



**CITY OF JACKSONVILLE BEACH
FLORIDA**

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, October 10, 2016

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:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#30-16** 1436 Beach Boulevard
Conditional Use Application for outdoor seating at an existing restaurant (*Angie's Subs*) located in *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.
 - (B) **PC#31-16** 160 7th Avenue North
Conditional Use Application for the transfer of an existing approved multiple family dwelling unit development located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
 - (C) **PC#32-16** 320 5th Avenue South
Conditional Use Application for a new two-family dwelling unit, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

(D) **PC#33-16** 135 17th Avenue North

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

7. **Planning Department Report:** The October 24, 2016 regular Planning Commission meeting has three agenda items.

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: October 3, 2016
RE: October 10, 2016 Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming **October 10, 2016 Planning Commission meeting.**

NEW BUSINESS:

PC#30-16 Conditional Use Application

Owner: Edward A. Malin
Shetter Avenue LLC
13 N. Roscoe Blvd.
Ponte Vedra, FL 32082

Applicant: Edward A. Malin
13 N. Roscoe Blvd.
Ponte Vedra, FL 32082

Location: 1436 Beach Boulevard (*Angie's Subs*)

Request: **Conditional Use Approval** for outdoor seating at an existing restaurant located in *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Comments: The applicant owns property located at 1436 Beach Boulevard. The property is located on the south side of Beach Boulevard and east of 15th Street South. The subject property has been in operation as a restaurant since 1987. In 2009 the restaurant expanded into the tenant space to the entire single story commercial building. The applicant now wishes to provide outdoor seating for its restaurant customers.

Outdoor seating at this location is subject to the current size limitations provided for in Section 34-407 of the City's Land Development Code. The applicant is proposing to replace three existing parking spaces on the north side of the building with approximately 570 square feet of outdoor dining area, which is well within the size limitations of Section 34-407. Currently, no outdoor amplification of sound or music is permitted and a 42-inch high wall or fence is required if alcohol is to be consumed in the outdoor seating area. The applicant also wishes to allow dogs in the outdoor dining area, which does not require Planning Commission approval, but which will require a Dogs in Outdoor Dining Area Permit from the City Clerk's Office.

Adjacent properties include a commercial shopping center to the west across 15th Street, residential condominiums to the south, and City owned cemeteries to the east and to the north across Beach Boulevard. The addition of outdoor seating in this location should not negatively impact adjacent properties and is consistent with other dining establishments in the vicinity.

PC#31-16 **Conditional Use Application**

Owner: Thad Mosley, and Fiona Strathern
3701 Duval Drive
Jacksonville Beach, FL 32250

Applicant: Mark L. Kornhauser
Ocean View 160, LLC
13738 Chatsworth Avenue
Jacksonville, FL 32225

Location: 160 7th Avenue North

Request: **Conditional Use Approval** for the transfer of an existing approved multiple family dwelling unit development 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 south side of 7th Avenue north, west of 2nd Street North. The 16-unit apartment building known as *Ocean View* apartments was built in 1995 with Conditional Use approval for multiple family in a *Commercial, limited: C-1* zoning district under PC#20-94. The subject property also has approved variances for minimum setbacks, lot coverage, and required parking. Pursuant to Section 34-233, conditional uses are not transferable, therefore the applicant wishing to purchase the property is requesting conditional use approval in his LLC's name.

Adjacent property uses include multiple family to the north and west, and mixed-use commercial/residential planned for the vacant property to the east and south with approved RD rezoning. Transfer of the approved conditional use for the apartment building into a new owner's name should not negatively impact adjacent properties.

PC#32-16 **Conditional Use Application**

Owner: TH&R LLC
129 Lamplighter Lane
Ponte Vedra Beach, FL 32082

Applicant: Rabih Tawk
129 Lamplighter Lane
Ponte Vedra Beach, FL 32082

Agent: John Denneen
1254 Neck Road
Ponte Vedra Beach, FL 32082

Location: 320 5th Avenue South

Request: **Conditional Use Approval** for a new two-family dwelling unit, 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 a vacant lot located on the south side of 5th Avenue South between 3rd

Comments: The subject property is a vacant lot located on the south side of 5th Avenue South between 3rd and 4th Streets and is located in a *Commercial, limited: C-1* zoning district. The applicant is requesting conditional use approval to construct a new two-family dwelling unit on the vacant parcel. If approved, any development would be subject to the *Residential, multiple family: RM-1* zoning standards. The parcel size meets the requirements for a two-family dwelling unit per *RM-1* zoning standards.

Adjacent properties include a single-family home and multiple family uses to the west, commercial to the east and south, and commercial and multiple family to the north. A new two-family dwelling should not negatively impact adjacent properties and is consistent with the character of other newly developed two-family dwelling units to the west.

PC#33-16 Conditional Use Application

Owner: Darla M Buck
136 17th Avenue North
Jacksonville Beach, FL 32250

Applicant: Nicholas E. and Jana L. Andrews
3128 Indian Mesa Drive
Thousand Oaks, CA 91360

Location: 135 17th Avenue North

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

Comments: The subject property is located on the north side of 17th Avenue north, just east of 2nd street on the corner. The existing structure, built in 1938, currently exists as a single-family dwelling unit. The applicants wish to redevelop the property as a new single-family dwelling unit for their primary residence. Conditional use approval is required for single-family in a multiple family zoning district, and would be transferable.

Adjacent property includes single and multiple family to the south, single and multiple family to the east, townhouses directly to the north, and single and multiple family to the west. Considering that the existing use of the subject property is single family, as are adjacent property uses, the continuation of a single family use should not negatively impact adjacent properties and is consistent with the character of the neighborhood.



CONDITIONAL USE APPLICATION RECEIVED

PC No. 30-16
AS/400# 16-100161
HEARING DATE 10/10/16

SEP - 9 2016

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: EDWARD A. MARTIN
Mailing Address: 13 N. ROSCOE BLVD.
PONTE VEDRA, FL 32082

Telephone: 904-993-3474
Fax: _____
E-Mail: engie55ubs@gmail.com

Applicant Name: SAME AS ABOVE
Mailing Address: _____

Telephone: SAME AS ABOVE
Fax: _____
E-Mail: _____

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

Agent Name: APPLICANT IS OWNER
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: 1436 BEACH BLVD. JB 32250
(177 389.0000)
Legal Description of property (attach copy of deed): _____

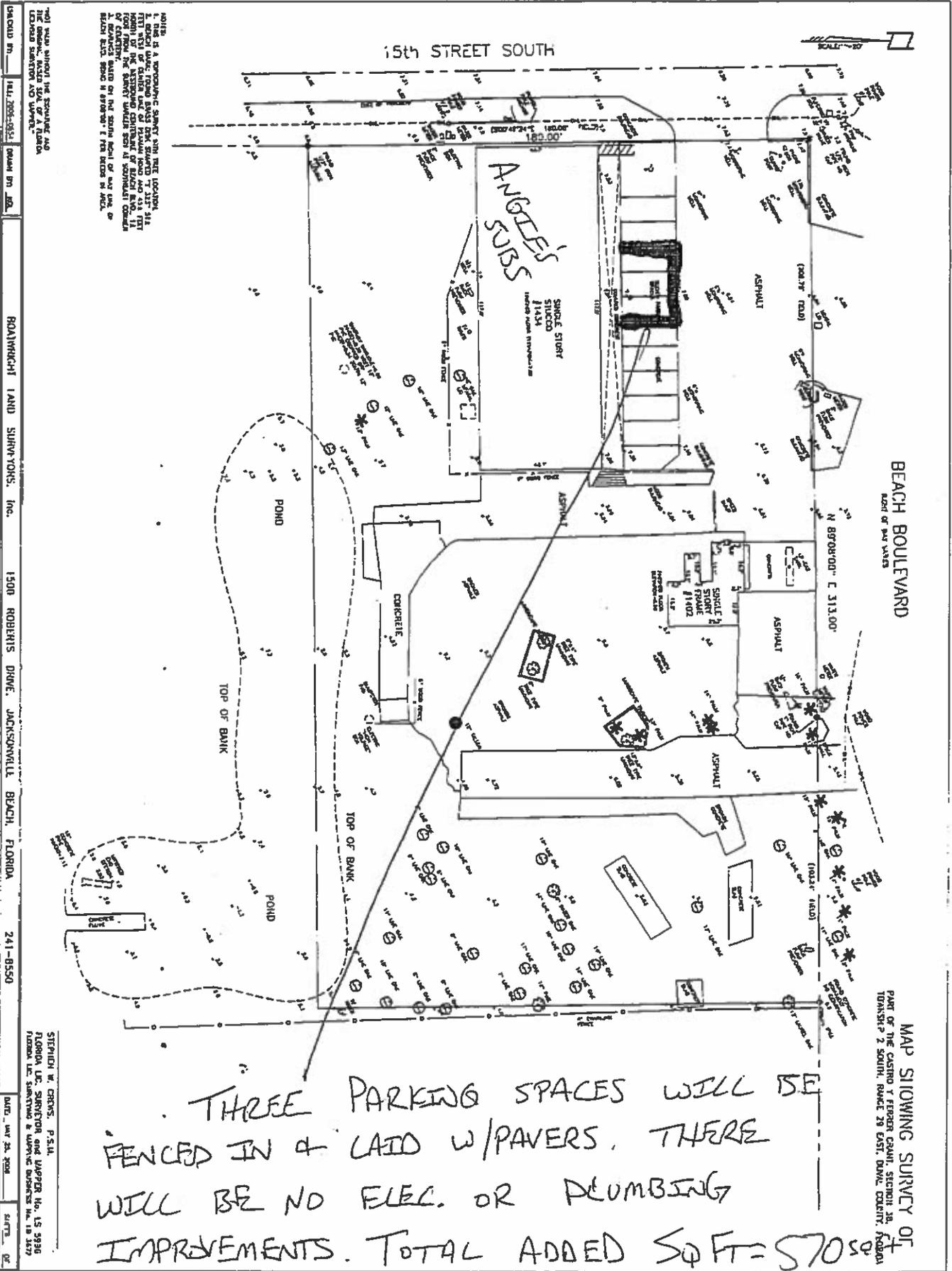
Current Zoning Classification: Comm. GEN. C-2 Future Land Use Map Designation: _____

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: Sec. 34-343(d)(14)

Describe the proposed conditional use and the reason for the request: ADDITION OF OUTDOOR SEATING FOR SMOKING CUSTOMERS AND CUSTOMERS WITH DOGS.

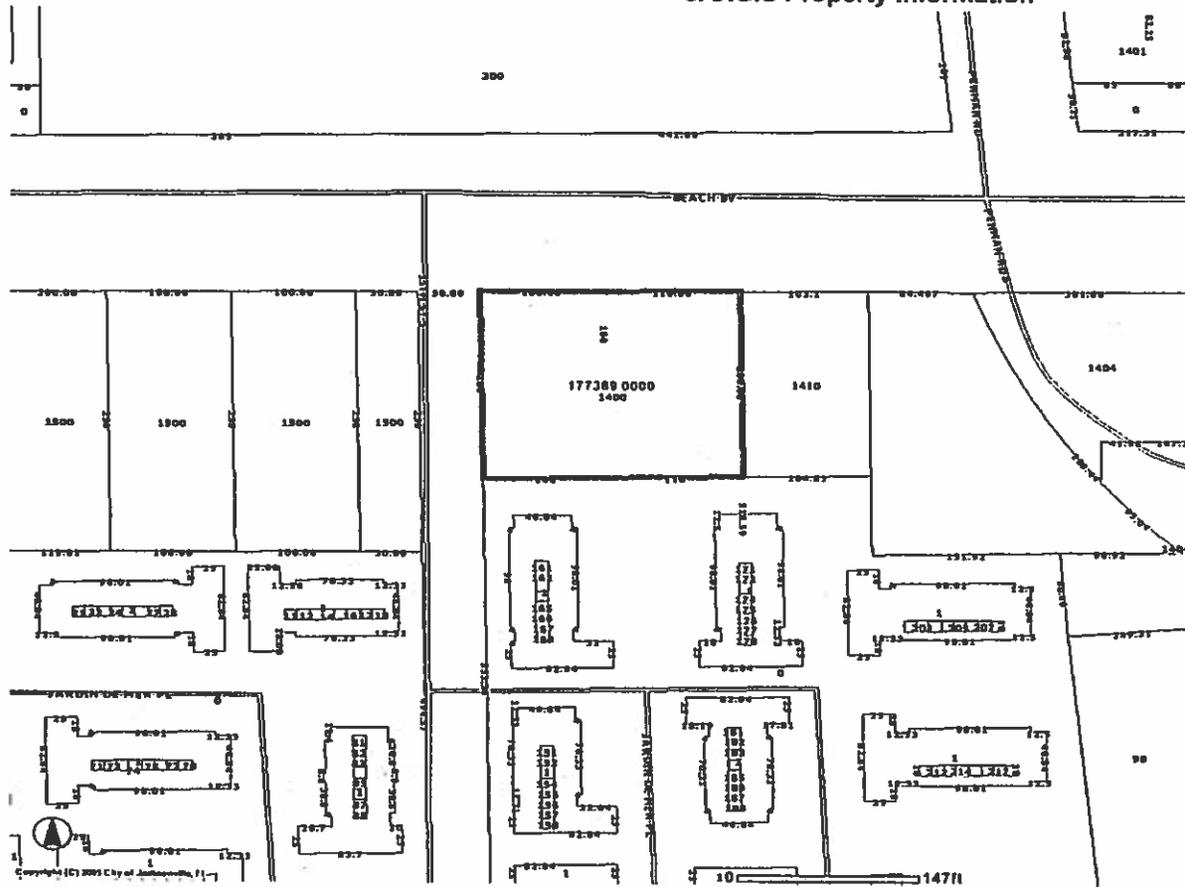
Applicant Signature: [Signature] Date: 9-7
9-18-16



THREE PARKING SPACES WILL BE FENCED IN & LAID W/PAVERS. THERE WILL BE NO ELEC. OR PLUMBING IMPROVEMENTS. TOTAL ADDED SQ FT = 570 SQ FT. ANGIE'S IS 5,875 SQ FT. 10% ADDED.

PC# 30-16

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	Mi HH Zone	Civ School Reg	Mi School Reg	Lighting Reg	Civ Notice Zone	Mi Notice Zone	
177388 0000	SHETTER AVENUE LLC	1400 BEACH BLVD JACKSONVILLE BEACH 32250	262500	0.86	1228402241	9432	38-2S-29E .86 B DE CASTRO Y FERRER GRANT PT RECD O/R 12284-2241	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterprise Zone	ZONE B	N/A / Planning Dist	NA	NA	Craig Height (500')	NA	NA	NA	NA	NA	NA	NA



CONDITIONAL USE APPLICATION

PC No. PC#31-16
AS/400# 16-10016c
HEARING DATE 10/10/16

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: Feina Blum Telephone: 904-945-7527
 Mailing Address: 3701 DUVAL Fax: _____
JACKSONVILLE BEACH FL 32250 E-Mail: FSTRATHERW@BEA
Ocean View 160, LLC SOUTH.NV
 Applicant Name: MARK L. KORNHAUSER Telephone: (513) 320-3765
 Mailing Address: 13739 CHATSWORTH LANE Fax: _____
JACKSONVILLE, FL. 32225 E-Mail: MARK.KORNHAUSER1@gmail

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

Agent Name: _____ Telephone: _____
 Mailing Address: _____ 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.

RECEIVED

PROJECT DATA

Street address of property and/or Real Estate Number: 160 7TH AVE. NORTH, JACKSONVILLE BEACH, FL
32250

Legal Description of property (attach copy of deed): _____

Current Zoning Classification: C-1 Future Land Use Map Designation: CL

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: Sec 34-342(d)(15)

Describe the proposed conditional use and the reason for the request: transfer of ownership
of an existing approved conditional use 16-unit apartment
complex.

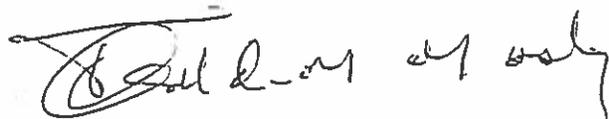
Applicant Signature: [Signature] Date: 9/7/16

14 SEPTEMBER 2016

TO: CITY OF JACKSONVILLE BEACH

AS OWNERS OF 160 THE AVENUE NORTH
JACKSONVILLE BEACH (THE OCEAN VIEW APARTMENT)
MY WIFE FIONA STRATHERN AND I GIVE
MARK KORNHAUSER, HIS AGENTS OR ASSIGNS
PERMISSION TO SEEK CONDITIONAL
USE AS RESIDENTIAL FOR THIS
PROPERTY

THADDEUS M MOSFELY



904-945-7527

RECEIVED

PC#31-16

SEP 14 2016

PLANNING & DEVELOPMENT



CONDITIONAL USE APPLICATION

PC No. 32-16
AS/400# 16-100163
HEARING DATE 10/10/16

SEP 14 2016

PLANNING & DEVELOPMENT

This form is intended for submittal, along with the required attachments, with 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: TH&R LLC
Mailing Address: 129 Lamplighter Ln
Ponte Vedra Beach, FL 32082

Telephone: 904 864 7390
Fax: _____
E-Mail: THNRLLC@GMAIL.COM

Applicant Name: Rabih Tawk
Mailing Address: 129 Lamplighter Ln
Ponte Vedra Beach, FL 32082

Telephone: 904 864 7390
Fax: _____
E-Mail: rgtawk@yahoo.com

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

Agent Name: John Denneen
Mailing Address: 1254 NECK RD PVB FLA 32082

Telephone: (904) 237 4598
Fax: _____
E-Mail: JDEN@DENNEENCONSTRUCTION.COM

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 175973-0000 320 South 5th Avenue

Legal Description of property (attach copy of deed): LOT 4 BLOCK 54, PABLO BEACH SOUTH

Current Zoning Classification: C-1 Future Land Use Map Designation: LC

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: REQUESTING CHANGE FROM COMMERCIAL TO MULTIFAMILY TO CONSTRUCT A DUPLEX

Applicant Signature: [Signature]

Date: 9/15/16

September 9, 2016

RECEIVED

PC# 32-16

SEP 14 2016

To Whom It May Concern:

PLANNING & DEVELOPMENT

I hereby authorize Mr John Denneen from Denneen Construction to represent the owners of TH&R LLC with the City of Jacksonville Beach in matters related to development of the lot in Jacksonville Beach on fifth ave, Parcel Identification number: 1759730000.

Manager

R Tawk

Rabih Tawk

Carolyn Temple Bailey 9/9/16

Carolyn Temple Bailey



MAP SHOWING SURVEY OF:

LOT 4, BLOCK 54, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

5th AVENUE SOUTH
80' PUBLIC RIGHT-OF-WAY

APPROXIMATE EDGE OF PAVEMENT

4' CONCRETE SIDEWALK

UTILITY VAULT

POWER POLE

O.U.L.

POWER POLE
CABLE RISER

(100.00')
100.04'

(50.00')
50.01'

DOWN GUY

89°57'06"

90°02'35"

4' CHAIN
LINK FENCE

FENCE
TO LINE

RECEIVED

PC#32-16

SEP 14 2016

PLANNING & DEVELOPMENT

4th STREET SOUTH
50' PUBLIC RIGHT-OF-WAY
LOT 6

LOT 5

(125.00')
124.83'

4' CHAIN
LINK FENCE

VACANT

LOT 3

124.96'
(125.00')

6' WOOD
FENCE

6' WOOD
FENCE

PATIO
2.5' CLEAR

PATIO
2.8' CLEAR

90°12'02"

FENCE
2.2' CLEAR

4' CHAIN
LINK FENCE

89°48'17"

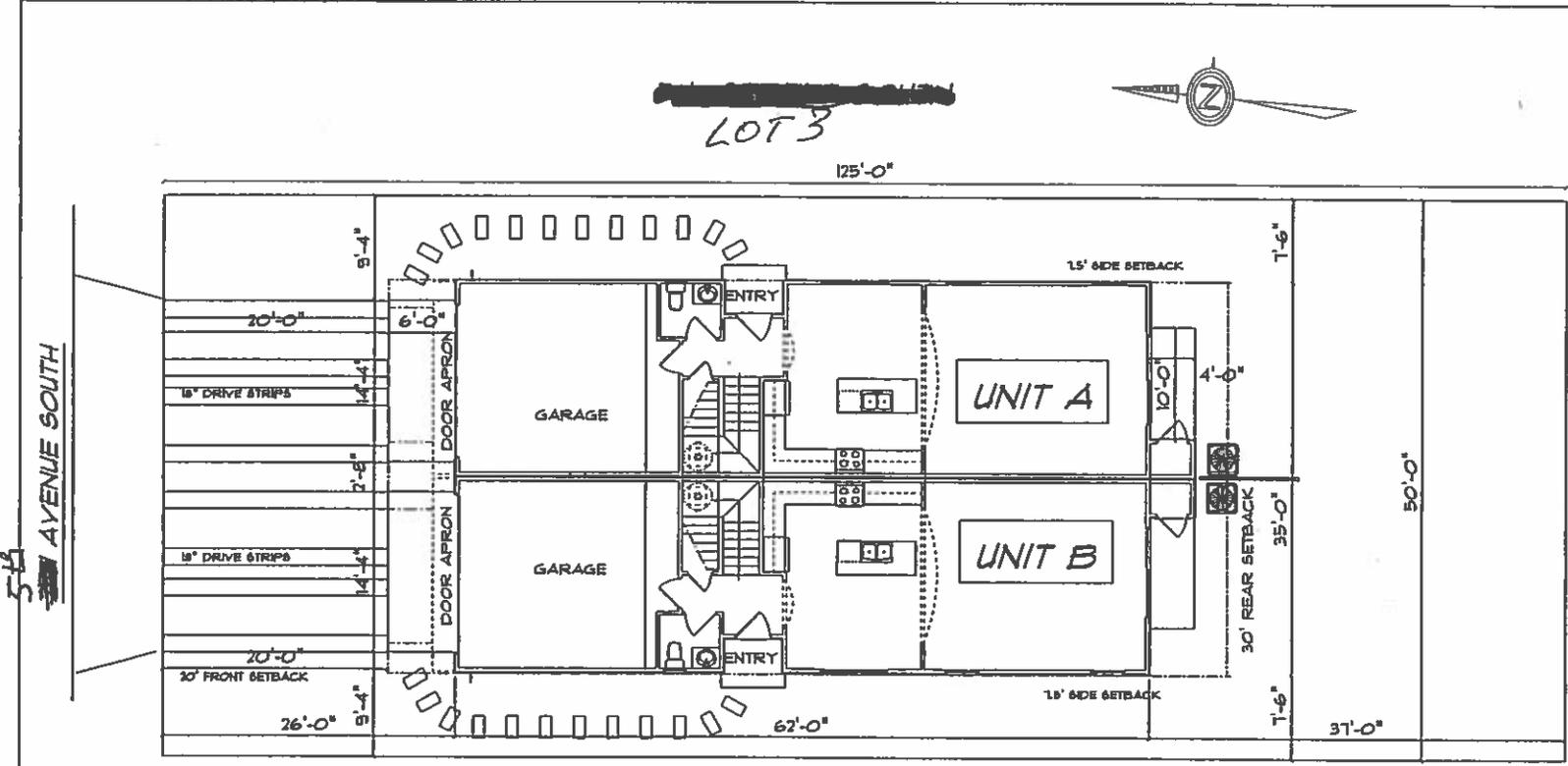
50.00'
12' ALLEY

LOT 8

LOT 9

LOT 10

REVISED MARCH 29, 2004
TO CHANGE CERTIFICATIONS



LOT 4
Block 54

LOT 5

SITE PLAN

SCALE: 1" = 5'-0"

LOT COVERAGE:	
SITE SQUARE FOOTAGE:	6,750 SF
HOUSE FOOTPRINT:	2,092 SF
ENTRY / PATIOS:	150 SF
DRIVEWAY/WALK:	460 SF
A/C PADS:	37 SF
TOTAL COVERAGE:	2,801 SF
COVERAGE RATIO:	41.64%

PLANNING & DEVELOPMENT

RECEIVED
09-08-2016
SEP 14 2016

Revisions	

DIAMOND LIFE REAL ESTATE, Inc.
Duplex - Lot 1, Block 54 - Fabio Beach South
2nd Avenue South - Jacksonville Beach, Florida

DAVE MOSSBY
Residential Designer
09/08/2016

PLANNING & DEVELOPMENT

SHEET
A - 1



CONDITIONAL USE APPLICATION

PC No. # 33-16
AS/400# 16-100170
HEARING DATE 10/10/11

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: Darla M.. Buck
Mailing Address: _____
136 17th Avenue North, Jacksonville Beach, FL 32250

Telephone: 904-249-3967
Fax: _____
E-Mail: beachbuck1@comcast.net

Applicant Name: Nicholas E. & Jana L. Andrews
Mailing Address: 3128 Indian Mesa Drive
Thousand Oaks, CA 91320

Telephone: 808 2656230
Fax: _____
E-Mail: jana.l.andrews@outlook.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.

RECEIVED

PROJECT DATA

Street address of property and/or Real Estate Number: 14885-00551 135 N. 17th Avenue
Legal Description of property (attach copy of deed): (174937-0010)

SEP 16 2016
PLANNING & DEVELOPMENT

Current Zoning Classification: RM-2 Future Land Use Map Designation: RHD

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: 34-340 (d) (12)

Describe the proposed conditional use and the reason for the request: Single family in RM-2 to RS-3 standards

Applicant Signature: DARLA M. BUCK
09/16/2016 12:57:00 PM EDT

Date: 9/16/2016

Prepared by Timothy P. Kelly, Esquire
Timothy P. Kelly, P.A.
1016 LaSalle Street
Jacksonville, FL 32207

RECEIVED

PC#33-16

SEP 16 2016

Record and Return to:
Rebecca L. Berg, Esquire
Berg and Associates, P.A. PLANNING & DEVELOPMENT
4811 Beach Blvd., Suite 200
Jacksonville, FL 32207

QUIT CLAIM DEED

Doc# 2003129290
Book: 11050
Pages: 795 - 796
Filed & Recorded
04/23/2003 05:44:44 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 0.70

Book 11050 Page 795

THIS QUIT CLAIM DEED ("Deed"), is made this 15th day of April, 2003, by James J. Griffin, a single man, ("Grantor") whose address is 135 17th Avenue North, Jacksonville Beach, Florida 32250, to Darla M. Buck, ("Grantee") whose address is 135 17th Avenue North, Jacksonville Beach, Florida 32250.

WITNESSETH: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit (the "Property"):

Lot 20, Jacksonville Beach Terrace, according to the plat thereof, as recorded in Plat Book 15, Page 54, of the current public records of Duval County, Florida.

Parcel Identification Number: 174937-0010

The Property is the constitutional homestead of Grantor James J. Griffin, and Grantor James J. Griffin reserves unto himself, for and during Grantor's lifetime, the exclusive possession, use and enjoyment and present possessory interest of the Property.

Grantor reserves unto himself, for and during Grantor's lifetime, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantor further reserves unto himself, for and during Grantor's lifetime, the right without the joinder of Grantee, to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of Grantee, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in his sole discretion shall decide, except to dispose of the Property, if any, by devise upon Grantor's death. Grantor further reserves unto himself the right without the joinder of Grantee, to cancel this deed by further conveyance, which conveyance shall terminate any and all rights which Grantee may possess by reason of this Deed.

2

Darla M. Buck
136 17th Avenue North
Jacksonville Beach, FL 32250
Cell: 904-463-7020
Email: Beachbuck1@comcast.net

RECEIVED
PC#33-16
SEP 19 2016

PLANNING & DEVELOPMENT

September 16, 2016

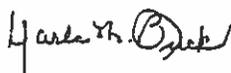
City of Jacksonville Beach
Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Re: Current Zoning Classification RM-2

As owner of 135 17th Avenue North, Jacksonville Beach, FL 32250 I give authority to my husband Lee Buck and Nicholas E. Andrews and Jana L. Andrews permission to seek conditional use as residential for this property.

Nickolas E. Andrews's and Jana L. Andrews are planning to build a single family residence on this property but will be unable to attend the next Planning & Development meeting as he is currently stationed in California. The family will be moving here in the near future and look forward to making Jacksonville Beach their permanent home.

Sincerely,



Darla M. Buck

