CITY OF JACKSONVILLE BEACH
FLORIDA

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, March 13, 2017 **7:00 PM** **Council Chamber**

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**:

   (A) Finding of Fact – PC#3-17

6. **New Business**:

   (A) **PC#6-17** 333 and 335 5th Avenue South
   Conditional Use Application for multiple family residential, for a five-unit townhouse, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

   (B) **PC#7-17** 419 5th Avenue North
   Conditional Use Application for a private middle and high school in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(6) of the Jacksonville Beach Land Development Code.

   (C) **PC#8-17** (Baptist Medical Center-Beaches - Applicant)
   Comprehensive Plan Text Amendment proposing to change Future Land Use Element (FLUE) Policy L.U. 1.2.7 to provide a floor area ratio (FAR) of 0.55 for hospitals and related buildings.

(D) **PC#9-17** 314 and 322 12th Avenue North
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 March 27, 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.

FINDINGS OF FACT
PC#3-17

February 28, 2017

SUBJECT: **Concept Plat Application** for a proposed four unit townhouse development located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The subject property is comprised of the adjacent properties at 417 and 421 South 11th Street.

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

(6) Standards. A concept plan for plat shall comply with the following standards.

a. Consistency with comprehensive plan. It shall be consistent with the goals, objectives and policies of the comprehensive plan.

b. Compatible with surrounding land uses. It shall be compatible with surrounding land uses.

c. Design and layout. It shall be adequately designed so that the general layout of the proposed development will be compatible with surrounding land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

Based on a review and discussion of the application, staff report, and applicant and public testimony received at the public hearing on Application PC#3-17 on February 27, 2017, the Planning Commission has found that the application should be **denied** for the following reasons:

1. Based on testimony from the public, the proposed four-unit, three-story townhouse multiple family development is not consistent with the one-story single family uses in the immediate vicinity.

MEMORANDUM

JACKSONVILLE BEACH

TO: Planning Commission Members

FROM: Heather Ireland, Senior Planner

DATE: March 6, 2017

RE: March 13, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming March 13, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#6-17 **Conditional Use Application**

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

Applicant/ Agent: Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

Location: 333 and 335 5th Avenue South

Request: **Conditional Use Application** for multiple family residential, for a five-unit townhouse, 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 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 subject property previously contained a single family residential dwelling unit on one lot and a commercial building on the other lot. The application was approved a conditional use for a two-family dwelling on 333 5th Avenue South. A different applicant was approved a conditional use for a two-family dwelling on 335 5th Avenue South. Since conditional use approvals are not transferable, the applicant was advised by staff that he would need to reapply to develop the two lots together for his multifamily residential project.

Adjacent uses include multi-family residential and commercial uses 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 proposed lot sizes are sufficient for a five-unit townhouse project per *RM-1* zoning standards. Adjacent property values should not be negatively impacted by a new five-unit townhouse development.

PC#7-17 **Conditional Use Application**

Owner: Linda Perschel
4010 Cattail Pond Circle W.
Jacksonville, FL 32224

Applicant: Lisa Pardee
10 11th Avenue N #306
Jacksonville Beach, FL 32250

Location: 419 5th Avenue North

Request: **Conditional Use Application** for a private middle and high school in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(6) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the north side of 5th Avenue North between 3rd Street and 4th Street North. The subject property has existed as a licensed day care center for over 40 years at this location, and has conditional use approval under PC#19-97 for the *Red School House*. The site was a day care center for 21 years prior to the 1997 conditional use approval. The site was also granted a parking variance in 1998 to accommodate a 1,800 square foot expansion. The applicant wishes to now operate the site as a private middle and high school for students with learning disabilities. She currently operates the school at 1572 Penman Road, but would like to relocate the school to the subject property.

Secondary schools are a permitted conditional use in *RM-1* zoning districts per Section 34-339(d)(6) of the Land Development Code. According to the applicant the proposed school will accept a maximum of 24 students, and there will be 3 staff members on site. They will have two full time class rooms, one small group teaching room, a library room and a lunch room. There are no plans to expand the size of the current facility.

Adjacent uses include residential and commercial to the east, residential to the north and west, and religious use and residential to the south. Continued use of the subject property as a small educational facility for the community, should not negatively impact the mixed use neighborhood and surrounding properties. There are no records of any problems or issues related to the schools current location on Penman Road since it was established there in 2009 (approved via PC#11-09).

PC#8-17 **Comprehensive Plan Text Amendment Application**

Owner/
Applicant: Baptist Medical Center of the Beaches, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, FL 32207

Agent: Paul M. Harden, Esq.
501 Riverside Avenue Suite 901
Jacksonville, FL 32205

Request: **Comprehensive Plan Text Amendment** proposing to change Future Land Use Element (FLUE) Policy L.U. 1.2.7 to provide a floor area ratio (FAR) of 0.55 for hospitals and related buildings.

Comments: The applicant is requesting a text amendment to the Jacksonville Beach 2030 Comprehensive

Plan, Future Land Use Element (FLUE) Policy L.U 1.2.7 to increase floor area ratio (far) for hospitals and related buildings. Floor area ratio is the ratio of a building's total area to the size of a piece of land it is built on. Currently, the FAR for all public and institutional buildings, (not within the Downtown Community Redevelopment Area), within the City is limited to 0.35, pursuant to Policy L.U. 1.2.7 of the 2030 Comprehensive Plan. The hospital parcels (A, B and C) have vested rights set forth through approved Ordinances, (2004-7873, 2005-8907, 2011-8005, and 2017-8086) that if exercised to maximum capacity, would exceed the existing 0.35 FAR limitation of the 2030 Comprehensive Plan. In order for the hospital to maximize the vested rights of square footage and beds, the Comprehensive Plan has to be amended. The applicant is proposing an addition to Policy 1.2.7. of the FLUE that provides 0.55 FAR for Hospitals and related buildings.

Provided in the application materials are several examples of floor area ratios for hospitals in other cities in the area, and they range from 0.50 to 3.00. In order to expand and continue to provide valuable services to the community, the hospital will need to be able to utilize the vested rights provided. This increase to the FAR would provide the opportunity for future services to be located on the main hospital campus, instead of finding new land. This is consistent with FLUE Policy 1.2.5, which states that new institutional uses will locate where sufficient land area is available to provide adequate parking, landscaping and drainage.

This requested amendment to the Comprehensive Plan to provide for an increase in FAR specifically, and only, for hospitals and related buildings, should not negatively impact the surrounding area, as adequate infrastructure exists for the proposed future development.

PC#9-17 **Concept Plat Application**

Owner: Hoose Homes and Investments, LLC
7563 Philips Highway Suite 109
Jacksonville, FL 32256

Agent: Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

Location: 322 and 314 12th Avenue North

Request: **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.

Comments: The subject property consists of two adjacent lots, the westerly one with a triplex, and the easterly one is vacant. Both are located on the south side of 12th Avenue North between 3rd and 4th Streets, in a *Commercial, limited: C-1* zoning district. The vacant lot previously existed as a single family residential property, but the house was demolished in 1998. The applicant has received conditional use approval to construct a new five-unit townhouse project on the combined lots via PC#1-17, subject to the *RM-1* zoning standards. The subject property meets the minimum lot size and street frontage requirement for the proposed development, pursuant to the *RM-1* zoning standards.

Adjacent uses include residential and a church 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.

RECEIVED
FEB - 9 2017
PLANNING & DEVELOPMENT

CONDITIONAL USE APPLICATION

PC NO. 6-17
AS/400# 17-100082
HEARING DATE 3-13-17

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: BCEL 5LLC
Mailing Address: 7563 Philips HWY SUITE 109
Jacksonville, FL 32256
Telephone: 677-6777
Fax:
E-Mail: alex@jwbcompanies.com

Applicant Name: Curtis Hart
Mailing Address: 8051 Tara Lane
Jacksonville FL 32216
Telephone: 904-993-5008
Fax:
E-Mail: curtishart1972@att.net

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

Agent Name: Curtis Hart
Mailing Address: 8051 Tara Lane
Jacksonville, FL 32216
Telephone: 904-993-5008
Fax:
E-Mail: curtishart1972@att.net

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: 333 & 335 5th Ave South (RE# 175900-0000 #175899-0000)

Legal Description of property (attach copy of deed): LOT 7 & 8, BLOCK 44, Pablo Beach South, according to the plat thereof as recorded in Plat BOOK 3, page 28, of the current public records of Duval, county, FL

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

An 8 ½ 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: proposing a 5 unit town home development

Applicant Signature: Curtis L Hart
Date: 2/2/17

PC#6-17

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

Doc # 2017029560, OR BK 17869 Page 1517, Number Pages: 2, Recorded 02/07/2017 at 12:14 PM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $18.50 DEED DOC ST $1050.00

PC#6-17

Prepared by and return to:
Victoria L. Pasanen

McKillop Law Firm, P.L.
7563 Philips Hwy, Suite 101
Jacksonville, FL 32256
904-503-3893
File Number: **17-0036**

Consideration: $150,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **1st** day of **February, 2017** between **DB&B Investments, LLC, a Florida limited liability company** whose post office address is **1639 Beach Blvd #101, Jacksonville, FL 32250**, grantor. and **BCEL 5, LLC, a Florida limited liability company** whose post office address is **7563 Philips Highway, Suite 109, Jacksonville, FL 32256**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida** to-wit:

Lot 7, Block 44, Pablo Beach South, according to the map or plat thereof as recorded in Plat Book 3, Page 28, Public Records of Duval County, Florida.

Parcel Identification Number: 175899-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

pc #6-17

Signed, sealed and delivered in our presence:

DB&B Investments, LLC, a Florida limited liability company

Witness Name: Victoria L Pasanen

By: _____
David B Phillips, Manager

Witness Name: Darrin Moore

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 1st day of February, 2017 by David B Phillips of DB&B Investments, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

VICTORIA L. PASANEN
Notary Public - State of Florida
My Comm. Expires Oct 10, 2017
Commission # FF 061615

DoubleTime®

Doc # 2016029518, OR BK 17455 Page 447, Number Pages: 2, Recorded 02/09/2016 at 10:58 AM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $18.50
DEED DOC ST $1050.00

PC#6-17

Prepared by and Return to:
All Florida Title Services, Inc.
Laura Riebsame
4417 Beach Boulevard, Suite 105
Jacksonville, Florida 32207
Our File Number: 31146A
Contract Sales Price: $150,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Duval)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 28, 2016, between Duval Home Buyers, LLC, a Florida limited liability company, whose mailing address is: 1514 Felch Ave., Jacksonville, Florida 32207, party of the first part, and BCEL 5, LLC, whose mailing address is: 7563 Philips Highway Ste 109, Jacksonville, Florida 32256, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 8, Block 44, Pablo Beach South, according to the plat thereof as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

PC#6-17

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January ___, 2016.

Signed, sealed and delivered
in the presence of:

Christyann Alix Burgoyne
Witness signature
Christyann Alix Burgoyne
Print witness name

C. Highsmith
Witness signature
Christy Highsmith
Print witness name

Duval Home Buyers, LLC

By: _____
Print Name: John Germaine
Title: manager

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this 20 day of January, 2016 by John Germaine, manager on behalf of Duval Home Buyers, LLC who is personally known to me or who has produced Drivers License as identification.

Christyann Alix Burgoyne
Notary Public
Christyann Alix Burgoyne
Print Notary Name

My Commission Expires: 11/13/16

Notary Seal

CHRISTYANN ALIX-BURGOYNE
MY COMMISSION #EE851218
EXPIRES: NOV 13, 2016
Bonded through 1st State Insurance

PC#6-17

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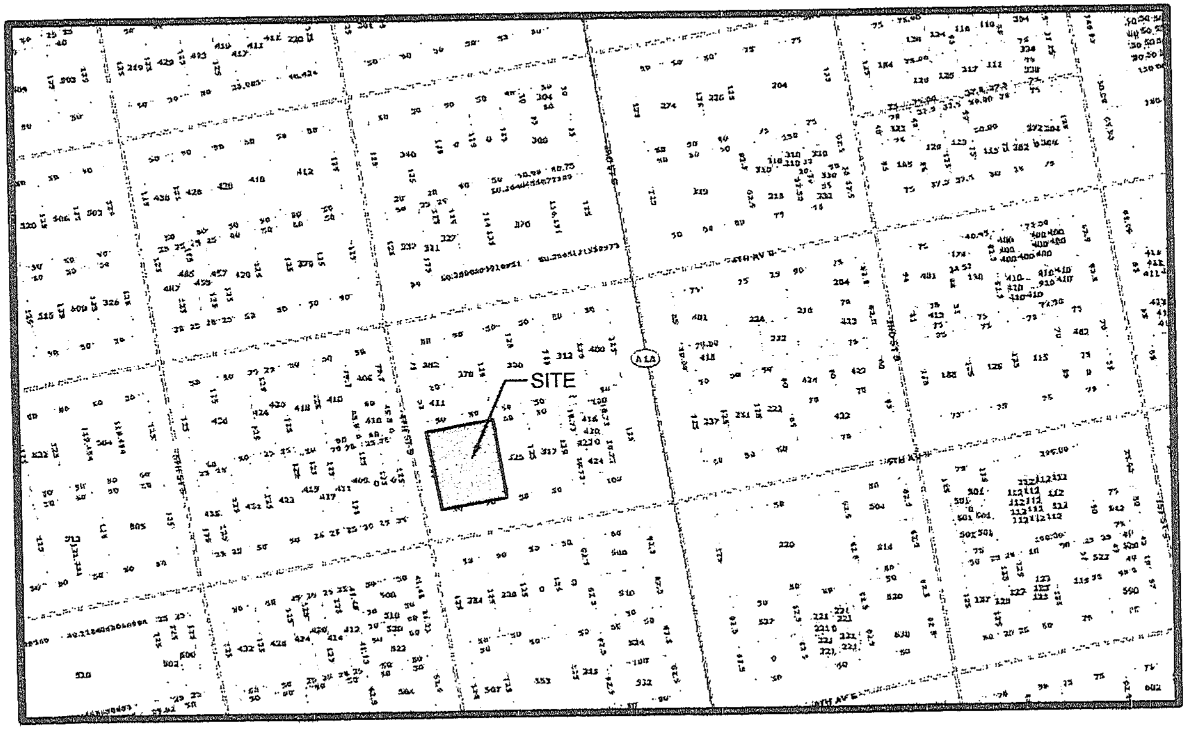
333 & 335 5th AVENUE SOUTH

JACKSONVILLE BEACH, FLORIDA



VICINITY MAP

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION # 26085
9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
//Ph (904) 737-0971 //Fax (904) 396-6372
//Email: FAVRE.NFES@GMAIL.COM

DATE: 01/29/2017
JOB NUMBER: 17-013
SCALE: N.T.S.
SHEET NUMBER
1

333 & 335 5th AVENUE SOUTH

VICINITY MAP

NO.	REVISIONS	DATE

PC#6-17

EXHIBIT B

Agent Authorization

Date: _____

City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

333 & 335 South 5th Avenue, Jacksonville Beach FL 32250

Gentleman:

You are hereby advised that the undersigned is the owner of the property 333 & 335 South 5th Avenue. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Conditional Use 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.

_____
BCE[illegible] LLC.
Alex Sifakis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of February, 2017 by ALEX SIFAKIS, who is personally known to me or has produced _____ as identification.

_____
(Notary Signature)

JAMIE FENNELL
Commission # FF 111385
My Commission Expires
April 09, 2018

RECEIVED

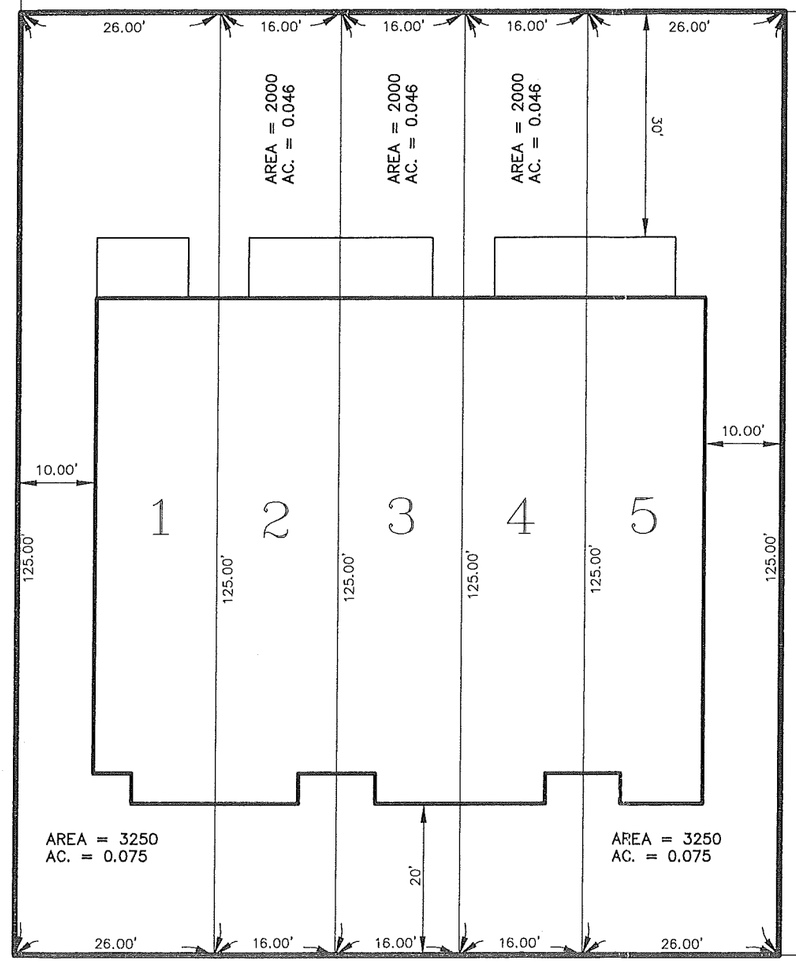
FEB 20 2017

PLANNING & DEVELOPMENT

PC#6-17

LOT 6 | LOT 5 | LOT 4

12' ALLEY



4th STREET SOUTH

LOT 9

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

5th AVENUE SOUTH

U:\JOBS\2017\17-013\CADD\17-013Layout-1.dwg Current Layout Tab = LAYOUT #4 (2) Fri Feb 03, 2017 - 13:01

NO.	REVISIONS	DATE

333 & 335 5th AVENUE SOUTH

LAYOUT 1

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION# 26085
9432 Baymeadows Road, Suite 260, Jacksonville, FL 32256
///Ph (904) 737-0971 ///Fax (904) 396-5372
///Email: FAVRE.NFES@GMAIL.COM
MICHAEL R. LIGHT P.E. 70915
PLANS PREPARED UNDER THE DIRECTION OF:

DATE: 01/29/2017

JOB NUMBER: 17-013

SCALE: 1" = 20'

* SHEET NUMBER *

1

CONDITIONAL USE APPLICATION

PC NO. 7-17
AS/400# 17-100023
HEARING DATE 3-13-17

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: Linda Perschel
Mailing Address: 4010 Cattail Pond Circle W.
Jacksonville, FL 32224

Telephone: 904-253-3590
Fax: 904-249-8851
E-Mail: lkperschel@gmail.com

Applicant Name: Lisa Pardee
Mailing Address: 10-11th Ave. N #306
Jacksonville Bch, FL 32250

Telephone: 904-803-3260
Fax: 904-247-3895
E-Mail: lisarunsfast@hotmail.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
FEB 10 2017
PLANNING & DEVELOPMENT

PROJECT DATA

Street address of property and/or Real Estate Number: 419-5th Ave. North

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

Current Zoning Classification: RM-1

Future Land Use Map Designation: RHD

An 8 ½ 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: 34-339 (d)(6)

Describe the proposed conditional use and the reason for the request: Private middle and high school for students with learning disabilities.

Applicant Signature: Lisa Pardee

Date: 2/10/17

PC #7-17

February 10, 2017

I, Linda Perschel authorize Lisa Pardee and Martina Grondin to apply for a Conditional Use Permit for the property located at 419 – 5th Ave. North, Jacksonville Beach, FL 32250.

Linda Perschel

Linda Perschel

PROPERTIES
DUVAL MAPS
PC#7-17
617
472
414
614
611
608
605
174203 0000
419
403
403
601
5TH AVE
0

PC#7-17

5 MIN. RETURN
PHONE # 249-9344

R.E. No. 174203-0000

[For Clerk's Use Only]

Doc# 2000264942
Book: 9801
Pages: 169 - 170
Filed & Recorded
11/15/2000 01:23:31 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND $ 1.50
DEED DOC STAMP $ 2,389.80
RECORDING $ 9.00

QUITCLAIM DEED

THIS QUITCLAIM DEED made the 13th day of November, 2000 by **PERSCHEL & WAGNER INVESTMENTS**, a Florida general partnership, hereafter called the Grantor, whose post office address is 2049 Florida Boulevard, Neptune Beach, Florida 32266, to **MARK K. PERSCHEL** and **LINDA K. PERSCHEL**, his wife, hereinafter called the Grantee, whose post office address is 1865 Nightfall Drive, Neptune Beach, Florida 32266 (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt of which is hereby acknowledged, has released, remised and quit claimed, and by these presents does hereby release, remise and quitclaim unto Grantee, their heirs and assigns forever, all of the right, title and interest of Grantor in and to that certain land situate in Duval County, Florida, described as follows:

> Lots 9 and 10, Block 65, PABLO BEACH NORTH, according to the plat thereof recorded in Plat Book 5, Page 66, of the current public records of Duval County, Florida

The real property conveyed herewith is subject to a purchase money mortgage of record (the "Mortgage") securing a promissory note (the "Note") in favor of the institutional lender thereof (the "Mortgagee"). The Note was originally made and guaranteed jointly and severally to the full extent of liability thereunder by Grantor's partners (the "Partners"), consisting of Grantee and John F. Wagner and Blanche D. Wagner, his wife, each marital unit onwing an undivided fifty (50%) interest in Grantor. The Note has a current balance as of the date of this instrument, including principal and accrued interest, of $266,005.64. While the Partners remain liable to the Mortgagee under the Note and Mortgage to the same extent both before and after the making of this instrument, Grantee, by acceptance of this Quitclaim Deed agrees to save, indemnify and hold John F. Wagner and Blanche D. Wagner, his wife, harmless from and against any further liability under the Note and Mortgage.

(2)

This Instrument Prepared By: Robert Skeels, Esquire
1821 3rd Street North
Jacksonville Beach, Florida 32250

TO HAVE AND TO HOLD the same together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Simon D. Rothstein

Louise C. Welch

PERSCHEL & WAGNER INVESTMENTS, a Florida general partnership

by: John F. Wagner
Its: Partner

STATE OF FLORIDA)
COUNTY OF DUVAL) ss.

The foregoing instrument was acknowledged before me this 13th day of November, 2000, by **JOHN F. WAGNER,** Partner of **PERSCHEL & WAGNER INVESTMENTS,** a Florida general partnership, who did acknowledge the execution of the foregoing instrument as the voluntary act and deed of **PERSCHEL & WAGNER INVESTMENTS,** a Florida general partnership by whom Affiant was duly authorized. He is personally known to me or has produced his Florida Drivers License as identification and did take an oath.

Simon D. Rothstein

Notary Public in and for the County and State aforesaid.

My Commission Expires:

SIMON D. ROTHSTEIN
Notary Public, State of Florida
My comm. expires July 4, 2004
Comm. No. CC 946995

PERSCHEL LINDA K
1865 NIGHTFALL DR
NEPTUNE BEACH, FL 32266

Primary Site Address
419 N 5TH AVE
Jacksonville Beach FL 32250

Official Record Book/Page
16989-01656

Tile #
9433

419 N 5TH AVE

Property Detail

RE #	174203-0000
Tax District	USD2
Property Use	1910 Professional Day Care
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03179 PABLO BEACH NORTH R/P PT
Total Area	12500

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.

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	$188,659.00	$178,178.00
Extra Feature Value	$2,685.00	$2,685.00
Land Value (Market)	$271,600.00	$271,600.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$462,944.00	$452,463.00
Assessed Value	$462,944.00	$452,463.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$462,944.00	See below
Taxable Value	$0.00	See below

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		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	$452,463.00	Assessed Value	$452,463.00	Assessed Value	$452,463.00
Private School (507)	- $452,463.00	Private School (507)	- $452,463.00	Private School (507)	- $452,463.00
Taxable Value	**$0.00**	**Taxable Value**	**$0.00**	**Taxable Value**	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16989-01656	11/21/2014	$100.00	QC - Quit Claim	Unqualified	Improved
16931-01605	9/18/2014	$100.00	MS - Miscellaneous	Unqualified	Improved
09801-00169	11/13/2000	$341,400.00	QC - Quit Claim	Unqualified	Improved
08638-01201	5/29/1997	$175,000.00	WD - Warranty Deed	Qualified	Improved
04961-00988	9/7/1979	$100.00	WD - Warranty Deed	Unqualified	Improved
04068-00502	12/19/1975	$49,900.00	WD - Warranty Deed	Unqualified	Improved
03591-00346	9/28/1973	$30,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	318.00	$835.00
2	PVCC1	Paving Concrete	1	0	0	465.00	$597.00
3	PVCC1	Paving Concrete	1	0	0	528.00	$678.00
4	FWDC1	Fence Wood	1	0	0	94.00	$304.00
5	FWDC1	Fence Wood	1	0	0	112.00	$271.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	JRM-1	100.00	125.00	Common	100.00	Front Footage	$271,600.00

Legal

LN	Legal Description
1	5-66 33-2S-29E
2	PABLO BEACH NORTH R/P
3	LTS 9,10 BLK 65

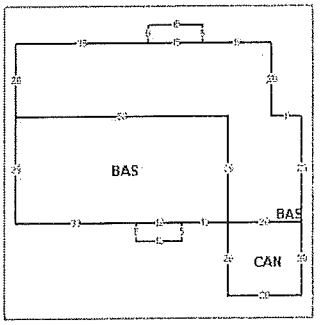
Buildings

Building 1
Building 1 Site Address
419 N 5TH AVE Unit
Jacksonville Beach FL 32250

Building Type	0603 - DAY CARE CTR
Year Built	1965
Building Value	$178,178.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	75	0	30
Base Area	1980	1980	1980
Base Area	1682	1682	1682

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	1	1 Masonry Min
Interior Wall	5	5 Drywall
Int Flooring	10	10 Terrazzo Mono
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin



PC#9-17

Canopy	400	0	100
Canopy	60	0	15
Total	4197	3662	3807

Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	
Stories	1.000	
Baths	12.000	
Rooms / Units	8.000	
Avg Story Height	8.000	

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
By Local Board	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
FL Inland Navigation Dist.	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
Jax Beach	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
Gen Gov Voted	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
School Board Voted	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist2	$462,944.00	$462,944.00	$0.00	$0.00	$0.00	$0.00
			Totals	$0.00	$0.00	$0.00

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$446,202.00	$446,202.00	$446,202.00	$0.00
Current Year	$462,944.00	$462,944.00	$462,944.00	$0.00

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

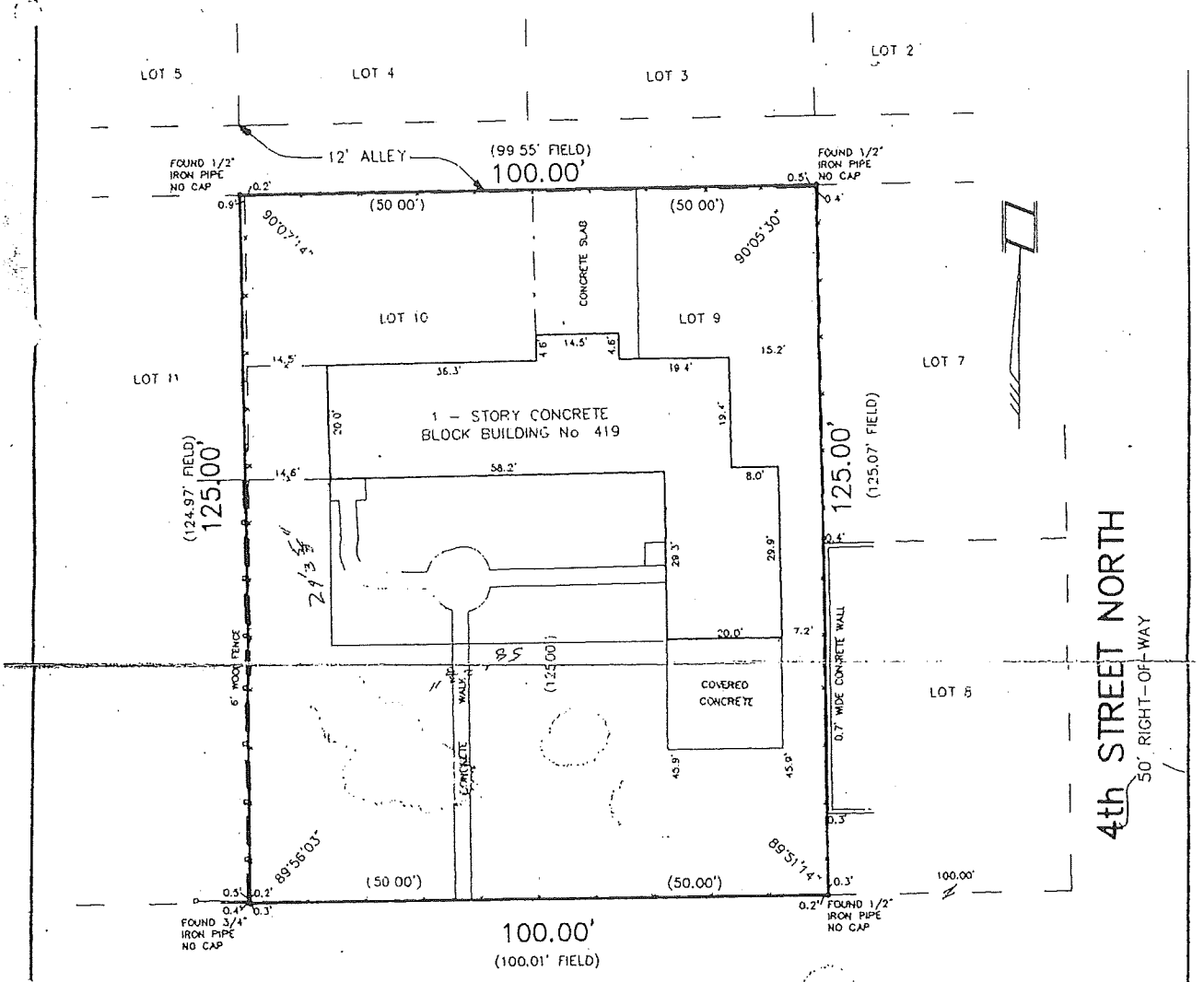
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

MAP SHOWING SURVEY OF

LOTS 9 AND 10, BLOCK 65, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF THE NORTHERN PORTION OF PABLO BEACH FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES:
- THIS IS A BOUNDARY SURVEY.
- ANGLES AS PER FIELD SURVEY.
- NORTH ARROW PROTRACTED FROM PLAT.
- NO BUILDING RESTRICTION LINE AS PER PLAT.
- ALL FENCES ARE 4' CHAIN LINK UNLESS OTHERWISE NOTED.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF BLANCH DEE WAGNER AND JOHN F. WAGNER; LINDA K. PERSCHEL AND MARK K. PERSCHEL; COMMONWEALTH LAND TITLE INSURANCE COMPANY; AND BUSCHMAN, AHERN, PERSONS, AND BANKSTON, P.A. AND IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61 G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

RECEIVED
FEB 25 1999
99-2989
PLANNING & DEVELOPMENT

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DOWN W. BOATWRIGHT, P.S.M.
FLA. REG. SURVEYOR AND MAPPER No. [illegible]

REVISED CERT. - MAY 8, 1997

SCALE: 1" = 20'	BOATWRIGHT LAND SURVEYORS, INC.	DATE: APRIL 10, 1997
DRAWN BY: NJT	1711 SOUTH 5th STREET, JACKSONVILLE BEACH, FLORIDA 241-8550	SHEET 1 OF 1
FILE: 97-195		

97N-8

COMPREHENSIVE PLAN TEXT AMENDMENT APPLICATION

PC No. 8-17

AS/400# 17-100024

This form is intended for use by persons applying for a change in the text of the comprehensive plan. A change to the text of the comprehensive plan is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments. No text amendment to the comprehensive plan may be approved except in conformance with the Jacksonville Beach 2030 Compre-hensive Plan Elements. An application for a text amendment to the comprehensive plan shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director.

APPLICANT INFORMATION

Land Owner's Name: **Baptist Medical Center of the Beaches, Inc; Baptist Health Properties, Inc. Baptist Beaches Medical Condominium Association Inc.**
Telephone: **904-627-2900**
Mailing Address: **3563 Philips Highway Building F Suite 608, Jacksonville, Florida 32207**
Fax:
E-Mail:

Applicant Name: **Baptist Medical Center of the Beaches, Inc.**
Telephone:
Mailing Address: **3563 Philips Highway Building F Suite 608, Jacksonville, Florida 32207**
Fax:
E-Mail:

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

Agent Name: **Paul M. Harden, Esq.**
Telephone: **904-396-5731**
Mailing Address: **501 Riverside Avenue, Suite 901**
Jacksonville, Florida 32250
Fax: **904-399-5461**
E-Mail: **paul_harden@bellsouth.net**
zach_miller@bellsouth.net

RECEIVED

FEB 8 2017

PLANNING & DEVELOPMENT

TEXT AMENDMENT DATA

Current Goal/Objective/Policy Number: **POLICY LU 1.2.7**

REQUESTED INFORMATION	Attached? Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land affected by the text amendment, with the boundaries clearly marked;	X	
2. An 8½" x11" vicinity map identifying the property affected by the text amendment;	X	
3. An aerial photograph, less than twelve (12) months old, of the land affected by text amendment, with the boundaries clearly marked;	X	
4. For a text amendment, include a narrative and explanation of the proposed amendment	X	
5. For a text amendment, include the current text of the goal/objective/policy proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2030 Comprehensive Plan Elements.	X	

Applicant Signature: _____ Date: _____

PC#8-17

AGENT AUTHORIZATION

November 29, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with text amendment which affects the properties with the following real estate numbers: 179756 0000, 179760 0010; 179451 0030.

BAPTIST MEDICAL CENTER OF THE BEACHES, INC., a Florida not-for-profit Corporation

By: Scott Wooten

Name: Scott Wooten

Title: CFO

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 21st day of Nov 2016 by Scott Wooten as CFO of Baptist Medical Center of the Beaches, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced ~~as identification.~~

Kathy J Brown
Notary Public Signature
Print Name: Kathy J. Brown
Commission Expires: 7/21/2020

KATHY J BROWN
MY COMMISSION # FF994791
EXPIRES July 21, 2020
(407) 398-0153 FloridaNotaryService.com

PC# 8-17

AGENT AUTHORIZATION

November 29, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with text amendment which affects the properties with the following real estate numbers: 179602 1000, 179602 1500 and 179602 1600.

BAPTIST BEACHES MEDICAL CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit Corporation

By: _____

Name: Keith A. Tickell

Title: Vice President

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 17th day of Nov. 2016 by Keith A. Tickell as Vice President of Baptist Beaches Medical Condominium Association, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced _____ as identification.

Kathy J Brown
Notary Public Signature
Print Name: KATHY J BROWN
Commission Expires: July 21, 2020

KATHY J BROWN
MY COMMISSION # FF994791
EXPIRES July 21, 2020
(407) 398-0153 FloridaNotaryService.com

PC#8-17

AGENT AUTHORIZATION

November 29, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with text amendment which affects the properties with the following real estate numbers: 179602 1700, 179602 1400; 179602 1300; 179602 1200 and 179602 1100.

BAPTIST HEALTH PROPERTIES, INC.,
a Florida not-for-profit Corporation

By: _____

Name: Keith A. Tickell

Title: Vice President

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 17th day of Nov 2016 by Keith Tickell as Vice President of Baptist Health Properties, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced _____ as identification.

Kathy J Brown
Notary Public Signature

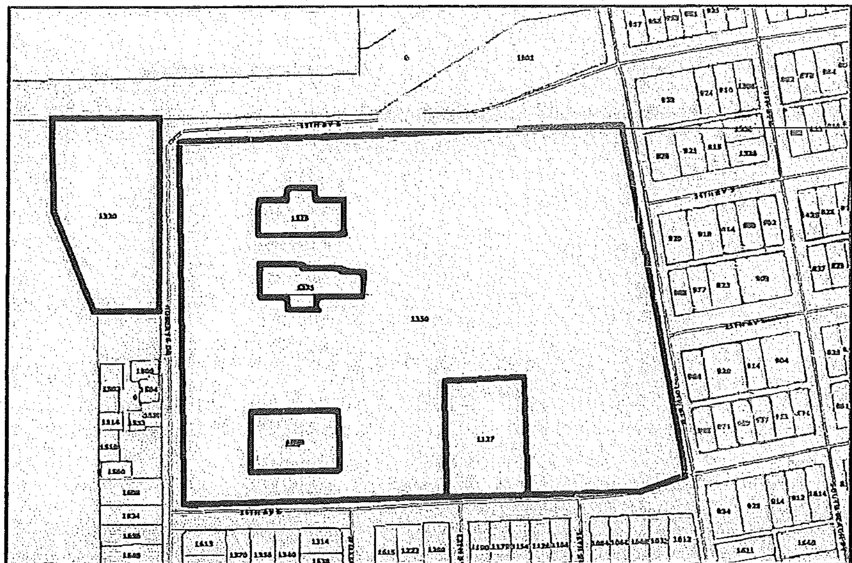
Print Name: Kathy J. Brown

Commission Expires: July 21, 2020

KATHY J BROWN
MY COMMISSION # FF994791
EXPIRES July 21, 2020
(407) 398-0153 FloridaNotaryService.com

PC#8-17

EXHIBIT A



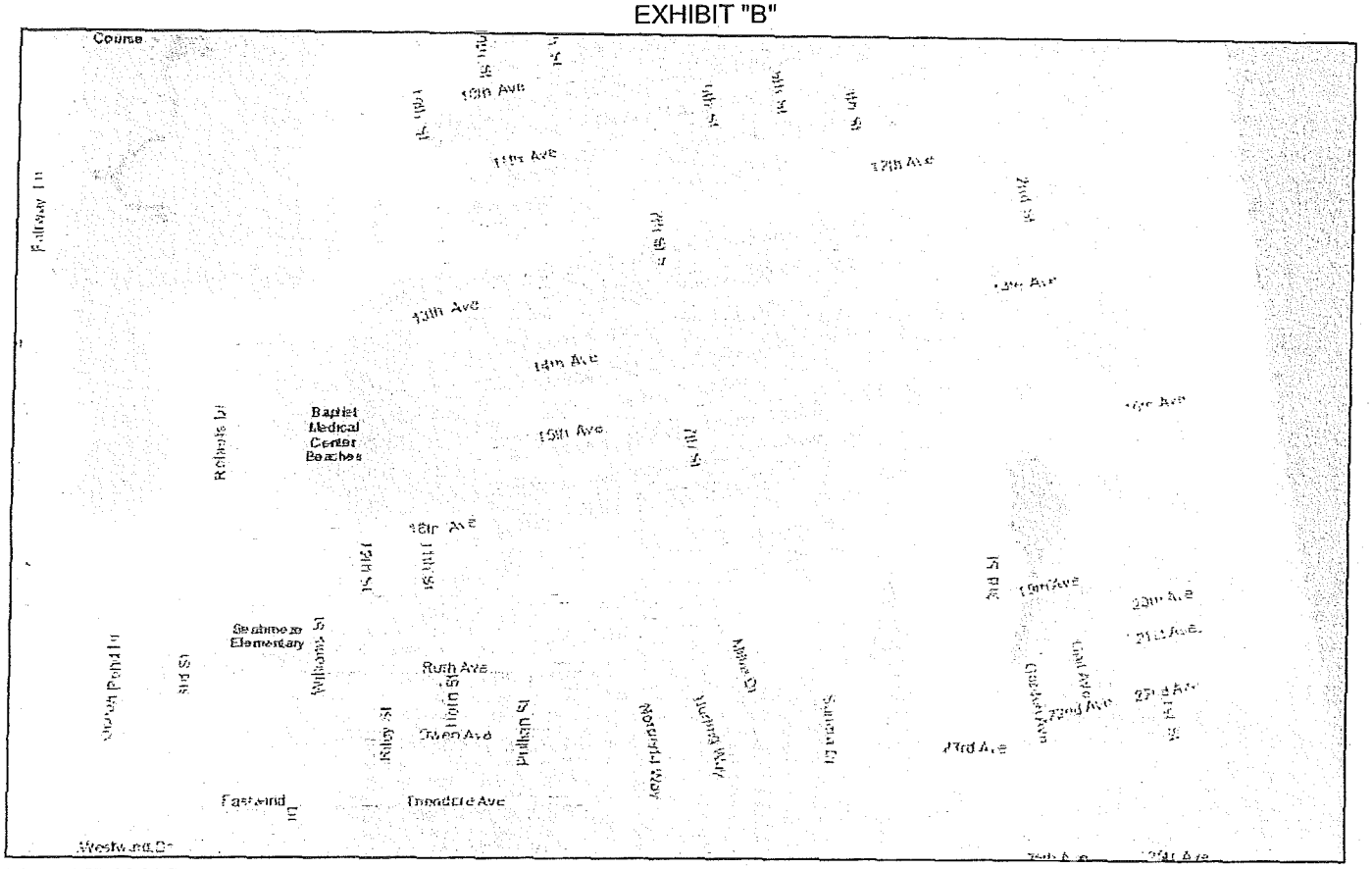
Duval County Property Assessment Map

RE #	177169 0015	RE #	179788 0000	RE #	178602 1100	RE #	178602 1400	RE #	[illegible]	RE #	[illegible]
Name	BAPTIST MEDICAL CENTER OF THE BEA	Name	BAPTIST MEDICAL CENTER OF THE BEA	Name	BAPTIST HEALTH PROPERTIES INC	Name	BAPTIST HEALTH PROPERTIES INC	Name	BAPTIST HEALTH PROPERTIES	Name	BAPTIST HEALTH PROPERTIES
Address	1350 13TH AVE S JACKSONVILLE BEACH 32250	Address	1127 16TH AVE S JACKSONVILLE BEACH 32250	Address	1370 13TH AVE S JACKSONVILLE BEACH 32250	Address	1575 ROBERTS DR JACKSONVILLE BEACH 32250	Address	1577 ROBERTS DR JACKSONVILLE 32250	Address	1577 ROBERTS DR JACKSONVILLE 32250
Transaction Price	$100	Transaction Price	$1250000	Transaction Price	$100	Transaction Price	$100	Transaction Price	$100	Transaction Price	$100
Acres	21.45	Acres	1.34	Acres	0	Acres	0	Acres	0	Acres	0
Book-Page	1818A00187	Book-Page	1300902420	Book-Page	1085700671	Book-Page	1085700671	Book-Page	1085700671	Book-Page	1085700671
Map Panel	8504	Map Panel	8504	Map Panel	8504	Map Panel	8504	Map Panel	8504	Map Panel	8504
Legal Descriptions	10-3 04-3S-29E 21.445 SEABREEZE S/D 2ND ADDITION BLK 4,5,6,R/W,PT GOVT LOT 12 O/R 8474-841	Legal Descriptions	10-3 04-3S-29E 1.147 SEABREEZE S/D 2ND ADDN LOTS 1,2,3,4,5,10 PT CL 12TH ST	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL CONDO(U) UNIT A100	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL CONDO(U) UNIT B200	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL C UNIT C200	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL C UNIT C100

RE #	178602 1060	RE #	178602 1130	RE #	178602 1200	RE #	178411 0032	RE #	[illegible]	**Baptist Medical Center Beaches**
Name	BAPTIST BEACHES MEDICAL CONDO(U)	Name	BAPTIST HEALTH PROPERTIES INC	Name	BAPTIST HEALTH PROPERTIES INC	Name	BAPTIST MEDICAL CENTER OF THE BEA	Name	BAPTIST BEACHES MEDICAL C	
Address	1370 13TH AVE S JACKSONVILLE BEACH 32250	Address	1375 ROBERTS DR JACKSONVILLE BEACH 32250	Address	1370 13TH AVE S JACKSONVILLE BEACH 32250	Address	1320 ROBERTS DR JACKSONVILLE BEACH 32250	Address	1577 ROBERTS DR JACKSONVILLE 32250	
Transaction Price	$100	Transaction Price	$100	Transaction Price	$100	Transaction Price	$100000	Transaction Price	$100	
Acres	1.65	Acres	0	Acres	0	Acres	2.58	Acres	0	
Book-Page	1085700671	Book-Page	1085700671	Book-Page	1085700671	Book-Page	1031600239	Book-Page	1085700671	
Map Panel	8504	Map Panel	8504	Map Panel	8504	Map Panel	8504	Map Panel	8504	
Legal Descriptions	04-3S-29E 1.652 BAPTIST BEACHES MEDICAL CONDO(U) COMMON ELEMENT	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL CONDO(U) UNIT B100	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL CONDO(U) UNIT A200	Legal Descriptions	04-3S-29E 2.80 PT GOVT LOT 12 RECD O/R'S 8840-1842,10316-239	Legal Descriptions	04-3S-29E BAPTIST BEACHES MEDICAL C UNIT C200	

PC#8-17

EXHIBIT "B"



VICINITY MAP

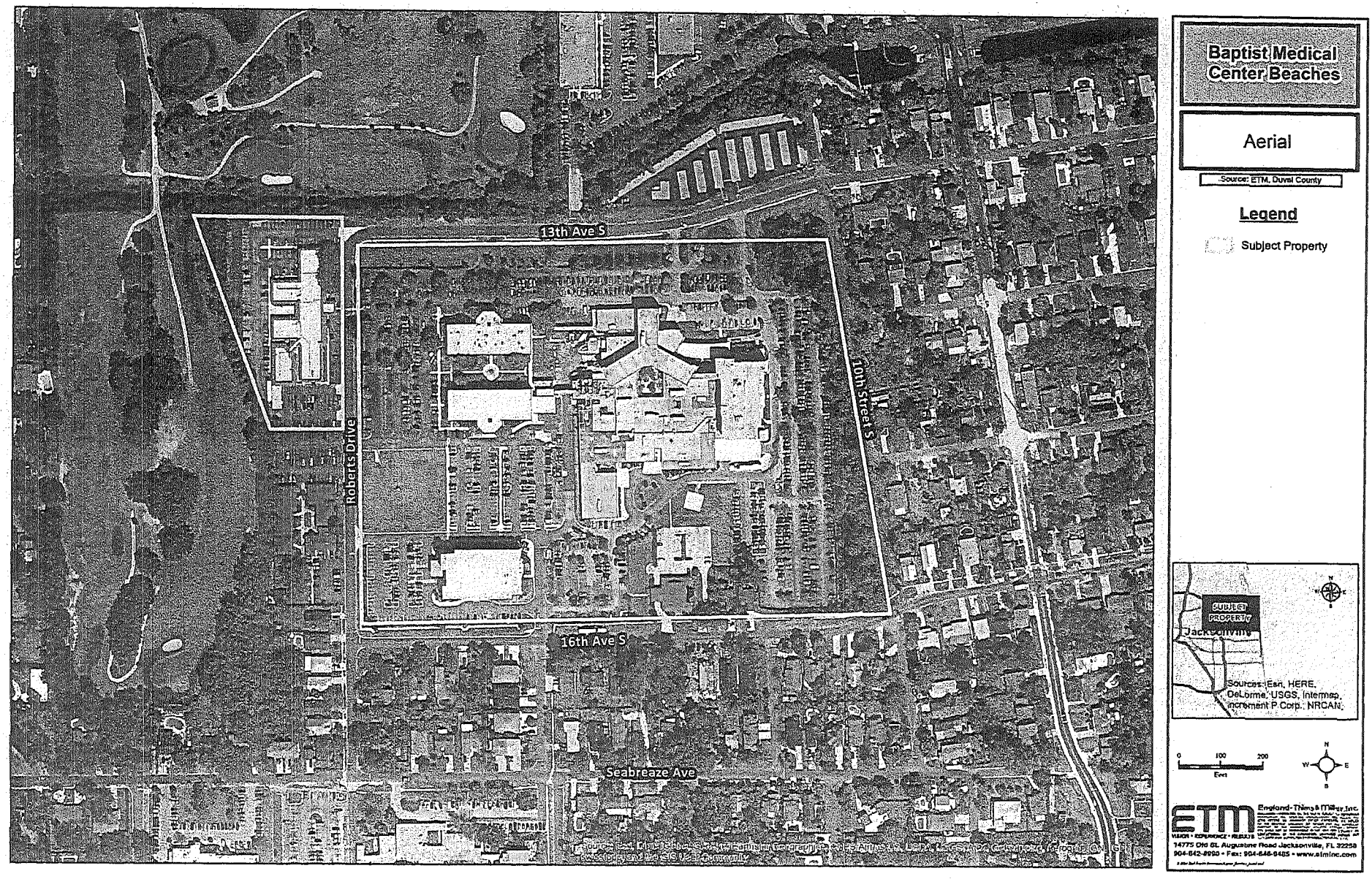
1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey

EXHIBIT "C"



PC#8-17

PC#8-17

EXHIBIT "D"

Narrative

Attached is a proposed text amendment to the Jacksonville Beach 2030 Comprehensive Plan. The proposed text amendment specifies that hospitals (and related buildings) located within the Public/Institutional Future Land Use Category may have a floor-to-area ratio ("FAR") of 0.55 percent. The current FAR limit of 0.35 percent applies to all uses within the Public/Institutional Future Land Use Category not within the Downtown Redevelopment Area. As Beaches Baptist (including its related buildings) is the only hospital in Jacksonville Beach, this text amendment would only affect that facility.

Ordinances 2004-7873, 2005-8907, 2011-8005 and 2017-8086 set forth the current vested development rights for the (3) three separate parcels (Parcels A, B and C) which make up the Beaches Baptist property.

Parcel A is vested to serve 182 hospital beds and 185,000 square feet of non-ancillary medical, business and professional office space (*See* 2004-7873, Pages 2-3). 62,000 square feet of medical, business and professional offices is allocated to Medical Office Buildings "A" and "B" and 60,000 is allocated to Medical Office Building "C." Currently, 136 hospital beds are used; 48,993 square feet is used for Medical Office Buildings "A" and "B" and 48,344 square feet is used for Medical Office Building "C."

Parcel B is vested to serve 12,000 square feet of non-ancillary medical business and professional office space. Parcel C is vested to serve 28,000 square feet of non-ancillary medical business and professional office space.

Should all of the existing vested development rights be exercised, Beaches Baptist would exceed the 0.35 FAR limitation in the comprehensive plan.

"Floor" is defined by the Land Development Code as, "the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles."

Land Use Policy 1.2.5 provides that future institutional uses should be located where sufficient land area is available to provide adequate parking, landscaping and drainage on-site. Increasing the FAR for this site will allow more facilities to be located on site instead of located in other locations.

Examples of Floor-to-Area Ratio for Hospitals in other Cities:

Vero Beach – 0.50 FAR (*See* Section 62.189.1, LDC)
Miami Beach – 3.00 FAR (*See* Land Policy 1.2 of the Comprehensive Plan)
Town of Lee – 1.00 FAR (*See* Section 4.10.9, LDC)
Lake County – 1.00 FAR (*See* Policy 1-1.13 of the Comprehensive Plan)
Panama City – 0.70 FAR (*See* Section 104-26, LDC)
Neptune Beach – None/75 percent Lot Coverage (*See* Sections 27-237 and 27-229-1, LDC)
Daytona Beach – 0.60 FAR (*See* Section 4.6B, LDC)
New Smyrna Bach - 2.0 FAR (*See* Goal 2. Obj. 1, Policy i, FLUE of the Comprehensive Plan)
Ormond Beach - 0.80 FAR (*See* FLUE Public/Institutional)

PC#8-17

EXHIBIT "E"

Additions Underlined Deletions ~~Strikethrough~~

Policy LU.1.2.7
Recognizing that land development for non-residential uses must occur in a manner that provides for adequate offstreet parking, landscaping, and stormwater management; the City will enforce land development regulations to limit the density and intensity of development for commercial, industrial, and public/institutional land uses shall be limited to the following maximum floor area ratios (FAR) for all principal and accessory structures:

Commercial Development:

Property fronting on Beach Boulevard and on 3rd Street (S.R. A1A) between 9th Avenue N. and 13th Avenue S.:	0.35 FAR
Within the Downtown Community Redevelopment Area:	
Projects developed independent of the provisions of Chapter 163, Part III:	0.50 FAR
Projects developed in cooperation with the City and the Community Redevelopment Agency pursuant to Chapter 163, Part III:	3.00 FAR
All other commercial development:	0.25 FAR
Industrial Development:	0.50 FAR
Public/Institutional Development:	
Within the Downtown Community Redevelopment Area:	1.50 FAR
Hospitals (and related buildings):	0.55 FAR
All other public/institutional development:	0.35 FAR

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

Tuesday, February 14, 2017

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

Dear City of Jacksonville Beach:

Re: **322 & 314 12th Avenue North, Jacksonville Beach, FL 32250 – RE# 174617-0000, 174616-0000**

The following information is being submitted for Concept Plat Approval.

Owner of Record:
Hoose Homes and Investments 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# 9-17
FEB 15 2017

PLANNING & DEVELOPMENT

LEGAL DESCRIPTION

LOT 3 & 4, BLOCK 124, PABLO BEACH MPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 66, OF THE CRRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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PC#9-17
FEB 15 2017

PLANNING & DEVELOPMENT

at 10:13 AM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $18.50
DEED DOC ST $5565.00

PC#9-17

Prepared By and Return To:
David J Heekin, Esq.
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

File No.: LMT 16-1579
Grantee's TIN:_____

General Warranty Deed

Made this September 16, 2016, By **Anya Johnson, a single woman**, whose address is: 1015 Atlantic Boulevard, Suite 214, Atlantic Beach, Florida 32233, hereinafter called the Grantor, to **Hoose Homes and Investments, LLC, a Florida limited liability company**, whose address is: 7563 Philips Highway, Suite 109, Jacksonville, Florida 32256, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

Lots 3, 4 and 9, Block 124 of PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, according to the Plat thereof as recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Parcel ID Number: **174616-0000, 174617-0000, and 174622-0000**

Subject to taxes accruing subsequent to December 31, 2015.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

PC#9-17

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

Signed, sealed and delivered in our presence:

_____ _____(Seal)

Witness Printed Name David J. Heekin **Anya Johnson**

_____ _____(Seal)

Witness Printed Name Kate Richardson

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 16th day of September, 2016, by Anya Johnson, who is/are personally known to me or who has produced _____ as identification.

_____
Notary Public

DAVID J. HEEKIN
MY COMMISSION #FF116770
EXPIRES April 30, 2018
(407) 398-0153 FloridaNotaryService.com

EXHIBIT B

Agent Authorization

Date: _____

City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

314 & 322 12th Avenue North

Gentleman:

You are hereby advised that the undersigned is the owner of the property 314 & 322 12th Avenue 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.

_____
Hoose Homes & Investments
Alex Sifakis

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of February, 2017 by ALEX SIFAKIS, who is personally known to me or has produced _____ as identification.

_____
(Notary Signature)

JAMIE FENNELL
Commission # FF 111385
My Commission Expires
April 09, 2018

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PC# 9-17
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PLANNING & DEVELOPMENT

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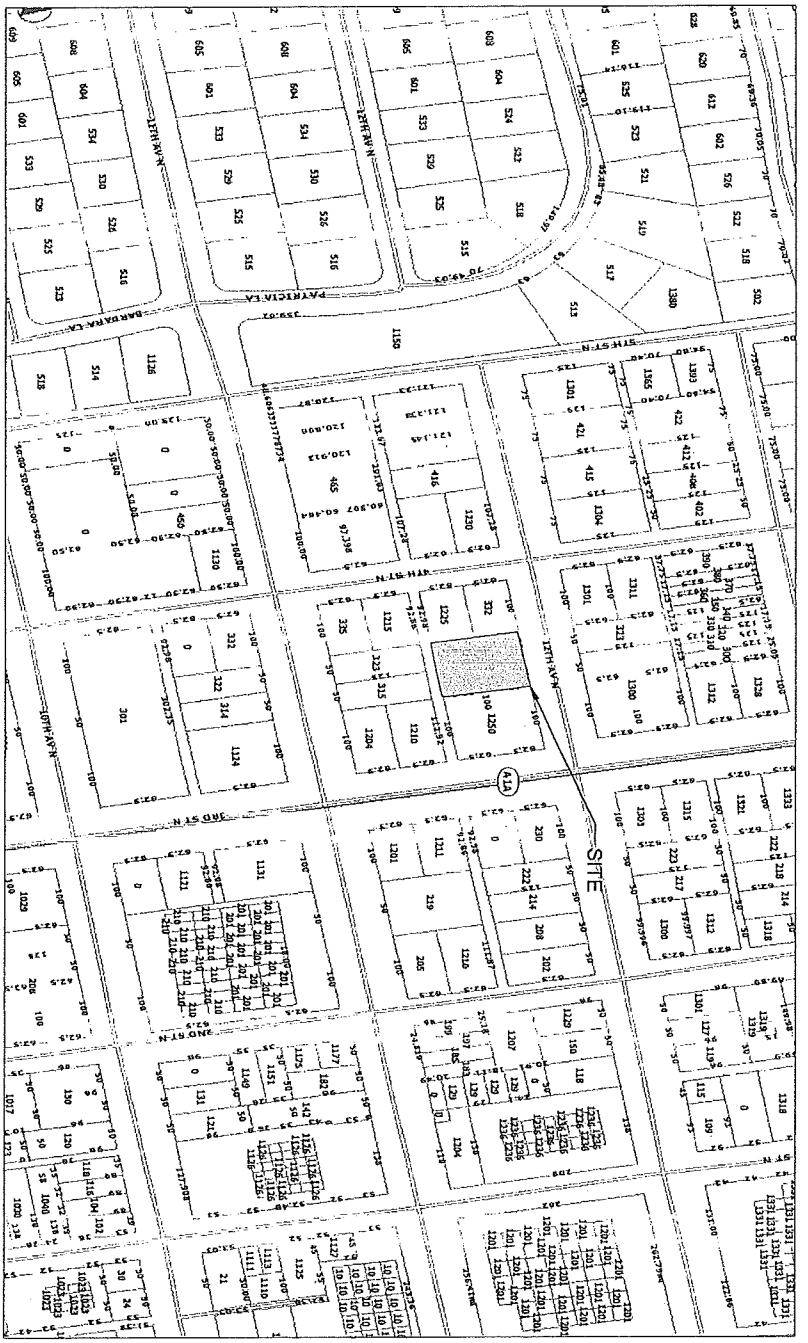
PLANNING & DEVELOPMENT

314/322, 12TH AVENUE NORTH

JACKSONVILLE BEACH, FLORIDA



VICINITY MAP

SHEET NUMBER: 1	DATE: 01/18/2017 JOB NUMBER: 17-004 SCALE: N.T.S.	NORTH FLORIDA ENGINEERING SERVICES, INC. CERTIFICATION # 26085 9432 Baymeadows Road, Suite 260, Jacksonville, FL 32256 Ph (904) 737-0971 Fax (904) 396-5372 Email: FAVRE.NFES@GMAIL.COM PLANS PREPARED UNDER THE DIRECTION OF: MICHAEL R. LIGHT P.E. 70530	314/322, 12TH AVENUE NORTH VICINITY MAP

NO.	REVISIONS	DATE

PC#9-17

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 7534

February 14, 2017

Mr. Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

RE: **Planning Commission Case: PC# 1-17**
Conditional Use Application for multiple family residential, for a five-unit townhouse development, located in a Commercial, limited: C-1 zoning district, for property located at 322 and 314 12th Avenue North.

Mr. Hart,

The City of Jacksonville Beach Planning Commission met on Monday, February 13, 2017 in Council Chambers to consider your client's **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 34-342(d)(15) of the Jacksonville Beach Land Development Code.

The request was **Approved.**

Please remove the public notice posted on the property.

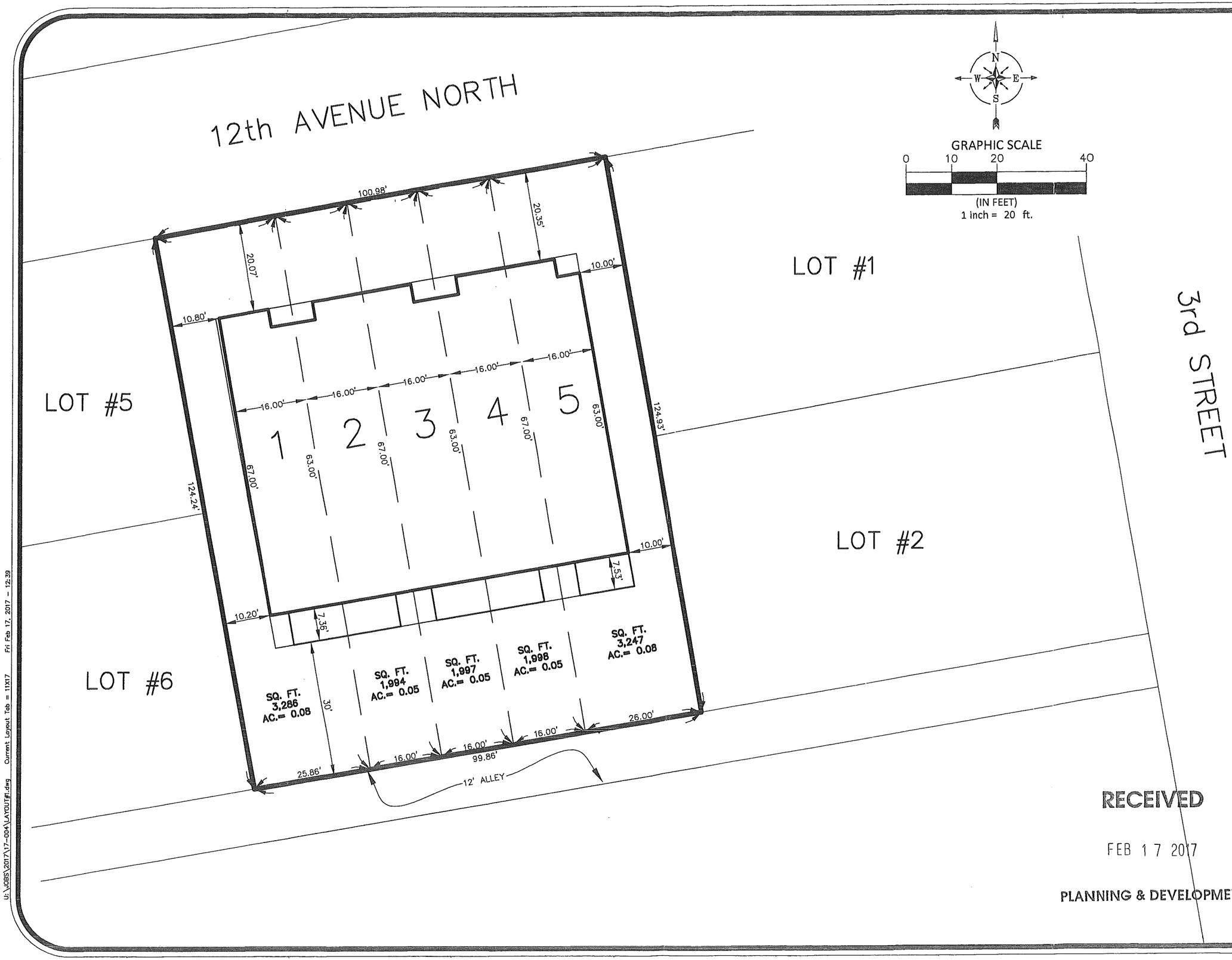
Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org



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FEB 17 2017

PLANNING & DEVELOPMENT

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DATE | REVISIONS | NO.

314 & 322, 12th AVENUE NORTH

LAYOUT#1

NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFIGATION# 26085
9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
//Ph (904) 737-0971 //Fax (904) 386-5372
//Email: FAVRE.NFES@GMAIL.COM
MICHAEL R. LIGHT P.E. 70890
PLANS PREPARED UNDER THE DIRECTION OF:

DATE : 01/16/2017

JOB NUMBER : 17-004

SCALE : 1"=20'

* SHEET NUMBER *

1