an exchange rate of two hotel rooms per one condominium unit. The application also proposes up to 10,000 square feet of commercial space, of which up to 6,750 square feet would be oriented along from 6th Avenue North, and approximately 3,250 square feet would be internal to the hotel (such as a restaurant). Sixth Avenue North, is classified as an "A" street pursuant to the LDC, and requires active commercial uses along the street. Commercial and retail uses will support both the hotel and the general public. The project's multiple level parking garage will provide 260 parking spaces. Additionally, the project will extend the public seawalk north to 7th Avenue North.

Adjacent property uses include The Casa Marina hotel to the south, commercial, residential, and mixed use to the west, multiple family residential to the north and the public beach and Atlantic Ocean to the east. The proposed redevelopment is consistent with the Downtown Community Redevelopment Plan, the Comprehensive Plan and the Land Development Code. The proposed project would serve to continue the current revitalization of the downtown area. The project as described in the submitted application would complement the character of the surrounding neighborhood and would fit within the context of the Downtown Vision Plan objectives. Adjacent property values should be enhanced by the proposed development of the subject property. Adequate public facilities exist to serve the project, and it would be subject to the City's Mobility Fee.

The Community Redevelopment Agency (CRA) considered this rezoning application at their January 23, 2017 meeting. It was recommended for City Council approval.

Applicant:

The agent for the applicant, Mr. Mark Shelton, Kimley-Horn & Associates, 12740 Gran Bay Parkway, West, Suite 2350, Jacksonville, stated that they were bound by the 2010 settlement agreement including building height and CBD regulations. He stated that they were in discussions with boutique hotels, which typically have fewer rooms, thus the request for conversion of rooms to condo units. He stated that there are no variance requests.

In response to Mr. Callan, Mr. Shelton stated that they only had ocean views and the project would face 1st Street. Ms. Dumont asked about minimum sizes for condominiums, noting that each individual room would have to be of sufficient size for conversion.

Mr. DeLoach asked about the expansion of the boardwalk. Mr. Shelton stated that they intended to extend the seawalk consistent with how it is to the south, and further explained how the project will be integrated with the seawalk.

Public Hearing:

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

Ms. Kelly Solms, 105 25th Avenue South, Jacksonville Beach, spoke in opposition to the project, stating that it did not fit in with the character of the community. She asked about the height restriction. Ms. Ireland stated that there was a settlement agreement in 2010 that allows the project to exceed the 35 foot height limit. Ms. Solms stated that she had concerns with the removal of green space in the City.

Mr. Michael Dunlap, 1120 2nd Avenue North, Jacksonville Beach, expressed his support of the project, stating that the vertical separation of uses is a good idea. He did state that they could deepen the retail to allow the boardwalk to be extended and habitable space could be on the ground floor.

Ms. Mary Beth Waren, 807 1st Street North, Jacksonville Beach, stated that she was in support of the project but would like to see more information. She disagreed with Mr. Dunlap that they could give up nine spaces in redesigning the plan.

Mr. Bill Schilling with Kimley-Horn responded to Mr. Dunlap's suggestions. He stated that as they have worked with the architect that parking is driving what can fit on the site. He stated that they were maximizing the project with the parking that could be provided. He stated that the retail on 6th Street was focused on the

general public. Mr. Schilling noted that if condos were developed on the top floors they would meet the requirements, even though hotel rooms could be less than 350 square feet.

Discussion:

Mr. Sutton asked about parking requirements for hotel versus condominium. Mr. Mann answered that for hotels there are 1.25 parking spaces for each room for the first 50 rooms and one space for every room after that. Condominiums require two spaces per each dwelling unit regardless of size.

Motion: Mr. DeLoach made a motion to approve the application. The motion was seconded by Ms. Dumont.

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

(B) PC #1-17- 322 and 314 12th Avenue North

Conditional Use Application for multiple family residential, for a five-unit townhouse development, located in a Commercial, limited: C-1 zoning district, pursuant to Section 32-342(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property consists of two adjacent lots, one with a triplex, and the other one vacant. Both are located on the south side of 12th Avenue North between 3rd and 4th Streets. The subject property is located in a Commercial, limited: C-1 zoning district, and the vacant lot previously existed as a single family residential property. The single family dwelling was demolished in 1998. The triplex residential dwelling on the western lot remains. The applicant is requesting conditional use approval to construct a new five-unit townhouse project on the combined lots. If approved, the residential development would be subject to the Residential, multiple family: RM-1 zoning standards. The applicant received conditional use approval via PC#37-16 for a two-family dwelling on the vacant lot on November 14, 2016, but did not develop that project. The applicant now wishes to combine the lots, and develop a five-unit townhouse project. The parcel meets the minimum lot size requirement for the proposed development, pursuant to the RM-1 zoning standards. If approved, the project would be developed and plated as five fee-simple townhouse lots.

Adjacent properties include residential and religious uses to the west, commercial to the south, and east, and residential and commercial uses to the north. A new

multiple family dwelling should not negatively impact the existing mixed-use character of the surrounding neighborhood.

Applicant:

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, noted that they do hold a conditional use approval on the vacant lot with a triplex on the built lot. They will take down the triplex and build a five-unit project.

Public Hearing:

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

There was no one present to speak in favor of or in opposition to the proposed application. Mr. Sutton closed the public hearing.

Discussion:

Ms. Dumont asked if the project would need to go before the Board of Adjustment for variances. Ms. Ireland stated that the plan showed that it was consistent with all setback requirements.

Motion: Mr. DeLoach made a motion to approve application. The motion was seconded by Ms. Dumont.

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

(C) **Comprehensive Plan Consistency Determination** -South Beach Redevelopment Plan Amendment (CRA Resolution #2017-01)

Approval of the Finding of Fact related to the proposed amendment to the South Beach Redevelopment Plan, and its consistency with the adopted 2030 Comprehensive Plan.

Staff Report:

Ms. Ireland read the following into the record:

On January 23, 2017, the Community Redevelopment Agency (CRA) recommended that the Jacksonville Beach City Council approve an amendment the South Beach Community Redevelopment Plan to include the provision that the maintenance of TIF funded improvements and facilities, such as the new skate park, the existing splash pad, and other facilities, is an allowable capital expenditure of TIF funds. A similar maintenance provision already exists in the City's Downtown

Redevelopment Plan, recognizing the need for additional levels of maintenance for such improvements.

It is the responsibility of the Planning Commission to ensure that changes to the approved South Beach Redevelopment Plan are consistent with the adopted Comprehensive Plan for Jacksonville Beach. Findings of Fact have been provided.

Applicant:

The applicant is the City of Jacksonville Beach Planning Department. Mr. Mann noted the need for this action to be taken by the Planning Commission. He explained that the proposed splash pad has to be maintained like a public pool. The pad and the skate park will need regular maintenance. He noted that these maintenance funds are not included in the plan. He noted that they have a funding mechanism with the TIF funds.

Mr. Dahl asked if a private company did the maintenance. Mr. Mann noted it would probably be in-house but they may subcontract out some aspects of it.

Ms. Dumont stated that the TIF funds end in 2026, and stated that they needed to plan long-term in the budget. Mr. Mann agreed stating that they will look at that budget item in anticipation of the TIF going away.

Public Hearing:

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

There was no one present to speak in favor of or in opposition to the proposed application. Mr. Sutton closed the public hearing.

Motion: Mr. DeLoach made a motion to approve the finding fact. The motion was seconded by Mr. Dahl.

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

Planning & Development Director's Report

- (A) Report from the Police Department regarding proposed changes to Chapter 18 "Noise," of the City Code.

Mr. Mann noted that they did not regulate noise from outdoor seating until 2003. He noted that they have prohibited outdoor music in an effort to get more family-friendly activities downtown, but also to allow low-volume music in restaurants.

There will be a permit for them to apply for. He noted that it would come back to Planning Commission to address outdoor seating requirements. Mr. Mann stated that there were other changes that he would like to see in the outdoor seating requirements.

Ms. Dumont asked if there was a small outdoor area that was presently allowed. Mr. Mann responded that they do not at this time.

Chief Dooley explained that there are currently 16 establishments that have an outdoor noise permit, but the decibel levels allowed are very low. He stated that there was an inequitable situation by having two standards. He explained that this was a one-year pilot program. Chief Dooley noted that even though some of these standards may be seen as ambiguous they have been approved in the courts.

Ms. Dumont stated that she liked that permits were issued annually, which would help address habitual violators. She then asked about deep bass monitoring. Chief Dooley stated that if the receiver signs a complaint affidavit, they require the offender to address it. He stated that other portions address the issue of deep bass as well. He added that any sound on a back deck has to be a low volume, so they can address those that like the loud music with open windows and doors.

Mr. Dahl asked about noise from vehicles. Chief Dooley responded that they wouldn't ignore it they found it hard to address because they typically don't have a sound meter right there. He stated that when they hear them and know it's a violation they will continue to issue tickets.

Chief Dooley noted that late night alcohol violators could lose their ability to serve late night alcohol. Discussion followed on how the repeat violators would lose their abilities to serve alcohol and lose their applicable permits.

Mr. Mann noted that due to the sunset provisions of the ordinance, he may give some additional time to address the issue of outdoor seating and they would not be issued at the same meeting.

(B) The next meeting is scheduled for February 27, 2017

Ms. Ireland noted that the next meeting is February 27, 2017, not March 13, 2017, as noted in the agenda.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:13 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman: _____

Date: _____

Draft

**Minutes of Planning Commission Meeting
held Monday, February 27, 2017, 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.

Roll Call

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

Alternates

Britton Sanders (*absent*)
Margo Moehring (*absent*)

Also present were Heather Ireland, Senior Planner and Amber Lehman, Recording Secretary

Approval of Minutes

None

Correspondence

None

Old Business

None

New Business

(A) PC #2-17- 102 15th Street South

Conditional Use Application to modify the approved site plan (PC#5-14) for a private elementary and secondary school located in a Residential, single-family: RS-1 zoning district, pursuant to Section 34-336(d)(3) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The applicant has existed as a private school since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15th Street South to the immediate south, with plans to expand the existing campus. The expansion plans included a two-story, 18,000 square foot building on the combined properties, containing nine classrooms, and office and ancillary space that would support up to 175 students. The applicant received conditional use approval for the proposed expansion in 2014 via PC#5-14.

The conditional use approval included several conditions, specifically, that the applicant would develop the proposed school expansion in accordance with the application site plan dated February 18, 2014, and that any modifications or changes to this site plan shall require approval by the Jacksonville Beach Planning Commission. Additional conditions of approval included an established and enforced minimum 30-minute staggered drop-off/pick-up time schedule for three separate grade or class groups, to be approved in conjunction with the Development Plan application, and a required crosswalk guard during all scheduled drop-off/pick-up times.

The applicant now would like to provide a transitional building for a time period of 36 to 60 months, while the funds are raised to complete the approved permanent building. Since this constitutes a change to the site plan dated February 18, 2014, the applicant was advised by staff that conditional use approval would be required. According to the application, the transition buildings will add 30 students to the existing population, for a total of 230 students. The school is also proposing to accommodate traffic by expanding the parking loop to provide a higher capacity for stacking and waiting vehicles, and provide an additional exit route for departing vehicles using the traffic plan shown on the approved 2014 site plan. The school will continue with staggered arrival and dismissal times.

Adjacent uses include the original school building to the immediate north of the proposed transitional facilities, condominiums to the north across Shetter Avenue, the City's Operations and Maintenance Facility across 15th Street to the east, single family homes to the south off Marsh Inlet Court, and undeveloped wetlands owned by Pablo Hamlet to the west.

The primary difference between this application and the approved 2014 conditional use is the size and type of facility and building footprint for the interim expansion. The applicant has an established history with operating a school at this location, and has been a good steward of the existing property through various incremental expansions since it was established. The proposed transitional site plan still represents an effort to minimize any potential off-site impacts due to traffic, or to adjacent properties. The transitional site plan and facilities would allow the school to provide additional needed capacity until the funding is available for permanent facilities to grow to the targeted capacity. In addition to committing to the proposed transitional site plan, staff feels that the conditions approved under PC#5-14 be maintained during the transitional period as well.

Applicant:

The agent for the applicant, Mr. Charlie Roshlow, 111 Riverside Avenue, Jacksonville, reviewed a slide show that they prepared to review the proposed additions to the school. He explained how the plan was prepared to address a parking plan to avoid stacking on 15th Street, and how the design will be consistent with the surrounding neighborhood.

Ms. Dumont asked where the children would go when the permanent structures were built. Mr. Roshlow responded that part of the building could be set back further to allow for it, and the building would be phased with a lot of work done in the summer. Mr. Roshlow stated that it was possible the school would come back again with a modification.

Mr. DeLoach noted that he had communications with Ms. Bednarek and Mr. Landry with the school, and with their architect Mr. Mnich. He added that whatever they did would be an improvement over the house, but stated that he was hoping for more buffer. Mr. Roshlow added that the existing fence would be coming down and they would want the classes to be as close as possible to the existing campus. Mr. DeLoach added that the existing trailer for administration would not be acceptable for the modular temporary classrooms. Discussion followed on the type of look that would be acceptable for the temporary structures. Mr. DeLoach asked if they would be comfortable with conditioning approval on type of architecture.

Mr. Dahl asked about the traffic from the additional students. Ms. Kim Bednarek with the school stated that may be 30-40 more vehicles. Mr. Brandon Speeg stated that would do staggered starting times that prevent vehicles from stacking onto 15th Street. He added that the extra driveway and parking would address the traffic. Mr. DeLoach added that there are multiple dropoff spots as well.

Mr. DeLoach asked if they could revisit the issue less than 60 months out. Mr. Roshlow thought they could and agreed that to revisit the issue in 24 months is reasonable. Ms. Bednarek stated that 36 months would probably be more reasonable. Mr. Dahl questioned what they would do in 36 months.

Ms. Dumont reviewed the possible conditions as revisit in 60 months, continue conditions from 2014 approval, trailers to be complementary to permanent structures and a natural buffer.

Public Hearing:

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

There was no one present to speak in favor of or in opposition to the proposed application.

Discussion:

Ms. Dumont stated that she knew someone who lived in Marsh Inlet who liked the school. She added that the look was more neighborhood like.

Motion: It was moved by Ms. Dumont and seconded by Mr. DeLoach, to approve the application with the conditions that the Commission revisit it in 60 months, the conditions from 2014 be continued, the trailers need to complement the permanent structures on the campus, and there be a natural buffer on the southern boundary due upon occupancy permit.

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

(B) PC #3-17- 417 and 421 11th Street South

Concept Plat Approval for a proposed four unit townhouse development located in a Residential, multiple family: RM-1, 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 11th Street South, between 4th and 5th Avenues South and consists of two adjacent residential lots. Each lot currently has a single-family home built in 1959. The applicant wishes to combine the adjacent lots, and develop a four-unit townhouse project. When combined, the two adjacent properties would allow for four fee-simple townhouse lots consistent with the minimum townhouse lot sizes and street frontages for Residential, multiple family: RM-1 zoned properties, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are single-family directly to the west across 11th Street South, single- family to the north and south, and single- and multiple family to the west. Additionally, there is an elementary school to the north across 4th Avenue South, and an industrial area to the south across 5th Avenue South. Despite the historical single-family character of this one block portion of 11th Street South, it is zoned for multiple family development. The proposed concept plat and prospective development project is consistent with similar projects in the RM-1 zoning district.

Applicant:

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a four-unit townhouse development and are not requesting variances for the development.

Ms. Dumont asked about the dimensions of the townhouse lots. Mr. Hart explained that the lots meet the minimum requirements. Ms. Dumont questioned whether this fit the character of the neighborhood.

Public Hearing:

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

Ms. Shandy Thompson, 522 3rd Avenue South, Jacksonville Beach, stated that she lived in the older neighborhood where these townhouses were proposed. She stated that four townhomes here would create too much traffic and would park on a narrow street. She provided pictures showing the parking and traffic issues in the area. She stated that she thought these buildings were too big for this neighborhood.

Ms. Kay Odom, 402 11th Street South, Jacksonville Beach, agreed that there would be parking issues with these townhouses and expressed her opposition to the proposal.

Mr. Tony Komarek, 533 11th Avenue South, Jacksonville Beach, provided pictures. He stated that an earlier request for a variance for these parcels was denied. He added that he did not believe the applicant was providing sufficient parking for the townhomes. Mr. Komarek stated that only two units, three at the max, should be approved for these parcels.

Ms. Millie Sullivan, 114 11th Street South, Jacksonville Beach, expressed her opposition to the proposed townhomes. She stated that these townhouses do not fit in this neighborhood. She agreed with the other speakers that there are parking issues in this neighborhood.

Blake Ziegler, 414 11th Street South, Jacksonville Beach, expressed his opposition.

Mr. Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, stated that he owns about 25 units in this neighborhood and has seen values rise because of the development going up here. He added that there is very little affordable housing in Jacksonville Beach. He stated that he met all requirements for parking in the area, and stated that taxable value increase ten-fold after construction, which generates increased tax values for the City.

Mr. Hart stated that they met all minimum requirements, and had places to park two cars. He added that all drainage requirements must be met, which the older properties do not. Mr. Dahl asked about parking solutions. Mr. Hart stated that they could add gravel parking.

Discussion:

Ms. Dumont stated that she didn't see this to be contiguous to density and expressed her concern with the parking, even though they did meet code. She noted that property values at the beach are going up all over. She stated that she did not believe that this was compatible with the surrounding properties in the neighborhood.

Mr. Dahl stated that people want to live in Jacksonville Beach because it is a small beach town. He thought that there was ample justification to not approve this proposal due to the densities.

Mr. DeLoach stated that there are other uses comparable to what they want to build, and they meet the parking requirements for this type of structure. He added this is not a designated historical community. He expressed concern that it is not fair to the applicant to deny this when he meets all requirements.

Mr. Dahl asked Ms. Ireland to review the standards for review. Ms. Ireland read the three standards for the Commission to review the application. Ms. Dumont added that the plan is to increase the quality of life at the Beach and this proposal doesn't meet that. Mr. DeLoach stated that they needed to review their codes but not single out this proposal.

Motion: Mr. DeLoach made a motion to approve application based on the criteria that the applicant meets, adding that gravel parking be provided. Mr. Dahl asked where the gravel would go. Mr. Sifakis described where it would go. The motion died for a lack of a second.

Alternate Motion: Ms. Dumont made a motion to deny the application, based on it not being consistent with the Comprehensive Plan due to issues of quality of life. The motion to deny died for a lack of a second.

Second Alternate Motion: It was moved by Ms. Dumont and seconded by Mr. Sutton, to deny the application based on Standards 6A and 6B stating incompatibility with the surrounding neighborhood and inconsistency with the Comprehensive Plan. Ms. Dumont noted that Mr. Sifakis' argument about housing values is not as true in this neighborhood as his neighborhood.

Roll call vote: Ayes – Dahl, Dumont, and Callan.
Nays - Sutton and DeLoach.
The motion to deny was approved by a 3-2 vote.

(C) **PC #4-17- 1010 2nd Avenue North**

Concept Plat Approval 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.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located at the southwest corner of 2nd Avenue North, and 10th Street North. The property currently exists as a multiple family residential triplex in a Residential, multiple family: RM-1 zoning district. The applicant wishes to redevelop the property into six fee-simple townhouse lots. The concept plat provided shows six townhouse lots that exceed the minimum townhouse lot sizes and street frontages, for *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses are multiple and single family to the east, single-family and a city park (Gonzales Park) to the north, single-family to the west, and commercial to the south. The proposed six-unit townhouse project is consistent with the mixed use character of the surrounding area, and the proposed lots meet the RM-1 zoning district requirements.

Applicant:

The agent for the applicant, Mr. Curtis Hart, 8051 Tara Lane, Jacksonville, stated that they are asking to do a six-unit townhouse development. He stated that this was a unique parcel that was a trapezoid. He stated that the project is multi-family already and they meet all standards.

Mr. Sutton asked about the location of the park. He stated that the park was bigger than it appeared in the documents. Mr. Sutton thought this was compatible with the area.

Mr. DeLoach agreed, stating that the park was across the street, with multi-family units bordering the parcel as well. He thought this would be a newer nicer project than the ones bordering it.

Public Hearing:

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

Ms. Shandy Thompson, 552 3rd Avenue South, Jacksonville Beach, asked if they were three stories or two stories. She stated that she would prefer two stories. She thought that gravel parking would be preferable and should be a condition of approval.

Mr. Tony Komarek, 533 11th Avenue South, Jacksonville Beach, stated that six properties on this narrow parcel is too much density.

Mr. Alex Sifakis, 440 7th Avenue South, Jacksonville Beach, stated that he was in favor of the project, but noted that when variances are denied it makes it difficult to build two-story townhomes.

Discussion:

Mr. DeLoach stated that this property is surrounded by similar properties and this property meets the requirements and is character with the neighborhood.

Ms. Dumont noted that because it is an odd-shaped lot and questioned the issues of variance to make money.

Motion: It was moved by Mr. DeLoach and seconded by Mr. Dahl, to approve the application.

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

(D) PC #5-17- 1304 1st Avenue North

Conditional Use Approval for multiple family residential for a three-unit townhouse, located in a Commercial general: C-2 zoning district, pursuant to Section 34-343(d) (11) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the south side of 1st Avenue North between Penman Road and 11th Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The proposed site plan provided shows three townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the Residential, multiple family: RM-1 zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1st Avenue North, commercial to the east and west, and commercial to the south, fronting on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the RM-1 zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

Applicant:

The agent for the applicant, Alex Sifakis, 440 7th Avenue South, stated that the property is zoned commercial, and you can't access the site from Beach Blvd. He stated that this request is consistent with the other projects directly to the east of this project.

Mr. Sutton asked the zoning directly across the street to the north. Ms. Ireland stated that she thought it was single-family.

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. Tony Komarek, 533 11th Avenue South, stated his concern was about the middle property. He noted that many people use 1st Street to get to Penman Road. He thought that this could create a traffic issue.

Discussion:

Ms. Dumont stated that the Code allows for this width of parcel addressing the concerns of Mr. Komarek.

Motion: It was moved by Mr. DeLoach and seconded by Ms. Dumont, to approve the application.

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

Planning & Development Director's Report

Ms. Ireland noted that the next meeting is March 13 as noted in the agenda.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:48 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman:

Date:

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: April 3, 2017
RE: April 10, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming April 10, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#10-17 Concept Plat Application

Owner: Marilyn Pierce
1304 1st Avenue North
Jacksonville Beach, FL 32250

Applicant: Alex Sifakis, JWB Construction Group
7563 Philips Highway Suite 109
Jacksonville, FL 32256

Location: 1304 1st Avenue North

Request: **Concept Plat Approval** for a proposed three-unit townhouse project located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the south side of 1st Avenue North between Penman Road and 11th Street North. The property has existed as single-family residential despite being located in a commercial zoning district. The applicant wishes to redevelop the property with three fee-simple townhouses. The applicant received Conditional Use approval via PC#5-17 on February 27, 2017 for multiple family in C-2 zoning for the proposed three-unit townhouse project. The applicants plan shows three townhouse lots that meet the minimum *RM-1* townhouse lot sizes and street frontages, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include single-family to the north across 1st Avenue North, a vacant single family home to the east (pending multi-family development), commercial to the west, and commercial to the south, along on Beach Boulevard. The proposed three-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the *RM-1* zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhoods to the north.

PC#11-17 **Conditional Use Application**

Owner: BACM 2006 4 Beach Blvd LLC
C/O Hallmark Partners
6675 Corporate Center Pkwy, Suite 100
Jacksonville, FL 32216

Applicant: Brian Sherrill (*Coastal Indoor Golf*)
2615 Crystal Cove Court
Jacksonville, FL 32224

Location: 1380 Beach Boulevard

Request: **Conditional Use Approval** for a drinking establishment, located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(1) of the Jacksonville Beach Land Development Code. (*Coastal Indoor Golf*)

Comments: The subject property is located on the south side of Beach Boulevard within the Beach Plaza commercial shopping center. The applicant plans to open an indoor golf facility within a tenant space on the west end of the shopping center, facing Beach Boulevard (tenant space #1380). The space was previously occupied by a retail establishment. The applicant would like to serve beer and wine to customers, classifying it as a “drinking establishment” for zoning purposes. Drinking establishments are listed as conditional uses in C-2 zoning districts.

A similar recreational establishment was also approved as a “drinking establishment” via PC#17-3 in 2003 for a billiards room at 1323 South 3rd Street, so that customers at the business could purchase beer or wine for consumption on premises.

Adjacent uses include commercial to the north across Beach Boulevard, commercial to the east and south in the balance of the shopping center, and a City-owned cemetery to the west across Penman Road. The tenant space is more than 500 feet away from the next closest approved drinking establishment and does not violate the City’s drinking establishment proximity requirements pursuant to Section 34-393(b). The proposed use should not negatively impact adjacent uses, and there is adequate parking within the shopping center.

PC#13-17 **Concept Plat Application**

Owner: BCEL 5 LLC
7563 Philips Highway Suite 109
Jacksonville, FL 32256

Agent: Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

Location: 1224 & 1236 1st Avenue North

Request: **Concept Plat Approval** for a proposed six-unit townhouse project, located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The applicant is proposing to develop a six-unit fee-simple multiple family townhouse project on two adjacent lots located on the south side of 1st Avenue North, east of Penman Road. The applicant received conditional use approval under PC#27-15 to develop the property into multi-family residential per the *RM-1* zoning standards, in a *C-2* zoning district, pursuant to Section 34-339 of the Land Development Code. The applicant also received Concept Plat approval in December of 2015, via PC# 32-15, however, if a Development Plan is not submitted within one year of Concept Plat approval, the concept plat becomes void, pursuant to Section 34-504 of the City Land Development Code. The applicant was advised by staff that they would need to reapply for Concept Plat.

The proposed site plan provided shows six fee-simple townhouse lots that meet the minimum townhouse lot sizes and street frontages, for the *Residential, multiple family: RM-1* zoning district, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent uses include a beauty salon directly to the east, single-family homes to the north across 1st Avenue North, a single family home to the west, (see PC# 10-17) and a car wash and an auto repair business to the south along Beach Boulevard. The proposed six-unit townhouse project is consistent with the mixed-use character of the surrounding area, meets the *RM-1* zoning district requirements, and represents a transitional use between the commercial uses on Beach Boulevard and the residential neighborhood to the north.

PC#14-17 **Concept Plat Application**

Owner: BCEL 5 LLC
7563 Philips Highway Suite 109
Jacksonville, FL 32256

Agent: Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

Location: 333 and 335 5th Avenue South

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

Comments: The applicant has purchased two adjacent lots on the north side of 5th Avenue South between 3rd and 4th Streets South, and wishes to redevelop them into a fee-simple five-unit townhouse development pursuant to LDC Section 34-339 *Residential, multiple family: RM-1* zoning standard. The applicant received conditional use approval for multi-family use at the subject properties on March 13, 2017 via PC# 6-17.

Adjacent uses include multi-family residential to the east, commercial to the north, commercial and residential to the south, and residential, commercial and new multi-family residential to the west. A five-unit townhouse on the combined subject lots is within the character of the existing mix of multiple-family residential and commercial uses on surrounding properties. The subject properties are sufficient in size to support a five-unit townhouse project per *RM-1* zoning standards. Adjacent property values should not be negatively impacted by the proposed multi-family residential development.

CURTIS L. HART

8051 Tara Lane, Jacksonville FL 32216 | 904.993.5008 | curtishart1972@att.net

Wednesday, March 01, 2017

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

RECEIVED
PC# 10-17
MAR - 2 2017
AS400# 17-10003a
PLANNING & DEVELOPMENT

Dear City of Jacksonville Beach:

Re: 1304 1st Avenue North, Jacksonville Beach, FL 32250 - RE# 177880-0000

The following information is being submitted for Concept Plat Approval.

Owner of Record:

Elia Marilyn Pierce
1304 North 1st Avenue
Jacksonville, FL 32256

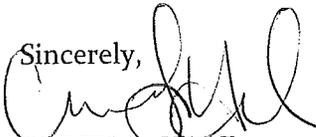
Developer and Agent:

Alexander Sifakis
JWB Construction Group
7563 Philips Hwy Ste 109
Jacksonville, FL 32256
904-677-6777

Engineer of Record:

Chris Favre
North Florida Engineering
9432 Baymeadows Rd Ste 280
Jacksonville, FL 32256

Attached is the legal description of the property, location map, proposed site plan, agent authorization letter, and a check made out to the City of Jacksonville Beach for \$250.00. If you have questions, please call me at 904.993.5008. I look forward to hearing from you soon.

Sincerely,

CURTIS L. HART

Enclosures;

EXHIBIT B

Agent Authorization

Date: 3/9/17

City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

1304 1st Avenue North

Gentleman:

You are hereby advised that the undersigned is the owner of the property 1304 1st Ave North (RE#: 177880-0000). Said owner hereby authorizes and empowers Alexander Sifakis, President of JWB Construction Group to act as agent to file application(s) for Concept Plat 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.


Marilyn Pierce

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$64,752.00	\$39,752.00	\$25,000.00	\$203.78	\$203.78	\$191.22
Public Schools: By State Law	\$64,752.00	\$25,000.00	\$39,752.00	\$186.40	\$181.03	\$186.75
By Local Board	\$64,752.00	\$25,000.00	\$39,752.00	\$86.06	\$89.36	\$86.22
FL Inland Navigation Dist.	\$64,752.00	\$39,752.00	\$25,000.00	\$0.80	\$0.80	\$0.75
Jax Beach	\$64,752.00	\$39,752.00	\$25,000.00	\$97.37	\$94.87	\$92.10
Water Mgmt Dist. SJRWMD	\$64,752.00	\$39,752.00	\$25,000.00	\$7.56	\$7.21	\$7.21
Gen Gov Voted	\$64,752.00	\$39,752.00	\$25,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$64,752.00	\$25,000.00	\$39,752.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$64,752.00	\$39,752.00	\$25,000.00	\$0.00	\$0.00	\$0.00
			Totals	\$581.97	\$577.05	\$564.25
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$147,246.00	\$63,284.00	\$38,284.00	\$25,000.00		
Current Year	\$217,545.00	\$64,752.00	\$39,752.00	\$25,000.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

LEGAL DESCRIPTION

LOT 10, PINE GROVE UNIT 3, ACCORDING TO PLAT THEREOF AS RECORDED IN
PLAT BOOK 16, PAGE 94, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY,
FLORIDA.

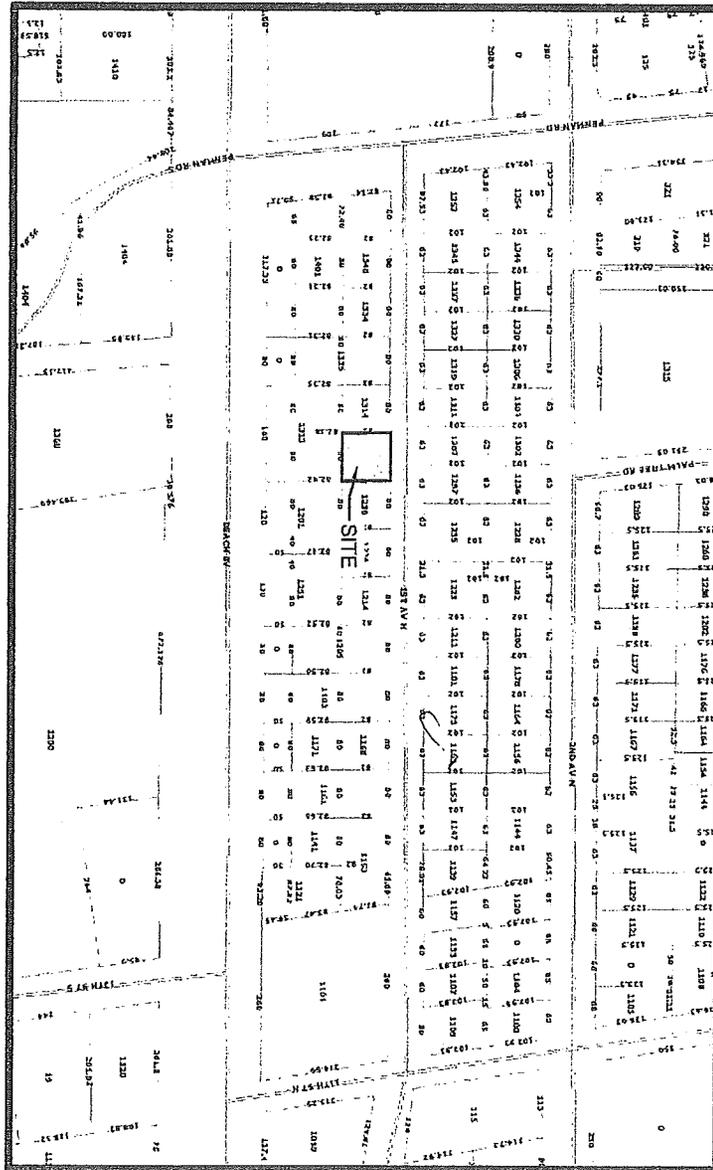
RECEIVED
PC#10-17
MAR - 2 2017

PLANNING & DEVELOPMENT

RECEIVED
PC#10-17
MAR - 2 2017

PLANNING & DEVELOPMENT

1304 FIRST AVENUE NORTH
JACKSONVILLE BEACH,
FLORIDA



VICINITY MAP

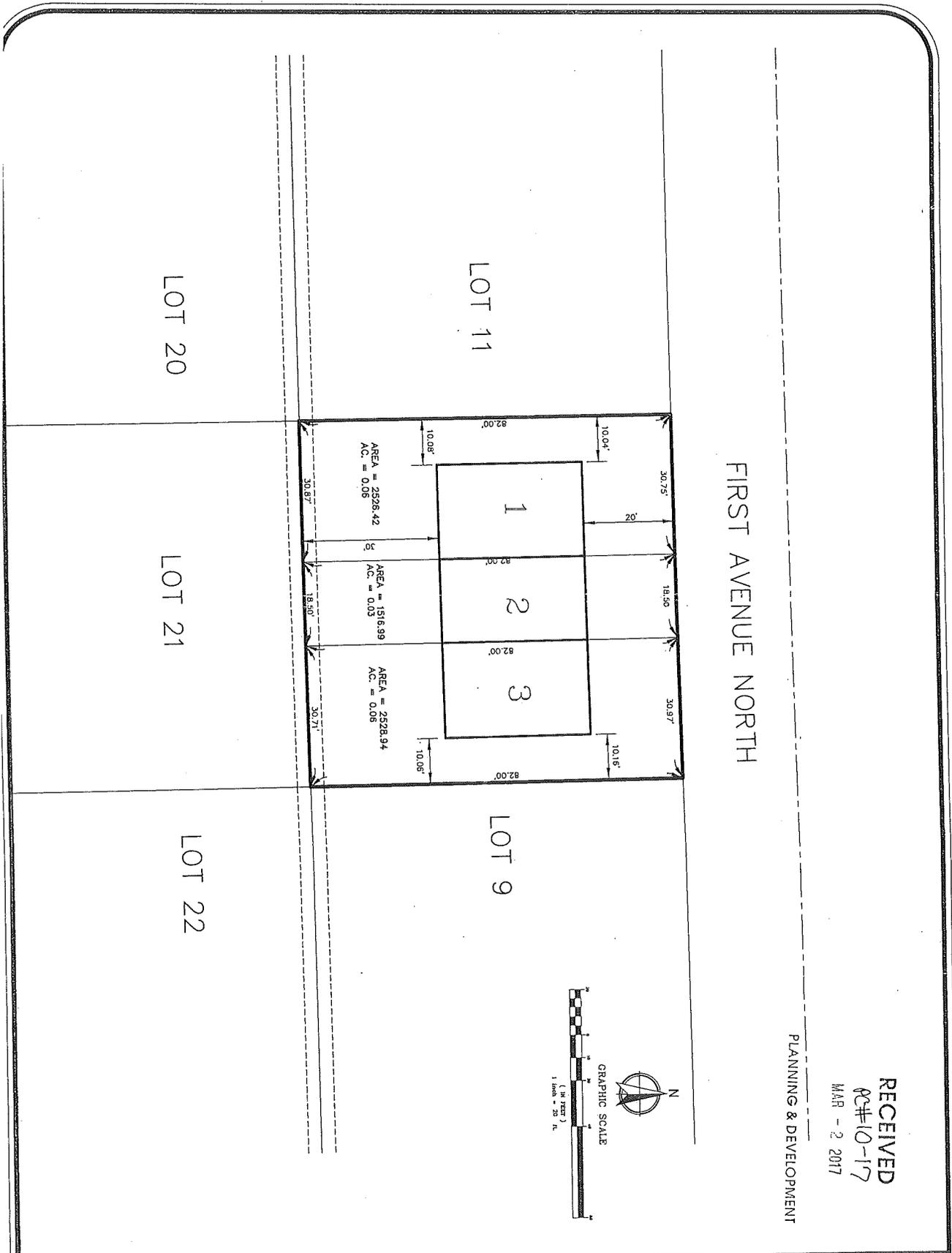


DATE: 06/06/2017
DRAWN BY: JAVRE
SCALE: N.T.S.
PROJECT NUMBER: 1

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION # 26065
8432 Baysadows Road, Suite 205, Jacksonville, FL 32256
PH: (904) 327-0074 FAX: (904) 336-5372
EMAIL: FAVRE.NFES@GMAIL.COM

1304 FIRST AVENUE NORTH
VICINITY MAP

NO.	REVISION	DATE



PLANNING & DEVELOPMENT

RECEIVED
 PC#10-17
 MAR - 2 2017

1304 FIRST AVENUE
 NORTH
 LAYOUT 1

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 26085
 8432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
 JPE (PA) 731-5971 NP and OSU 286-5372
 #EMAIL: FAVRENFES@GMAIL.COM

DATE: 8/20/07
 JOB NUMBER: 17-012
 SCALE: 1" = 20'
 SHEET NUMBER: 1

NO.	REVISION	DATE

PLANS PREPARED UNDER THE DIRECTION OF: MICHAEL A. LIGHT P.E. 70190

RECEIVED



CONDITIONAL USE APPLICATION

MAR 7 2017

PC No: #11-17

AS/400# 17-100040

PLANNING & DEVELOPMENT HEARING DATE 4-10-17

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: BAEM 2006 4 BEACH BLVD LLC
Mailing Address: c/o HALLMARK PARTNERS
6675 CORPORATE CNTR PKWY, SUITE 100, JAX, FL 32216

Telephone: (904) 363-9002
Fax: (904) 363-0098
E-Mail: VB@NHALLMARKPARTNERS.COM

Applicant Name: Brian Sherrill
Mailing Address: 2015 Crystal Cove Court
Jacksonville FL 32224

Telephone: (704) 576-4869
Fax:
E-Mail: coastalindoorgolf@gmail.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: 1368 BEACH BLVD, JAX BCH 32250 (#1380)
#RE 177502-0010

Legal Description of property (attach copy of deed): 38-25-29E 2.05 B DE CASTRO Y
FERRER GRANT PT RECD O/R 16781-1931

Current Zoning Classification: JC-2

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: 34-343 (d) (1)

Describe the proposed conditional use and the reason for the request: Indoor golf facility that wants to sell beer/wine for entertainment purposes.

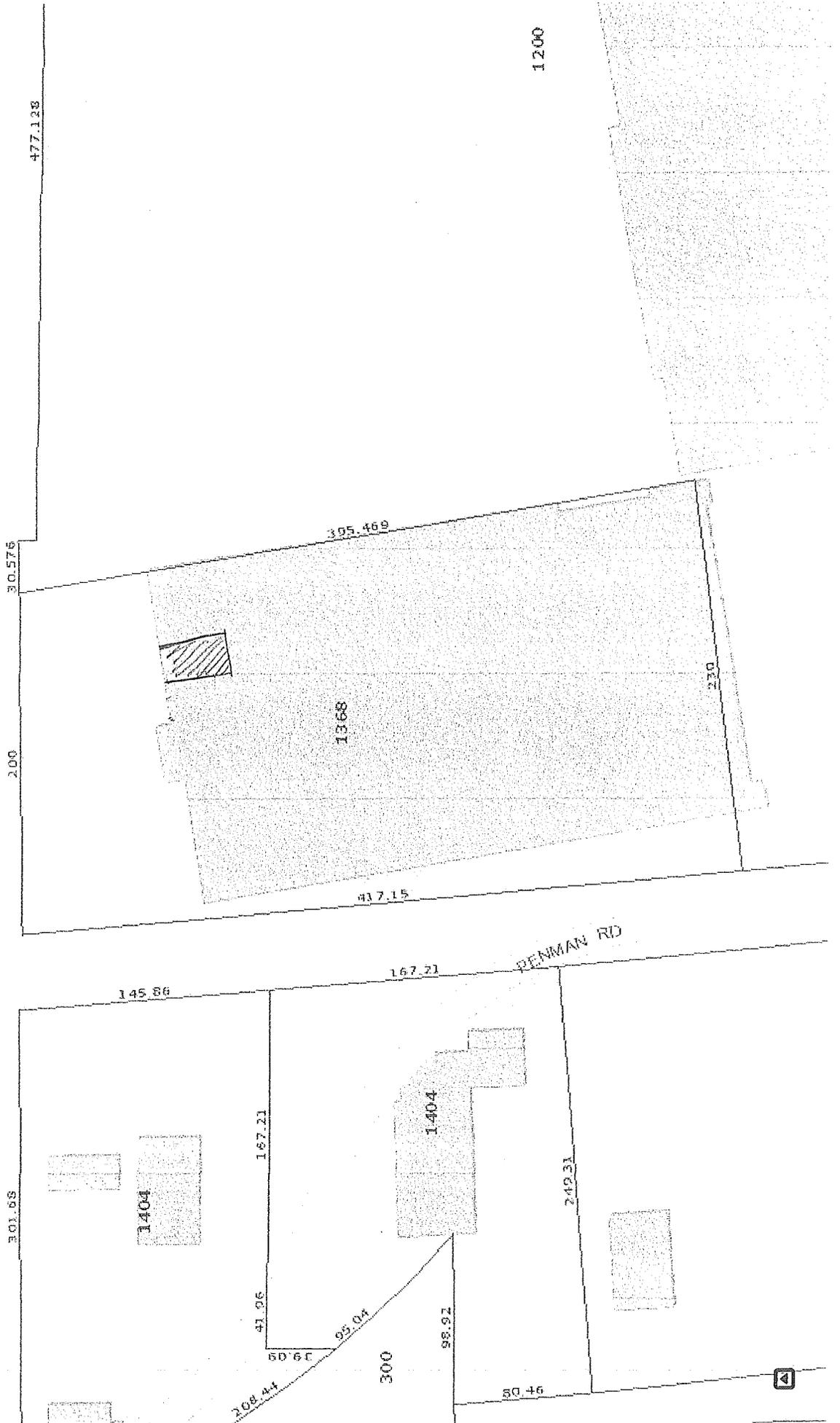
Applicant Signature: Brian Sherrill

Date: 3/3/17

PC#11-17

212 BEACH BLVD 212

212 BEACH BLVD



NAI Hallmark Partners

Commercial Real Estate Services, Worldwide.

March 9, 2017

Heather Ireland
Senior Planner
Planning and Development
City of Jacksonville Beach
11 N 3rd Street
Jacksonville Beach, FL 32250

RE: PERMISSION TO APPLY FOR CONDITIONAL
USE FOR A DRINKING ESTABLISHMENT

TO WHOM IT MAY CONCERN:

Please accept this letter as authorization on behalf of the Landlord pursuant to lease dated March 9, 2017, Coastal Indoor Golf is allowed to serve beer and wine at the center located at 1380 Beach Boulevard, Jacksonville Beach.

With best regards,



Vicki D. Barrett, RPA
As agent for owner BACM 2006-4 Beach Boulevard, LLC

CURTIS L. HART

8051 Tara Lane, Jacksonville FL 32216 | 904.993.5008 | curtishart1972@att.net

Wednesday, March 01, 2017

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

Dear City of Jacksonville Beach:

Re: 1224 & 1236 North 1st Avenue, Jacksonville Beach, FL 32250 - RE# 177878-0000,
177879-0000

The following information is being submitted for Concept Plat Approval.

Owner of Record:

BCEL 5 LLC
7563 Philips Hwy Ste 109
Jacksonville, FL 32256
904-677-6777

Developer and Agent:

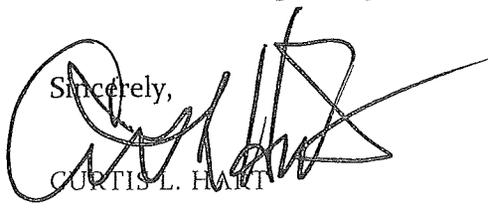
Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216
904-993-5008

Engineer of Record:

Chris Favre
North Florida Engineering
9432 Baymeadows Rd Ste 280
Jacksonville, FL 32256

Attached is the legal description of the property, location map, proposed site plan, agent authorization letter, and a check made out to the City of Jacksonville Beach for \$250.00. If you have questions, please call me at 904.993.5008. I look forward to hearing from you soon.

Sincerely,


CURTIS L. HART

Enclosures;

RECEIVED

PC#13-17

MAR 10 2017

17-100041

PLANNING & DEVELOPMENT

Legal Description

Lots 8 and 9, Pine Grove Unit Three, a subdivision according to the plat thereof recorded at Plat Book 16, Page 94, in the Public Records of Duval County, Florida.

Parcel Identification Number: 177878-0000

And

Parcel Identification Number: 177879-0000

RECEIVED
PC#13-17
MAR 10 2017

PLANNING & DEVELOPMENT

RECEIVED

MAR 10 2017

PLANNING & DEVELOPMENT

EXHIBIT B

Agent Authorization

Date: 3/1/17

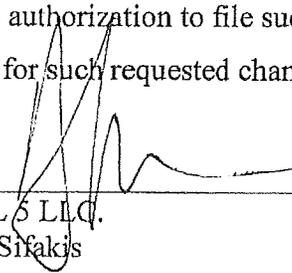
City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

1224 & 1236 1st Ave North

Gentleman:

You are hereby advised that the undersigned is the owner of the property 1224 & 1236 1st Ave North. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat 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.



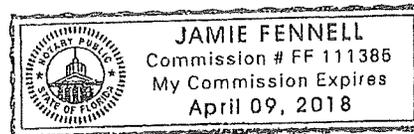
BCELS LLC.
Alex Sifakis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 1 day of March, 2017 by ALEX SIFAKIS, who is personally known to me or has produced _____ as identification.



(Notary Signature)



RECEIVED
DC#13-17
MAR 10 2017

PC#13-17

BCEL 5 LLC
 7563 PHILIPS HWY STE 109
 JACKSONVILLE, FL 32256

Primary Site Address
 1236 N 1ST AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 17361-02196

Title #
 9433

1236 N 1ST AVE
 Property Detail

RE #	177879-0000
Tax District	USD2
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03223 PINE GROVE UNIT 03
Total Area	6128

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$46,829.00	\$0.00
Extra Feature Value	\$1,446.00	\$0.00
Land Value (Market)	\$164,000.00	\$164,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$212,275.00	\$164,000.00
Assessed Value	\$212,275.00	\$164,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$212,275.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17361-02196	11/5/2015	\$420,000.00	WD - Warranty Deed	Unqualified	Improved
06960-01642	9/5/1990	\$0.00	MS - Miscellaneous	Unqualified	Improved
05670-01288	6/28/1983	\$30,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-2	0.00	0.00	Common	6,560.00	Square Footage	\$164,000.00

Legal

LN	Legal Description
1	16-94 38-2S-29E .15
2	PINE GROVE UNIT 3 S/D
3	LOT 9

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$212,275.00	\$0.00	\$212,275.00	\$203.78	\$1,730.30	\$1,623.63
Public Schools: By State Law	\$212,275.00	\$0.00	\$212,275.00	\$157.38	\$966.70	\$997.27
By Local Board	\$212,275.00	\$0.00	\$212,275.00	\$72.66	\$477.19	\$460.42
FL Inland Navigation Dist.	\$212,275.00	\$0.00	\$212,275.00	\$0.80	\$6.79	\$6.35
Jax Beach	\$212,275.00	\$0.00	\$212,275.00	\$97.37	\$805.52	\$781.98
Water Mgmt Dist. SJRWMD	\$212,275.00	\$0.00	\$212,275.00	\$7.56	\$61.24	\$61.24
Gen Gov Voted	\$212,275.00	\$0.00	\$212,275.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$212,275.00	\$0.00	\$212,275.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$212,275.00	\$0.00	\$212,275.00	\$0.00	\$0.00	\$0.00
Totals				\$539.55	\$4,047.74	\$3,930.89
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$143,131.00	\$57,323.00	\$32,323.00	\$25,000.00		
Current Year	\$212,275.00	\$212,275.00	\$0.00	\$212,275.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016

2015

PC#13-17

BCEL 5 LLC
7563 PHILIPS HWY STE 109
JACKSONVILLE, FL 32256

Primary Site Address
1224 N 1ST AVE
Jacksonville Beach FL 32250

Official Record Book/Page
17361-02196

Title #
9433

1224 N 1ST AVE

Property Detail

RE #	177878-0000
Tax District	USD2
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03223 PINE GROVE UNIT 03
Total Area	6140

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$164,000.00	\$164,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$164,000.00	\$164,000.00
Assessed Value	\$164,000.00	\$164,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$164,000.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions	SJRWMD/FIND Taxable Value No applicable exemptions	School Taxable Value No applicable exemptions
--	---	--

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17361-02196	11/5/2015	\$420,000.00	WD - Warranty Deed	Unqualified	Vacant
08497-01456	11/26/1996	\$25,000.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-2	0.00	0.00	Common	6,560.00	Square Footage	\$164,000.00

Legal

LN	Legal Description
1	16-94 38-25-29E .15
2	PINE GROVE UNIT 3 S/D
3	LOT 8

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$164,000.00	\$0.00	\$164,000.00	\$802.08	\$1,336.80	\$1,254.39
Public Schools: By State Law	\$164,000.00	\$0.00	\$164,000.00	\$479.11	\$746.86	\$770.47
By Local Board	\$164,000.00	\$0.00	\$164,000.00	\$221.20	\$368.67	\$355.72
FL Inland Navigation Dist.	\$164,000.00	\$0.00	\$164,000.00	\$3.15	\$5.25	\$4.90
Jax Beach	\$164,000.00	\$0.00	\$164,000.00	\$383.24	\$622.33	\$604.14
Water Mgmt Dist. SJRWMD	\$164,000.00	\$0.00	\$164,000.00	\$29.75	\$47.31	\$47.31
Gen Gov Voted	\$164,000.00	\$0.00	\$164,000.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$164,000.00	\$0.00	\$164,000.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$164,000.00	\$0.00	\$164,000.00	\$0.00	\$0.00	\$0.00
Totals				\$1,918.53	\$3,127.22	\$3,036.93
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$98,400.00	\$98,400.00	\$0.00	\$98,400.00		
Current Year	\$164,000.00	\$164,000.00	\$0.00	\$164,000.00		

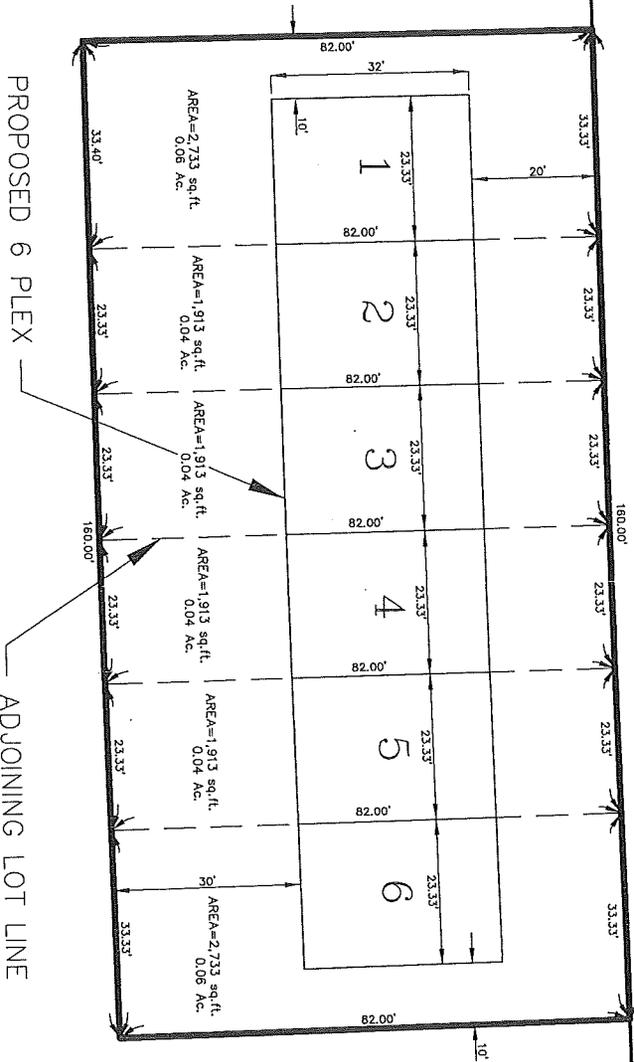
2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

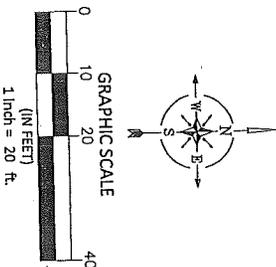
- [2016](#)
- [2015](#)
- [2014](#)



PROPOSED 6 PLEX

ADJOINING LOT LINE

1ST AVENUE NORTH



RECEIVED
PC#13-19
MAR 10 2017

PLANNING & DEVELOPMENT

1224/1236 1ST AVENUE NORTH
LAYOUT

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION # 26085
9432 Baymeadows Road, Suite 200, Jacksonville, FL 32256
//Ph: (904) 737-0971 //Fax: (904) 396-5372
//Email: FAYNE@NESI.COM //WWW.NESI.COM
PLANS PREPARED UNDER THE DIRECTION OF: [Signature]

DATE: 3/9/17
DRAWN BY: [Signature]
SCALE: 1" = 20'
1

NO.	REVISION	DATE

CURTIS L. HART

8051 Tara Lane, Jacksonville FL 32216 | 904.993.5008 | curtishart1972@att.net

RECEIVED
PC#14-17
MAR 15 2017

Tuesday, March 14, 2017

PLANNING & DEVELOPMENT

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

Dear City of Jacksonville Beach:

Re: 333 & 335 South 5th Avenue, Jacksonville Beach, FL 32250 - (RE# 175900-0000,
175899-0000)

The following information is being submitted for Concept Plat Approval.

Owner of Record:

BCEL 5 LLC
7563 Philips Hwy Ste 109
Jacksonville, FL 32256
904-677-6777

Developer and Agent:

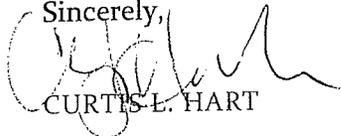
Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216
904-993-5008

Engineer of Record:

Chris Favre
North Florida Engineering
9432 Baymeadows Rd Ste 280
Jacksonville, FL 32256

Attached is the legal description of the property, location map, proposed site plan, agent authorization letter, and a check made out to the City of Jacksonville Beach for \$250.00. If you have questions, please call me at 904.993.5008. I look forward to hearing from you soon.

Sincerely,



CURTIS L. HART

Enclosures;

EXHIBIT B

Agent Authorization

Date: _____

City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

335 South 5th Avenue, Jacksonville Beach FL 32250

Gentleman:

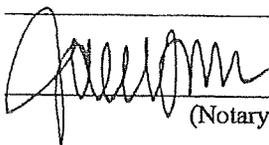
You are hereby advised that the undersigned is the owner of the property 335 South 5th Avenue. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.



BCBL 3, LLC
Alex Sifakis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27 day of January, 2017 by ALEX SIFAKIS, who is personally known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT B

Agent Authorization

Date: _____

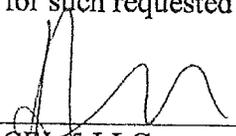
City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

333 South 5th Avenue, Jacksonville Beach FL 32250

Gentleman:

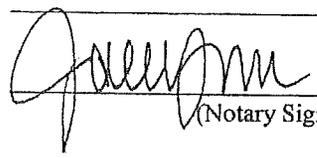
You are hereby advised that the undersigned is the owner of the property 333 South 5th Avenue. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.



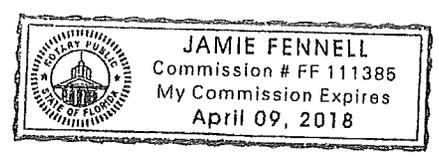
BCEL 5 LLC.
Alex Sifakis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27 day of January, 2017 by ALEX SIFAKIS, who is personally known to me or has produced _____ as identification.



(Notary Signature)



PC#14-17

LEGAL DESCRIPTION

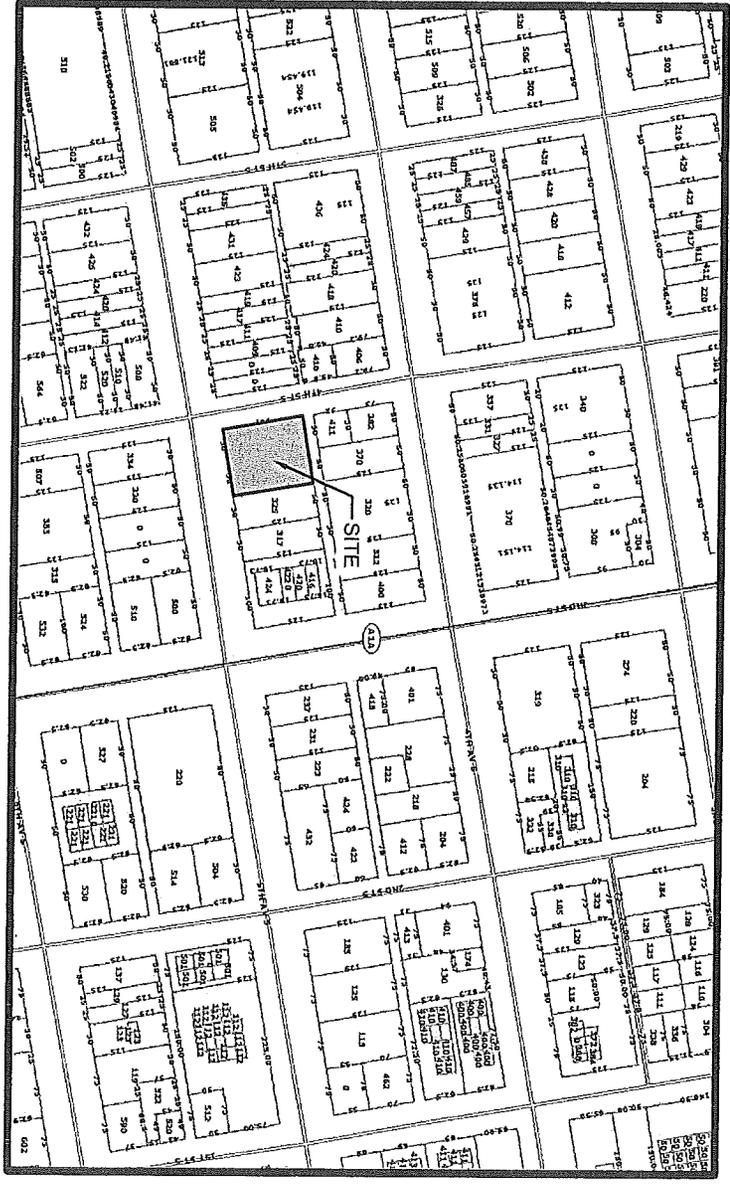
LOT 7 & 8, BLOCK 44, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 175899-0000 & 175900-0000

PC# 14-17

333 & 335 5th AVENUE SOUTH

JACKSONVILLE BEACH, FLORIDA



VICINITY MAP

333 & 335 5th AVENUE
SOUTH

VICINITY MAP

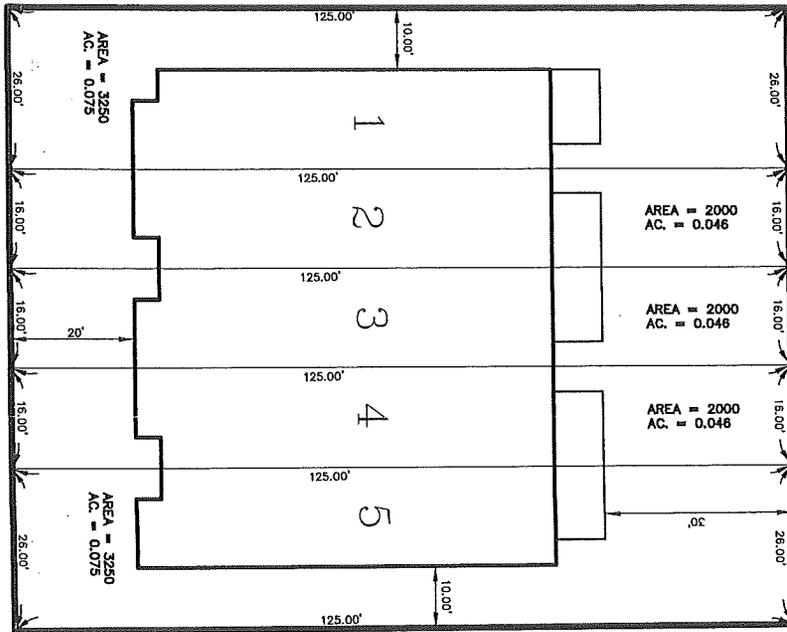

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 22086
 9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
 //Ph (904) 737-0977 //Fax (904) 395-5372
 //Email: FAVRE.NFES@GMAIL.COM

DATE: 01/29/2017
 DRAWN BY: MMS
 SCALE: N.T.S.
 SHEET NUMBER: 1

NO.	REVISION	DATE

4th STREET SOUTH

5th AVENUE SOUTH



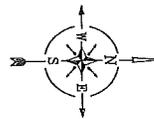
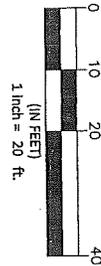
LOT 6

LOT 5

LOT 4

12' ALLEY

LOT 9



NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION# 26085
 8432 Baymeadows Road, Suite 200, Jacksonville, FL 32256
 //PH (904) 737-0971 //Fax (904) 396-5372
 //Email: FAVRENFES@GMAIL.COM
 PLANS PREPARED UNDER THE DIRECTION OF:

333 & 335, 5th AVENUE SOUTH
LAYOUT#1

NO.	REVISIONS	DATE

DATE: 3/14/2017
 JOB NUMBER: 17-013
 SCALE: 1"=20'
 SHEET NUMBER: 1

MOHAB R. LIGHT
 P.E. 70850