



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, August 14, 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), Bill Callan, Dave Dahl, Georgette Dumont, Britton Sanders
Alternates:, Margo Moehring, Jason Lee
3. **Approval of Minutes:** July 10, 2017 and July 24, 2017
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**

(A) **PC#35-17 223 11th Avenue South**

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

(B) **PC#36-17 175 21st Avenue South**

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

(C) **PC#37-17 235 8th Avenue South.**

Conditional Use Application for outdoor restaurant use for an existing restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Breezy Coffee Shop*)

(D) PC#38-17 1300 Beach Boulevard

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

(E) PC#39-17

Land Development Code Text Amendment Application to modify Section 34-407, *Outdoor Restaurants and Bars*, of the Jacksonville Beach Land Development Code.

(F) PC#40-17 115 12th Avenue North

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

(G) PC#41-17 922 9th Street South

Conditional Use Application for a proposed firearms manufacturing and retail sales business located in an *Industrial: I-1* zoning district, pursuant to Section 34-346(d)(12) of the Jacksonville Beach Land Development Code.

(H) PC# 42-17 Public street right-of-way at the SW corner of 11th St. N. and 8th Ave. N.

Conditional Use Application to eliminate the condition of approval requiring a fence around a proposed essential public facility (water well), in a *Residential, single family: RS-1* zoning district, approved via Application PC#15-17, pursuant to Section 34-336(d)(4) of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

- a. The next meeting is scheduled for August 28, 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, July 10, 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 Sutton

Roll Call

Greg Sutton (Chairperson)
Britton Sanders *absent*
Bill Callan
David Dahl
Georgette Dumont

Alternates

Jason Lee *absent*
Margo Moehring

Also present were Heather Ireland, Senior Planner, Bill Mann, Director of Planning, and Staff Assistant Amber Lehman.

Approval of Minutes

Chairman Sutton stated that there were meeting minutes from the May 22 and June 12. Ms. Dumont noted that the minutes from May 22 needed to note the professions of the speakers. She noted that Thompson was the principal, Fleming was the developer, and Ms. Delegal was the realtor. She noted that on Page 9 "if" should be "it" and noted additional typos on following pages. For the June 12 minutes noted that it should read Mr. Dahl and the ordering of words on Page 9 addressing flood mitigation. Ms. Dumont moved approval of the minutes as amended, seconded by Mr. Dahl. Motion to approve the minutes as amended was approved unanimously.

Correspondence

Ms. Ireland stated that there were copies of an e-mail regarding Case 33-17.

Old Business

(A) Findings of Fact PC#20-17

Ms. Ireland noted that they were waiting for the May 22 meeting minutes for the two cases on the 12-unit townhouse developments. Mr. Dahl noted that he had asked the City Attorney if personal knowledge was allowed in the determination and that should be added.

Ms. Moehring asked if the Land Use Policies were redundant or if that was written correctly.

(B) Findings of Fact_PC#23-17

(C) PC #30-17- 217 12th Avenue North

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

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 12th Avenue North, between 3rd and 2nd Streets North. The property currently exists in multi-family residential use, with a two-story, two-unit apartment structure on the north end of the property, constructed prior to 1940. Conditional use for multi-family in C-1 was approved on May 22, 2017, via PC#19-17 for the previous owner. The new owner would like to maintain the existing duplex on the property and add a third dwelling unit to the property in front of the existing apartment structure. Since multi-family conditional uses are non-transferable, the agent was advised by staff that the proposed improvements would require conditional use approval for the new owner.

Adjacent uses include multi-family residential and commercial to the west and east, multi-family to the north, and multiple and single-family uses to the south. Based on the historical and current use of the property as multiple family residential, and other adjacent residential properties, the existing and proposed multi-family use of the subject property should not negatively impact adjacent properties.

Applicant:

The applicant, Mr. Steve Jarrett, 3741 1st Street South, stated that the application for the new owner was put in after approval at the last meeting.

Ms. Dumont stated in the May meeting there was a question about parking. Mr. Jarrett stated there are no changes from the May meeting.

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 application.

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

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

(D) PC #31-17

Land Development Code Text Application to amend Sections 34-340, 34-341, 34-342, 34-343, 34-344, 34-345, and 34-346 and Section 34-407, to revise the regulations for outdoor restaurants and bars.

Staff Report:

Ms. Ireland read the following into the record:

The Land Development Code currently permits restaurants, outdoor restaurants, bars, and outdoor bars, as either permitted or conditional uses in commercial zoning districts and in *Residential multiple family: RM-2*. To implement various approved Vision Plan objectives, staff has proposed to revise certain regulations relative to outdoor restaurants and bars by:

- (1) Making the allowable area calculations simpler and more consistent, and
- (2) By allowing restaurants to have small (under 200 sq. ft.) outdoor areas by right, and without a requirement for additional required parking.

The proposed changes in the attached ordinance would allow restaurants to have up to 200 square feet of outdoor seating areas without having to receive conditional use approval (in C-1, C-2, and CBD), and without having to provide for additional parking. Any outdoor bars and outdoor restaurants over 200 square feet would continue to require conditional use approval as well as require additional parking to be provided. Changes to the current regulations are provided in the ~~strike through deletion~~/underlined addition format. These changes would apply to the following zoning districts: *RM-2, CPO, C-1, C-2, CS, CBD, and I-1*.

The proposed changes also include revisions to Section 34-407, Outdoor Restaurants and Bars. Section 34-407, Paragraph (b). As proposed, the changes would now allow for the maximum area of outdoor customer service areas of restaurants or bars to not exceed 25% of the total enclosed area of the related restaurant or bar. Currently, the Code allows for 20% of the first 3,000 square feet, and 10% of the enclosed space over 3,000 square feet. Parking for outdoor

seating would only be required for outdoor restaurant and bar areas over 200 square feet, and then at the same ratio as for the enclosed area of the restaurant or bar.

The final proposed change to the LDC is to update Paragraph 34-407(e) that currently prohibits amplified sound and music within approved outdoor seating areas. This change is necessary to maintain consistency with the new Chapter 18 "Noise" of the City's Code of Ordinances, adopted by the City Council on June 5, 2017. A copy of the Ordinance No. 2016-8082 is provided for your reference. As a result of the new provisions in that ordinance for the issuance of Low Volume Outdoor Amplified and Acoustic Sound Permits, Paragraph (e) of Section 34-407 has been updated to reference those provisions. Paragraph (e) has been updated to eliminate the prohibition of amplified and other sounds, and to reflect the new outdoor sound permit regulations adopted by the City Council on June 5, 2017, as part of the new Chapter 18.

A new Paragraph (f) of Section 34-407 has also been proposed, moving the regulations concerning animals in outdoor restaurants and bars from Paragraph (e), and adding language referencing the Dogs in Outdoor Dining Area permit process, administered by the City Clerk's office, as a new subsection (f).

Applicant:

The applicant is the City. Ms. Ireland stated that she or Mr. Mann could respond to questions about the changes made because of comments at the June 26 meeting.

Ms. Dumont noted that there were some changes made and thanked the staff. Ms. Dumont reviewed the concerns from the last meeting. She stated that there were concerns that anyone serving alcohol would have to get a permit. She added that they were concerns about anyone taking up a parking space from the outdoor seating. Mr. Mann stated that the review of those concerns was monitored as part of the permit process. Mr. Mann thought that these issues could be formulated as recommendations to the Council for consideration by the Council.

Ms. Dumont noted that "which" should be "that" on Page 4, 1st paragraph, 3rd line. She said the same applied for Subsection A.

Ms. Dumont stated that she would like any proposal to serve alcohol outside to be a conditional use and this should be included as a recommendation to the City Council. Mr. Mann stated that they could work it in so that no alcohol service on the 200 feet outside would be permitted without conditional use approval. Ms. Dumont stated that she would like it to be a conditional use and not a permitted use.

Public Hearing:

Mr. Sutton noted that they heard public testimony on this subject at the prior

meeting.

Motion: Mr. Dahl made a motion to accept the ordinance with the edits noted and the recommendation that any restaurant with outdoor seating that serves alcohol should be a conditional use. The motion was seconded by Ms. Dumont.

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

NEW BUSINESS

(A) Vice Chair Nomination and Vote

This item was moved to July 24.

(B) PC #32-17- 1954 South 3rd Street

Conditional Use Application for outdoor restaurant seating, located in a *Commercial, limited C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Another Broken Egg*)

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located in Pablo Plaza at 1954 South 3rd Street in the same tenant space as the former *Jason's Deli*. The previous restaurant tenant did not have any outdoor seating. The new tenant, *Another Broken Egg* restaurant, would like to provide outdoor seating to its customers. The applicant was informed by staff that conditional use approval would be required for the outdoor seating.

Outdoor seating is subject to the current size limitations provided for in the City's Land Development Code. Pursuant to Section 34-407(b) of the LDC, and based on the size of the associated tenant space, the applicant would be limited to 629 square feet of outdoor restaurant seating, and a 42-inch high wall or fence is required as the applicant will have a beer and wine license and there can be alcohol consumed in the outdoor seating area. The applicant's site plan shows a proposed 476 square feet of outdoor seating.

Adjacent uses include commercial in the balance of the shopping center to the north and west, parking to the east, commercial to the south and single family residential to the west. The addition of outdoor seating at this location should not negatively impact adjacent properties and is consistent with other dining establishments' outdoor seating in the vicinity.

Applicant:

The applicant representative, Mr. Sarah DePalma, 1954 3rd Street South, introduced herself.

Mr. Callan asked about the one handicapped parking space. Ms. Ireland noted there are several handicapped spots for the entire plaza and there are enough handicapped spaces in the plaza.

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 application.

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

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

(C) PC #33-17- 610 South 3rd Street

Conditional Use Application for outdoor restaurant seating, located in a *Commercial, limited C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Jax Beach Brunch Haus*)

Staff Report:

Ms. Ireland read the following into the record:

The applicant recently opened the *Jax Beach Brunch Haus* restaurant in a vacant restaurant building located on the southwest corner of 3rd Street and 6th Avenue South, in a *C-1* zoning district. The building was previously occupied by the *Loving Cup Hash House*. The applicant wishes to provide outdoor seating on an existing patio on the south side of the building's main entrance on 3rd Street. The previous restaurant received conditional use approval for outdoor seating via PC#6-15.

The proposed 288 square foot outdoor space is within Section 34-407 standards relative to maximum area allowed for a 2,800 square foot restaurant. The applicant is aware that the patio will need to be contained by a minimum 42" high wall or fence if alcohol is to be served there.

Adjacent uses include a residential neighborhood to the west, and various commercial uses across 6th Avenue to the north, across 3rd Street to the east, and adjacent to the subject property to the south. Given that the restaurant exists in a developed commercial setting, oriented on a busy commercial thoroughfare, and also given that the proposed outdoor seating area is proposed for the east side of the existing building, away from any residential uses, there should be no negative effects on the character the surrounding neighborhood, and adjacent properties should not be negatively impacted.

Ms. Ireland corrected the staff report noting that the applicant did not need a parking variance for the extra space as stated in the staff report. She noted that there were e-mails from residents expressing concern about parking issues for the old restaurant.

Applicant:

The applicant, Mr. J. Daniel Altman, 223 2nd Street South, stated that he would like to have full use of the space as they had before.

Ms. Ireland noted in response to Ms. Dumont that there is adequate parking.

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 application.

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

Roll call vote: Ayes – Dahl, Moehring, Sutton, Dumont, and Callan. Nays – Sutton. The motion to deny the project was approved unanimously.

Planning & Development Director's Report

The next meeting is scheduled for July 24, 2017.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:47 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman:

Date:

**Minutes of Planning Commission Meeting
held Monday, July 24, 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 Sutton.

Roll Call

Greg Sutton (Chairperson)
Britton Sanders
Bill Callan
David Dahl
Georgette Dumont

Alternates

Margo Moehring
Jason Lee

Also present were Heather Ireland, Senior Planner, and Staff Assistant Amber Lehman.

Approval of Minutes

There were none.

Correspondence

There was no correspondence

Old Business

Mr. Sutton moved Item C to the last item.

- (A) **Findings of Fact PC#20-17**
- (B) **Findings of Fact PC#23-17**

Ms. Dumont asked if they added personal knowledge in the Findings. She stated that personal knowledge of who should be added. Mr. Dahl stated that it was in response to his question to the attorney. Ms. Dumont stated that they may add personal knowledge from the Planning Commission. Ms. Dumont asked if there would be any implications if they put it off. Mr. Sutton asked if they could check with the City Attorney to see if the language was clear.

New Business

Mr. Sutton moved Item C to Item E on the agenda, with other items moving up.

(A) PC #34-17- 2415 South 3rd Street (Suite #2461)

Conditional Use Application for a drinking establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(3) of the Jacksonville Beach Land Development Code. (*Blue Jay Listening Room*).

Staff Report:

Ms. Ireland read the following into the record:

The applicant is leasing commercial space located at 2415 S. 3rd Street, Suite #2461 for her business the *Blue Jay Listening Room*. The subject location is in the Costa Verde Plaza Shopping Center, located in a *Commercial, limited: C-1* zoning district. The applicant received conditional use approval for a drinking establishment under PC#26-16 in July 2016. The applicant's business is a live acoustic music venue with beer and wine sales. Beer and wine would be sold only during scheduled and ticketed live music events.

Approval of PC#26-16 included the following conditions:

1. Hours of operation are limited to 5:00 pm to 11:00 pm, and
2. Conditional Use approval expires 12 months following the date of approval.

Since 12 months have passed since the original approval, the applicant is requesting continuation of the approved drinking establishment. The applicant is still renovating the tenant space, so the establishment has not been in operation to date.

Adjacent uses include commercial to the west across 3rd Street South, a gas station and single family residential to the south across 25th Avenue South, and multiple-family condominiums to the east and a retention pond to the north. Adjacent uses in the balance of the shopping center include a restaurant, retail, personal and business services, and miscellaneous medical offices. Given the type of music described by the applicant and her proposed hours of operation, the proposed use at this location should not negatively impact neighboring properties.

Applicant:

The applicant, Ms. Cara Burkey, 1210 Palm Circle, introduced herself. Ms. Dumont asked if there was a scheduled date for the operation to start. Ms. Burkey replied sometime in August. Ms. Dumont stated that a year ago there was concern from the people in the condominium, and wondered whether they could impose the same conditions. Ms. Burkey stated that she would possibly like earlier hours on weekends. Ms. Dumont responded that may be problematic because some people like to sleep in on the weekends.

Public Hearing:

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

Mr. Randall Holland, 109 25th Avenue S., expressed his support, noting that the music will be inside.

Discussion:

Ms. Dumont stated that the hours of operation of 11:00 a.m. to 11:00 p.m. may be acceptable because of the pilot sound program.

Motion: Ms. Dumont made a motion to approve the application for one year with hours of 11:00 a.m. to 11:00 p.m. The motion was seconded by Mr. Sanders.

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

(B) Vice Chair Nomination and Vote

Motion: Mr. Callan made a motion to approve Mr. Dahl as Vice-Chairman. The motion was seconded by Mr. Sanders.

Roll call vote: Ayes – Moehring, Sanders, Dumont, Callan, and Sutton. Mr. Dahl abstained from the vote. The motion was approved unanimously.

Planning & Development Director's Report

The next meeting is scheduled for August 14, 2017.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:18 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman:

Date:

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: August 7, 2017
RE: August 14, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding eight agenda items for the upcoming August 14, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#35-17 Conditional Use Application

Owner/
Applicant: Dr. Rick K. Harrison and Michelle S. Harrison
35 N. Roscoe Blvd
Ponte Vedra Beach, FL 32082

Location: 223 11th Avenue South

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

Comments: The subject property is located on the north side of 11th Avenue South between 2nd and 3rd Streets South. The property, which consists of two lots (9 and 10) is zoned *Commercial, limited: C-1* and currently contains a legal non-conforming single family dwelling, constructed in 1964.

The applicant is requesting conditional use approval for multi-family residential use of the subject property pursuant to Section 34-342(d)(15) of the LDC. Multiple family residential development of the property would be subject to *Residential, multiple-family: RM-2* zoning standards, if approved. The applicant has indicated that he would like to build either townhouses or apartments on the subject property.

Adjacent uses include a medical office owned by the applicant directly to the west, multiple family residential to the east, commercial to the south across 11th Avenue South, and commercial and residential to the north. Considering the mixed use character of the area, multi-family residential use of the subject property should not negatively impact adjacent properties.

PC#36-17 **Conditional Use Application**

Owner/
Applicant: Robert B. Angelieri
175 21st Avenue South
Jacksonville Beach, FL 32250

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

Location: 175 21st Avenue South (Lots 3 & 6)

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

Comments: The subject property is located on the north side of 21st Avenue South between 1st and 2nd Streets South. The property, which consists of two lots (Lots 3 and 6, Block BB, Atlantic Camp Grounds) is zoned *Residential, multiple family: RM-2* and currently contains one single family dwelling on Lot 6, constructed in 1985.

The applicant is requesting conditional use approval for single-family use of the property pursuant to Section 34-340(d)(12) of the LDC, to construct one single-family dwelling on each existing lot. Single-family residential development of the property would be subject to *Residential, single family RS-3* zoning standards, and any required variances, if approved. Each existing lot would support one single-family dwelling.

Adjacent uses include single and multiple family to the north, multiple family to the west and south, and single family to the east. Considering the existing single-family use of the subject property, and adjacent single and multiple family uses, two new single-family dwellings should not negatively impact adjacent properties.

PC#37-17 **Conditional Use Application**

Owner: Greg Conley (777 3rd Street South Realty Trust)
777 3rd Street South
Jacksonville Beach, FL 32250

Applicant: Nancy R. Barber (*Breezy Coffee Shop*)
235 8th Avenue South
Jacksonville Beach, FL 32250

Location: 235 8th Avenue South

Request: **Conditional Use Approval** for outdoor restaurant use for an existing restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the northeast corner of 8th Avenue South and 3rd Street South, and is currently occupied by *Breezy* coffee shop. The applicant, the owner and operator of *Breezy*, would like to provide outdoor seating to her customers on an existing deck between the coffee shop and the retail store to the north. She was advised by staff that conditional use approval would be required for the outdoor seating area.

Based on the size of the enclosed coffee shop space, the applicant could have a maximum of 140 square feet of outdoor restaurant seating. The space will have to be enclosed by a 42 inch high wall or fence if alcohol is permitted outside.

Adjacent uses include a retail store the north on the same property, a pre-school directly to the east, an auto and tire repair store to the south, and commercial uses across 3rd Street to the west. The addition of a small outdoor seating area on the existing deck adjacent to the north of the coffee shop should not negatively impact adjacent properties.

PC#38-17 Conditional Use Application

Owner: BACM 2006-4 Beach Blvd, LLC
5221 North O'Connor Blvd Suite 600
Irving, TX 75039

Applicant: Chase Sams
1592 Blue Heron Lane East
Jacksonville Beach, FL 32250

Location: 1300 Beach Boulevard

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

Comments: The subject property is located on the south side of Beach Boulevard in Beach Plaza, which is located between 12th Street South and Penman Road. The applicant plans to lease tenant space that is located to the south of an existing courtyard located between an existing restaurant and a microbrewery. The subject space was previously used as a ball room for a tenant that previously occupied an adjacent space. The applicant plans to open a small restaurant and he wishes to provide outdoor seating for his customers in a portion of the existing courtyard.

The applicant was advised by staff that conditional use approval would be required for the outdoor seating area. Based on the size of the enclosed area of the proposed restaurant, the outdoor seating area would be limited to 550 square feet.

Adjacent uses include commercial in the balance of the shopping center, commercial to the north across Beach Boulevard, and commercial and multi-family residential to the south behind the shopping center. The addition of outdoor seating in the existing courtyard adjacent to the proposed restaurant should not negatively impact adjacent properties.

PC#39-17

Land Development Code Text Amendment Application

Applicant: Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Request: **Land Development Code Text Amendment Approval** to modify Section 34-407, Outdoor Restaurants and Bars, of the Jacksonville Beach Land Development Code.

Comments: This is a staff initiated application required as a result of recent changes to the City's Noise Ordinance, Chapter 18, that creates a pilot Low Volume Outdoor Amplified and Acoustic Sound permit process. Staff is also proposing changes to Section 34-407 of the Land Development Code in order to simplify the allowable outdoor seating area calculations. Changes are reflected in documentation provided with the application in a ~~strike-through~~ deletion/underlined addition format.

Related to outdoor music, the proposed change to the LDC is to delete sub-paragraph 34-407(e) that currently prohibits amplified sound and music within approved outdoor seating areas. This change is necessary to maintain consistency with the new Chapter 18 "Noise" of the City's Code of Ordinances, adopted by the City Council on June 5, 2017. The new Chapter 18 permits the issuance of Low Volume Outdoor Amplified and Acoustic Sound Permits. The prohibition on animals in outdoor seating areas is also being deleted from sub-paragraph (e), as restaurants with an approved Dogs in Outdoor Dining Areas Permit, administered by the Clerk's office, can allow animals in approved outdoor seating areas.

As currently proposed, the changes would also allow for the maximum size of outdoor customer service areas associated with restaurants or bars to not exceed 25% of the total enclosed area of the associated restaurant or bar. Currently, the Code allows for 20% of the first 3,000 square feet, and 10% of the enclosed space over 3,000 square feet. The proposed change would simplify the area calculation for outdoor seating areas.

PC#40-17

Conditional Use Application

**Owner/
Applicant:** Jamie and Susanna Pearl
115 12th Avenue North
Jacksonville Beach, FL 32250

Location: 115 12th Avenue North

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

Comments: The subject property is located on the north side of 12th Avenue North between 1st and 2nd Streets North. The property is zoned *Residential, multiple family: RM-2* and currently contains a residential building constructed in 1932. The property historically existed as a duplex. The current owners are using the structure as a single-family dwelling. Due to the extent and repair costs associated with building damage that was caused by Hurricane Matthew in October, 2016, the property is now required to be brought into compliance with the current zoning code.

Staff informed the owners that this process requires both conditional use approval for the single-family use in *RM-2*, and setback variance approvals in order to be able to complete the necessary repairs.

Adjacent uses include vacant residential land, and existing multiple-family uses to the north, and multiple-family to the south, east and west. The proposed continued use of the subject property should not negatively impact adjacent properties.

PC#41-17 **Conditional Use Application**

Owner/
Applicant: David Dick
 922 9th Street South
 Jacksonville Beach, FL 32250

Location: 922 9th Street South

Request: **Conditional Use Approval** for a proposed firearms manufacturing and retail sales business located in an *Industrial: I-1 zoning* district, pursuant to Section 34-346(d)(12) of the Jacksonville Beach Land Development Code.

Comments: The applicant owns the subject property located in an *Industrial: I-1 zoning* district, and currently operates his heating and air conditioning business there. As a result of the City Council's adoption of Ordinance No. 2017-8090 on August 7th, 2017, "Firearms manufacturing and retail sales" is now listed as a conditional use in *Industrial: I-1 zoning* districts. The applicant has now applied for conditional use approval and informed staff that the proposed business would consist of manufacturing/assembly of firearms, and retail sale of same. The applicant has also indicated that the business would only occupy roughly 700 square feet of the existing building.

Adjacent uses include industrial to the north, south and west, and multiple family residential to the east across 9th Street South. Adjacent properties should not be negatively impacted by the proposed use especially since the operation is proposed for an existing industrial location within an existing commercial building.

PC#42-17 **Conditional Use Application**

Owner/
Applicant: City of Jacksonville Beach
 11 North 3rd Street
 Jacksonville Beach, FL 32250

Location: Southwest corner of the intersection of 11th Street and 8th Avenue North (ROW)

Request: **Conditional Use Application** to eliminate the condition of approval requiring a fence around a proposed essential public facility (water well), in a *Residential, single family: RS-1 zoning* district, approved via Application PC#15-17, pursuant to Section 34-336(d)(4) of the Jacksonville Beach Land Development Code. The proposed location is in the public street right-of-way at the southwest corner of 11th Street N and 8th Avenue N.

Comments:

On April 24, 2017 the Planning Commission approved application PC#15-17 to allow an essential public facility (water well) to be located in the right-of-way at the southwest corner of 11th Street North and 8th Avenue North. Based on public concerns and comments at the public hearing, application approval included a condition that a wall or fence around the facility be provided for screening, similar to the one at City Well #23. At the public hearing, Public Works Staff committed to working with concerned neighbors to identify appropriate fencing for the water well site.

Public Works reached out to concerned neighbors that provided their contact information at the public hearing. Residents were shown sample photographs of what different types of fencing would look like on the site, including one similar to Well #23. Following the meeting with the neighbors, all were in agreement that a fence similar to Well #23 would not fit within the character of the neighborhood, and would obstruct sight visibility at the intersection for cars. The neighbors were also in agreement that a building was the best option for this location.

The City is now requesting that the Planning Commission eliminate the approval condition of a wall similar to Well #23 that was placed on the subject water well location, based on meetings with and input from neighbors.

3-14 mtg



CONDITIONAL USE APPLICATION

PC No. 35-17

AS/400# 17-100127

HEARING DATE 8-14-17

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: Rick K. Harrison DMD
Mailing Address: Michelle S. Harrison
35 N Roscoe Blvd
Ponte Vedra Beach, FL 32082

Telephone: (904) 994-2200
Fax: _____
E-Mail: Toothdr227@aol.com

Applicant Name: Rick K. Harrison, DMD
Mailing Address: 35 N Roscoe Blvd.
Ponte Vedra Beach, FL 32082

Telephone: (904) 994-2200
Fax: _____
E-Mail: Toothdr227@aol.com

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: **RECEIVED**
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.

111 - 6 2017

PROJECT DATA

PLANNING & DEVELOPMENT

Street address of property and/or Real Estate Number: 223 11th Avenue S.,
Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): 3-28 20-25-28E. 28 Pablo Beach
South Lots 9, 10 BLK 103

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: 34-342(d)(15)

Describe the proposed conditional use and the reason for the request: To build either
townhomes or apartments. Multi-family use.

Applicant Signature: Rick K. Harrison

Date: 6/30/2017

PC#35-17

HARRISON RICK K
 223 11TH AVE S
 JACKSONVILLE BEACH, FL 32250
HARRISON MICHELLE S

Primary Site Address
 223 S 11TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 13037-00346

Tile #
 9504

223 S 11TH AVE

Property Detail

RE #	176163-0000
Tax District	USD2A
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	11864

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$86,433.00	\$91,811.00
Extra Feature Value	\$178.00	\$184.00
Land Value (Market)	\$426,860.00	\$487,840.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$513,471.00	\$579,835.00
Assessed Value	\$467,461.00	\$514,207.00
Cap Diff/Portability Amt	\$46,010.00 / \$0.00	\$65,628.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$467,461.00	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
13037-00346	9/9/2005	\$266,700.00	WD - Warranty Deed	Unqualified	Improved
13037-00344	9/9/2005	\$266,700.00	WD - Warranty Deed	Unqualified	Improved
13037-00342	9/10/2005	\$266,700.00	WD - Warranty Deed	Unqualified	Improved
12529-01393	5/25/2005	\$100.00	MS - Miscellaneous	Unqualified	Improved
12269-01411	12/28/2004	\$100.00	MS - Miscellaneous	Unqualified	Improved
03312-01025	1/1/1899	\$100.00	WD - Warranty Deed	Unqualified	Improved
03006-00351	1/1/1899	\$100.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHWR2	Shed Wood	1	8	8	64.00	\$184.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	104.00	117.00	Common	12,196.00	Square Footage	\$487,840.00

Legal

LN	Legal Description
1	3-28 20-2S-28E .28
2	PABLO BEACH SOUTH
3	LOTS 9,10 BLK 103

Buildings

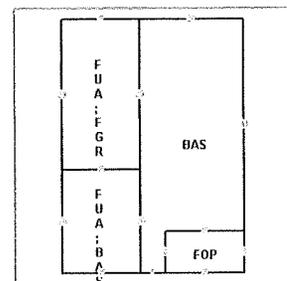
Building 1

Building 1 Site Address
 223 S 11TH AVE
 Jacksonville Beach FL 32250

Building Type	0103 - SFR SPLIT-LEVEL
Year Built	1964
Building Value	\$91,811.00

Type	Gross Area	Heated Area	Effective Area
Base Area	860	860	860

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted



PC#35-17

Finished upper story 1	435	435	413	Air Cond	3	3 Central
Finished Garage	435	0	218			
Finished upper story 1	300	300	285			
Base Area	300	300	300			
Finished Open Porch	120	0	36			
Total	2450	1895	2112			

Element	Code
Stories	2.000
Bedrooms	3.000
Baths	2.500
Rooms / Units	1.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$467,461.00	\$0.00	\$467,461.00	\$3,463.97	\$3,810.37	\$3,575.47
Public Schools: By State Law	\$467,461.00	\$0.00	\$513,471.00	\$2,202.54	\$2,338.35	\$2,412.29
By Local Board	\$467,461.00	\$0.00	\$513,471.00	\$1,016.90	\$1,154.28	\$1,113.72
FL Inland Navigation Dist.	\$467,461.00	\$0.00	\$467,461.00	\$13.60	\$14.96	\$13.98
Jax Bch USD2A	\$467,461.00	\$0.00	\$467,461.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$467,461.00	\$0.00	\$467,461.00	\$1,655.11	\$1,773.87	\$1,722.03
Water Mgmt Dist. SJRWMD	\$467,461.00	\$0.00	\$467,461.00	\$128.47	\$134.86	\$134.86
Gen Gov Voted	\$467,461.00	\$0.00	\$467,461.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$467,461.00	\$0.00	\$513,471.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$467,461.00	\$0.00	\$467,461.00	\$0.00	\$0.00	\$0.00
			Totals	\$8,480.59	\$9,226.69	\$8,972.35

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$452,359.00	\$424,965.00	\$0.00	\$424,965.00
Current Year	\$513,471.00	\$467,461.00	\$0.00	\$467,461.00

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

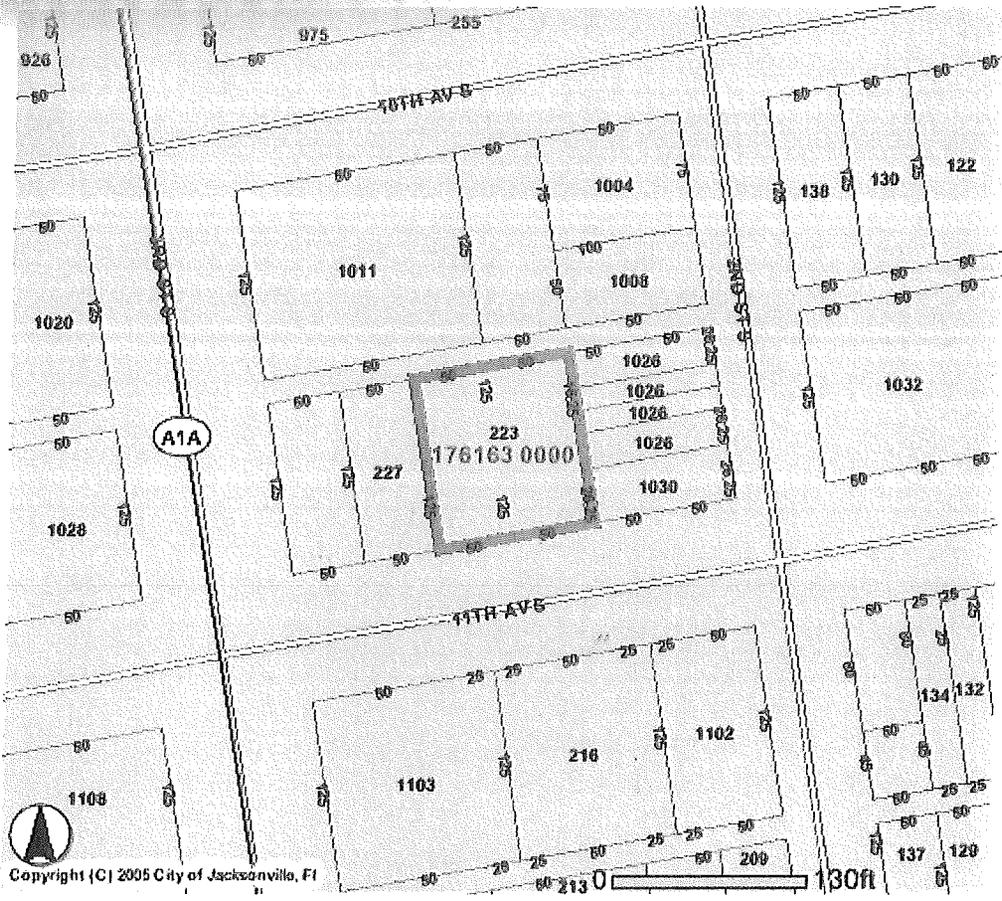
2014

- 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](#)

PC#35-17



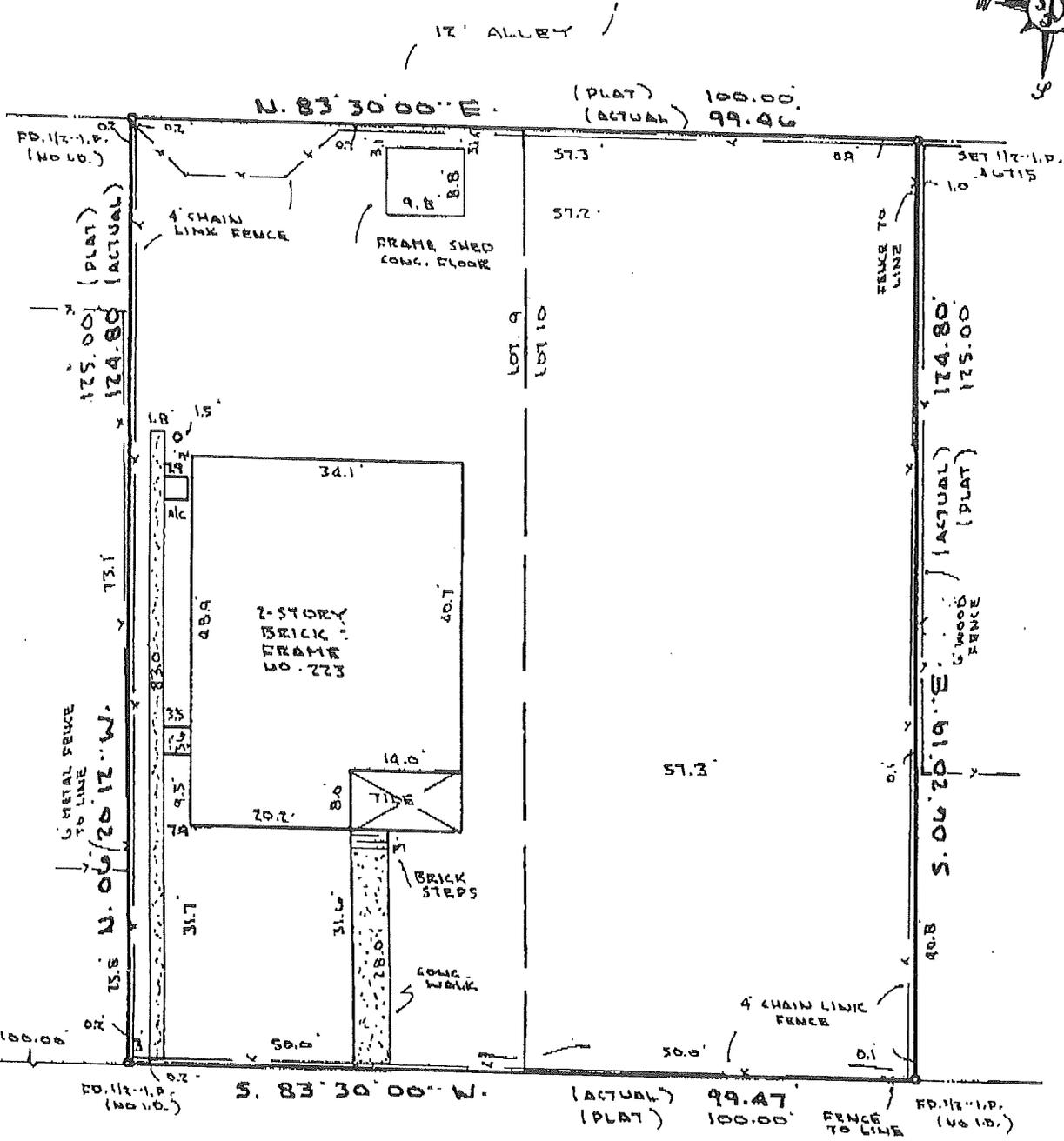
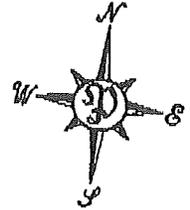
Copyright (C) 2005 City of Jacksonville, FL

Existing

PC#35-17

MAP SHOWING BOUNDARY SURVEY OF LOT 9:10 BLOCK 103 AS SHOWN ON MAP OF PABLO BEACH

AS RECORDED IN PLAT BOOK 3 PAGES 18 OF THE CONCURRENT PUBLIC RECORDS OF DUVAL CO, FL.
CERTIFIED TO: RICK K. HARRISON, MICHELLE S. HARRISON, SUNTRUST MORTGAGE, INC,
PREFERRED TITLE AGENCY, LLC, COMMONWEALTH LAND TITLE INSURANCE COMPANY



11 TH AVENUE SOUTH
(80' R/W)

PC#35-17

PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON S 83°50'00" W FOR THE NLY R/W LINE OF 11TH AVENUE SOUTH
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 17007B-00070 DATED 4.17.89

P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.R.C. POINT OF REVERSE CURVE
 P.C.C. POINT OF COMPOUND CURVE
 P.O.C. POINT ON CURVE
 B.R.L. BUILDING RESTRICTION LINE
 C/L CENTER LINE
 R/W RIGHT-OF-WAY
 O.R.V. OFFICIAL RECORDS VOLUME

LEGEND

R RADIUS
 Δ or D DELTA (CENTRAL ANGLE)
 A or L ARC LENGTH
 C or CH CHORD
 CB CHORD BEARING
 (R) LINE RADIAL TO CURVE
 A/C AIR CONDITIONER
 CONC. CONCRETE
 FD. FOUND
 I.P. IRON PIPE



Nathan E. Perret
 NATHAN E. PERRET, FLA. CERT. NO. 5732

SCALE 1" = 70'

9-27-2005
DATE OF FIELD SURVEY

B. 434 PG. 64 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO. 2005-9571



CONDITIONAL USE APPLICATION

PC No. 36-17

AS/400# 17-100128

HEARING DATE 8-14-2017

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.

RECEIVED

JUL - 6 2017

APPLICANT INFORMATION

Land Owner's Name: ROBERT B. ANGLIERI
Mailing Address: 175 21ST AVES
JAX Bch 32250

Telephone: 904-241-2902
Fax: PLANNING & DEVELOPMENT
E-Mail: angelieri_raku@gmail.com

Applicant Name: same
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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
Ponte Vedra Bch 32080

Telephone: 904-237-4598
Fax: _____
E-Mail: john@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: 175 21ST AVES 179306-0010

Legal Description of property (attach copy of deed): 9-44 04-35-29E, 12 PERMENTERS R/P ATLANTIC CAMP GRADING
lots 3 & 6

Current Zoning Classification: JRM-2 Future Land Use Map Designation: HDR

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.

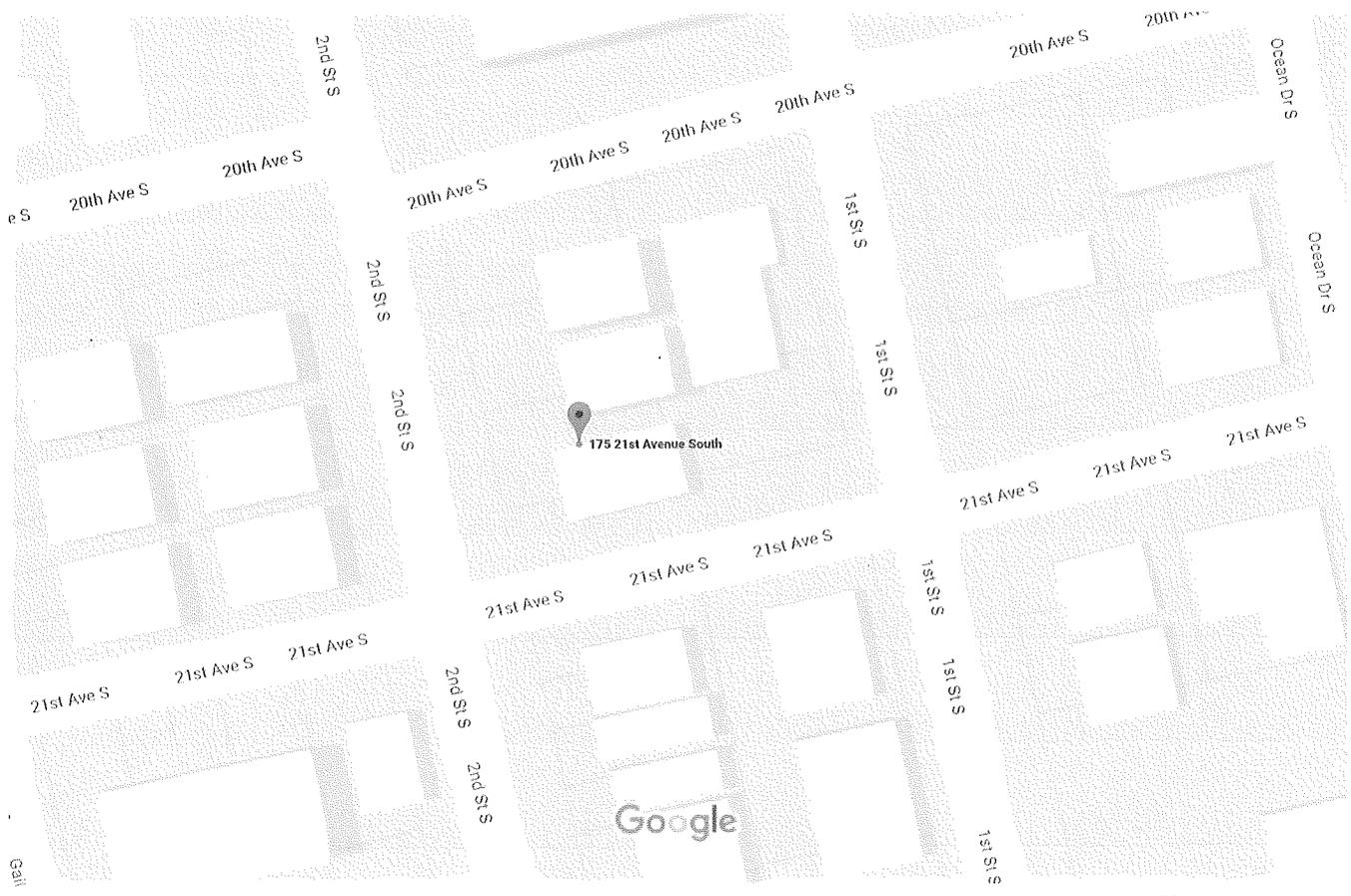
Code section(s) applicable to the requested conditional use: 34-340 (d) (12)

Describe the proposed conditional use and the reason for the request: APPLICANT REQUEST
CHANGE FROM MULTI FAMILY TO SINGLE FAMILY TO
CONSTRUCT SINGLE FAMILY HOMES

Applicant Signature: [Signature] Date: 7-6-17

PC# 36-17

Google Maps 175 21st Ave S



Map data ©2017 Google 20 ft

I, ROBERT ANGELIERI, AUTHORIZE
JOHN DENNEEN TO REPRESENT ME
IN A PLANNING COMMISSION MEETING
FOR CONDITIONAL USE RE: 125 21ST AVE. S.
JAX BCH., 32250

Robert Angelieri 7.6.17

We are destroying our beautiful beach community if this situation continues.



Correspondence
RE: PC#36-17

DEPARTMENT OF PLANNING & DEVELOPMENT

Dear Department of Planning,

We have enough crackerbox through up structures where everyone's daily life reflects no space between neighbors, no privacy, the olden places are flooded out by run off rain from the

Jacksonville Beach Property Owner
2002 1st Street South
Jacksonville, FL 32250

PUBLIC NOTICE

You have received this notice because our records indicate that you own property within 300 feet of the property that is the subject of this notice.

The occupancy rate is constantly

The Planning Commission for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Monday, August 14, 2017, at 7:00 p.m. in the Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, to consider the following conditional use application:

termoil

PC#36-17 Conditional Use Application for a proposed single-family residential use located in a Residential, multiple family: RM-2 zoning district, pursuant to Section 34-340(d)(12) of the Jacksonville Beach Land Development Code, for property located at 175 21st Avenue South.

A copy of the above referenced application is available for review in the office of

Please Help!
increased thought
before approving!
A 40 year resident

40 year taxpayer
and property owner

JACKSONVILLE FL 32201

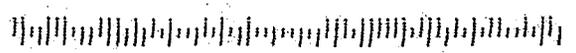
03 AUG 2017 PM 2 1

Planning and Development
From a 40 year + resident
14 North 3rd St.
Jackson Beach, Fla.

32250

Please add parking issues to these

concerns
Water flow, toilet flushing ETC - Very decreased





CONDITIONAL USE APPLICATION

PC No. PC#37-17

AS/400# 17-100139

HEARING DATE 8/14/17

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: Greg Conley (777 3rd St. S. Realty Trust)
Mailing Address: 777 3rd St. Jacksonville Beach FL 32250

Telephone: 904 509 1604
Fax: _____

Applicant Name: Nancy R Barber
Mailing Address: 235 8th Ave S Jax Beach FL

E-Mail: greg@curribbean-connection.com
Telephone: 904 859 4030
Fax: 904
E-Mail: nancy.ruthbarber@gmail.com

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

RECEIVED

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: JUL 14 2017

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: 235 8th Ave S Jax Beach FL 32250

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

Current Zoning Classification: C-1 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: 34-342 (d) (20)

Describe the proposed conditional use and the reason for the request: _____

Outdoor Seating for Brewery Coffee Shop Cafe

Applicant Signature: [Signature] Date: 7/13/17

Heather Ireland

From: Greg Conley <gregcon777@icloud.com>
Sent: Friday, July 28, 2017 9:04 AM
To: Heather Ireland
Subject: Permit application

Hi Heather-

I give my tenant Nancy Barger permission to apply for an outdoor seating permit for her business Breezy Cafe which is located in my building 235 8th Ave South in Jacksonville Beach.

Please let me know if you have any further questions.

Respectfully,
Greg C Conley
Conley Enterprises of Duval County
Greg@Caribbean-Connection.com
904-241-4231 ext#2 Office
904-509-1605 Cell

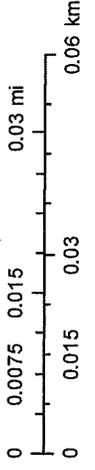
Duval Map

PC#37-17



July 18, 2017

1:1,128



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



CONDITIONAL USE APPLICATION

RECEIVED

JUL 14 2017

PC No. 38-17
AS/400# 17-100140
HEARING DATE 8/14/17

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: BACM 2006-4 Beach Blvd LLC c/o CIII Asset Management
Mailing Address: 5221 N O'Connor Blvd Suite 600
Irving, TX 75039

Telephone: (972) 868-5249
Fax: (972) 868-5495
E-Mail: _____

Applicant Name: Chase Sams
Mailing Address: 1592 Blue Heron Lane East
Jacksonville Beach, FL 32250

Telephone: 904-307-5455
Fax: _____
E-Mail: chases317@gmail.com

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

Agent Name: NAI Hallmark Partners - Vicki Barrett
Mailing Address: 6675 Corporate Center Parkway Suite 100
Jacksonville FL 32216

Telephone: (904) 363-9002
Fax: (904) 363-0098
E-Mail: vb@naihallmarkpartners.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: 1300 Beach Blvd, Jax Beach, FL

Legal Description of property (attach copy of deed): 38-2S-29E 8.87 B De Castro Y Ferrer Grant PT Recd O/R 16791-1931 Being Parcel A

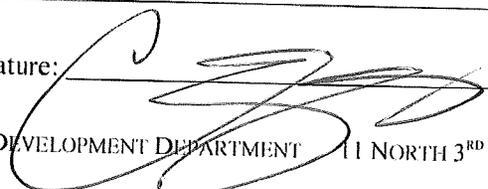
Current Zoning Classification: JC-2

Future Land Use Map Designation: C-2

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)(14)

Describe the proposed conditional use and the reason for the request: The use of 25% of outdoor
patio space for suite 1300 for outside seating

Applicant Signature: 

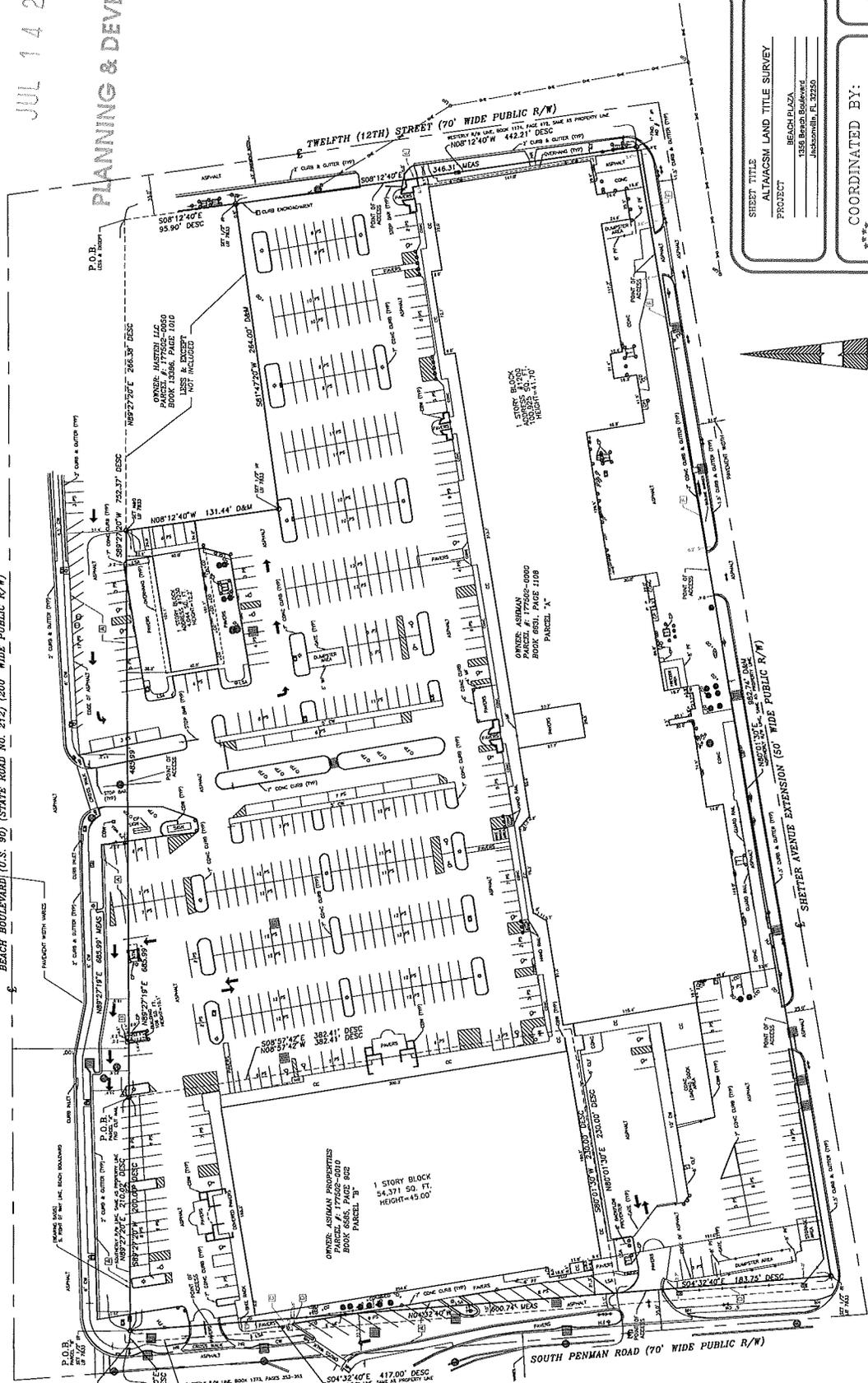
Date: 7/14/2017

RECEIVED

JUL 14 2017

PLANNING & DEVELOPMENT

BEACHE BOULEVARD (U.S. 90) (STATE ROAD NO. 212) (200' WIDE PUBLIC R/W)



SURVEYED BY:
 Albrax Surveying
 810 Dahl Avenue, Suite 1144
 Houston, TX 77061
 Phone: 281-472-2328
 Fax: 281-472-2329
 www.albraxsurveying.com

DATE: 11-22-13
 REVISION: 00000 COMMENTS

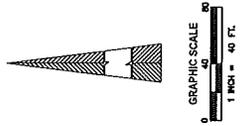
NO.	DATE	REVISION
11-22-13		00000 COMMENTS

SHEET TITLE
 ALTAACSM LAND TITLE SURVEY
 PROJECT
 BEACH BLAZA
 CASE NUMBER
 135050-S

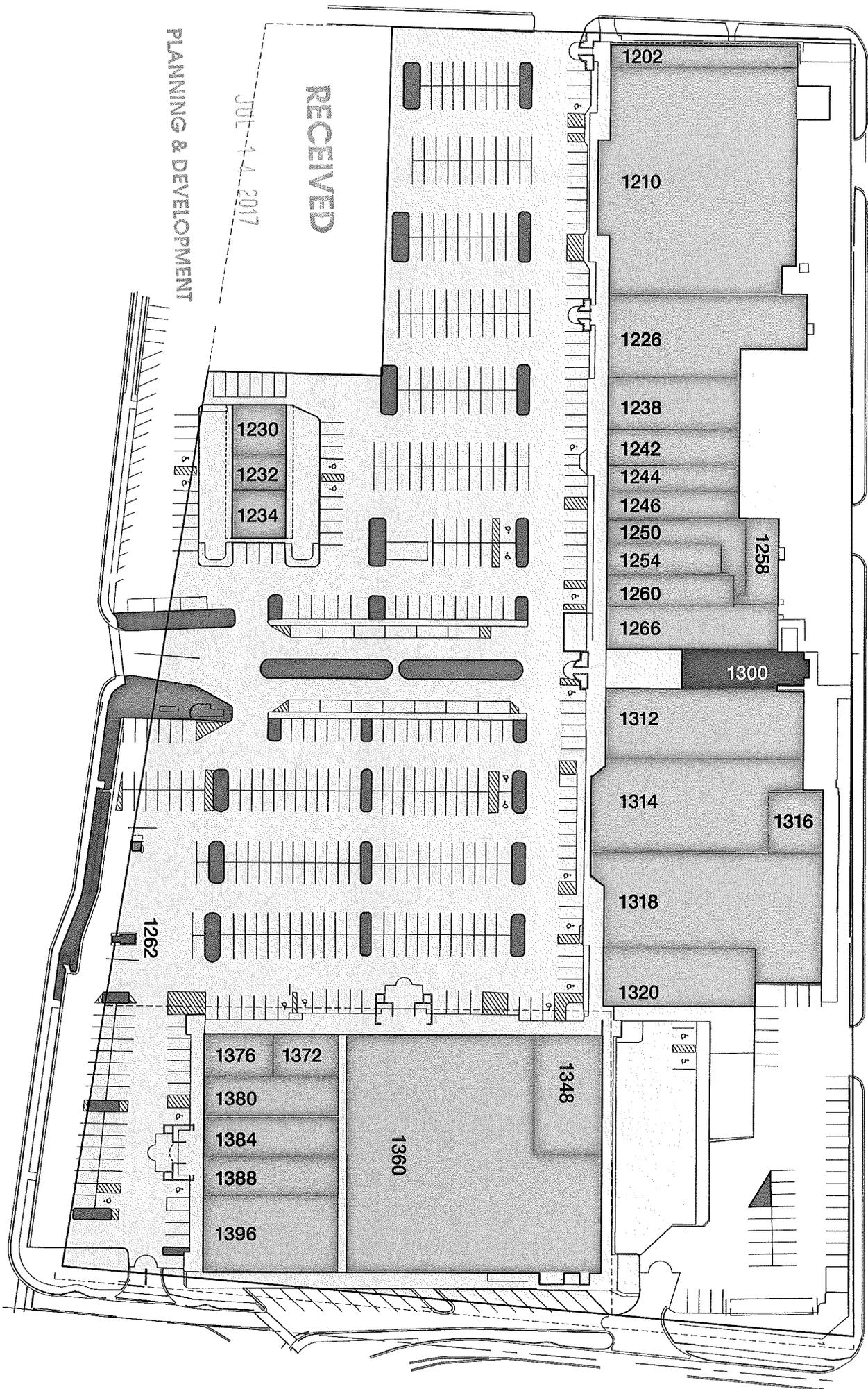
COORDINATED BY:
OLD REPUBLIC
 4955 Preston Park
 Houston, TX 77056
 P: (972) 943-5300 F: (972) 943-5339

PROJECT NUMBER
135050-S

SHEET
2 OF 2



COPYRIGHT ©2011, OLD REPUBLIC SITE MANAGEMENT SERVICES. ALL RIGHTS RESERVED.



RECEIVED

JUL 14 2017

PLANNING & DEVELOPMENT

1202

1210

1226

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1242

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1396

1360

1348



July 18, 2017

City of Jacksonville Beach
Planning & Development
11 North Third Street
Jacksonville Beach, Florida 32250

RE: Mini Bar, LLC. Condition Use Application

To Whom It May Concern:

On behalf of the owners of 1300 Beach Boulevard, Jacksonville Beach, Florida (BACM 2006-4 Beach Blvd LLC c/o CIII Asset Management by NAI Hallmark Partners, as agent), please accept this letter as express authorization for the Owner or Agent of Mini Bar, LLC to file the attached Conditional Use Application.

With best regards,

A handwritten signature in black ink that reads 'Vicki D Barrett'.

Vicki Barrett, as agent
6675 Corporate Center Parkway, Suite 100
Jacksonville, Florida 32216
(904) 404-4458 office
(904) 759-0407 cell
vb@naihallmarkpartners.com

RECEIVED

JUL 14 2017

NAI Hallmark Partners

Commercial Real Estate Services, Worldwide.

PLANNING & DEVELOPMENT
July 1, 2016

City of Jacksonville Beach
Permitting Department
11 3rd Street North
Jacksonville Beach, FL 32250

Ref: Beach Plaza, 1200 Beach Plaza, Jacksonville Beach, FL 32250

To Whom It May Concern:

Please accept this letter as authorization for the following person to sign Permit Applications, Notices of Commencement, or any other documentation that may be required for the processing and/or permitting of plans, and applications for that property referenced above:

NAI Hallmark Partners, as agent

Vicki D Barrett

Vicki D. Barrett, RPA
Property Manager

Authorized by:

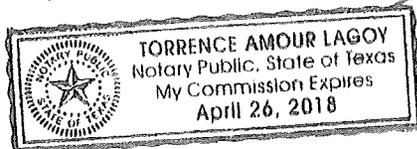
BACM 2006-4 Beach Boulevard, LLC

[Signature]

Don Vintsent
CIII Asset Management, LLC
Senior Vice President/Special Servicing

*State of Texas
County of Dallas*

*this instrument was acknowledged before me on 7.29.2016
By Don Vintsent, Asset Manager of CIII Asset Management LLC
Torrence A LAGOY, Notary Public
#128250-502*

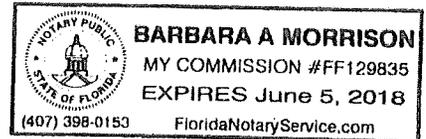


*State of Florida
County of Duval*

*This instrument was acknowledged before me this
15th day of August 2016 by Vicki Barrett*

*Property Manager with NAI Hallmark Partners as
agent for BACM 2006-4 Beach Blvd. LLC.*

Barbara A Morrison
Notary Public



6675 Corporate Center Parkway Suite 100
Jacksonville, Florida USA 32216
+1 904 363 9002

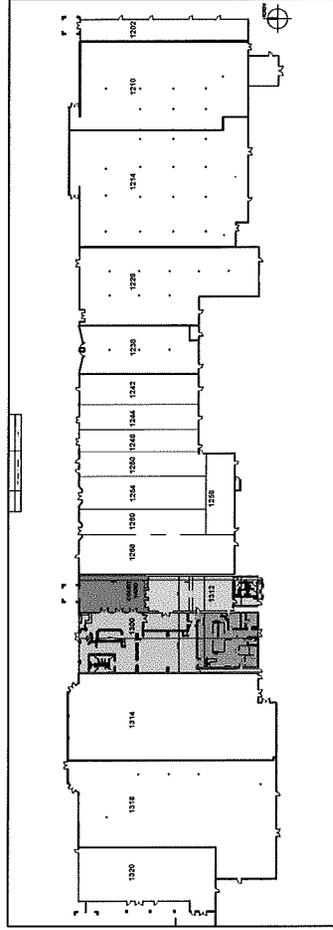
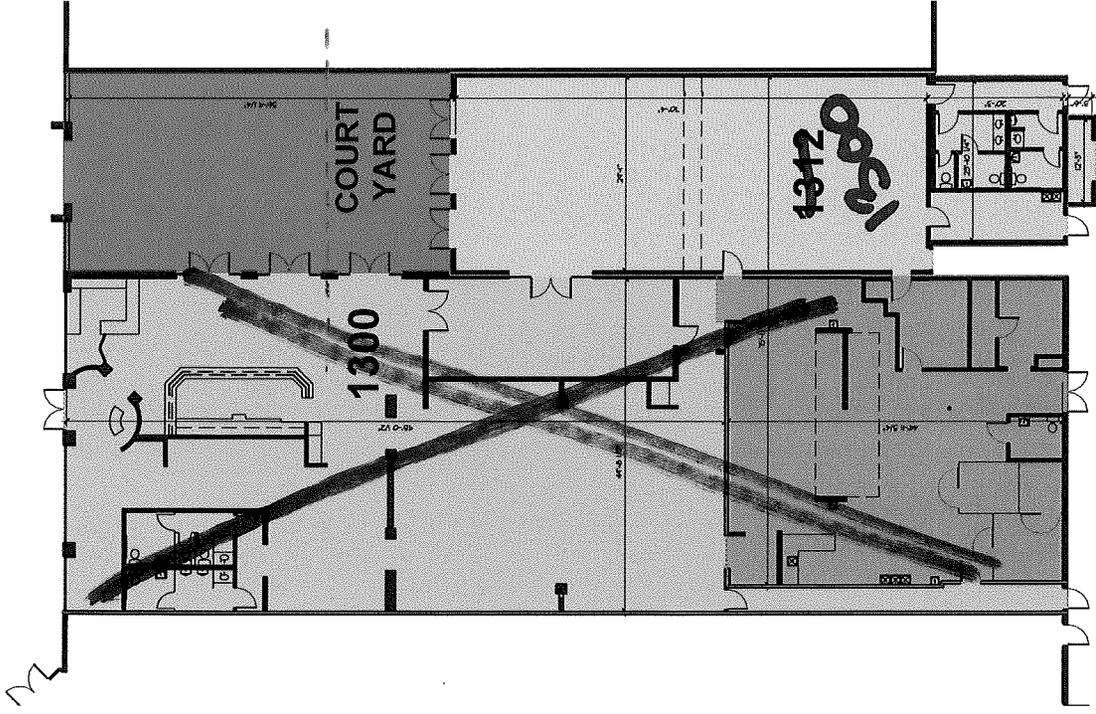
naihallmarkpartners.com

RECEIVED

JUL 14 2017

PLANNING & DEVELOPMENT

COLOR/FILL	AREA	AREA SQUARE FEET
[Hatched]	DINING / BAR	[Redacted]
[Hatched]	COURTYARD	1,714
[Hatched]	BALLROOM	2,751
[Hatched]	KITCHEN	[Redacted]
[Hatched]	[Redacted] 1312 Combined	[Redacted]



KEY PLAN



REZONING/TEXT AMENDMENT APPLICATION

PC No. 39-17

AS/400# 17-100141

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: N/A

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

Applicant Name: Planning and Development Department

Telephone: (904) 247-6231

Mailing Address: 11 N. 3rd St., Jacksonville Beach, FL 32250

Fax: (904) 247-6107

E-Mail: planning@jaxbchfl.net

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

Agent Name: N/A

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 professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: N/A

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): N/A

Current Zoning Classification: N/A Future Land Use Map Designation: N/A

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: See Attached

	<u>REQUESTED INFORMATION</u>		<u>Attached?</u>
	<u>Yes</u>	<u>No</u>	
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;			✓
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;			✓
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;			✓
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.			✓
5. For an LDC text amendment, include the current text of the Section(s) 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 2010 Comprehensive Plan Elements.	✓		

Applicant Signature: [Signature] W.C. Mann III, P&D Director

Date: 7-18-17

PC #39-17 – Land Development Code Text Amendment

DRAFT

LDC ARTICLE VIII. SITE DEVELOPMENT STANDARDS, DIVISION 2. SUPPLEMENTAL STANDARDS, Section 34-407. - Outdoor restaurants and bars.

In addition to the standards applicable to all conditional uses, as stated in Section 34-231 of this chapter, and in addition to the regulations of the zoning district in which the restaurant or bar is located, outdoor restaurants and bars which are permitted or allowed in any zoning district shall be subject to the following limitations and conditions:

- (a) The ~~unenclosed~~ outdoor portion of the restaurant or bar shall be accessory to or under the same ownership or control as the restaurant or bar which is operated within a totally and permanently enclosed building located on the same lot.
- (b) The ~~area of unenclosed, outdoor customer service area~~ portion of a restaurant or bar shall not exceed ~~twenty (20) percent of the first three thousand (3,000) square feet of total enclosed area of the restaurant or bar, plus ten (10) percent~~ twenty-five (25) percent of the ~~enclosed area over three thousand (3,000) square feet in area.~~ indoor restaurant or bar.
- (c) Required parking spaces shall be provided for the total customer service area outside of the building at the same ratio as required for the enclosed area of the restaurant or bar.
- (d) The outdoor customer service area shall not be used to compute the minimum seating or customer service area required to qualify for a special restaurant (SRX) alcoholic beverage license. For any establishment selling alcoholic beverages for on-site consumption, the outdoor service area shall be enclosed by a minimum forty-two-inch high wall or fence. The wall or fence shall be constructed of wood, metal (except chain link), plastic, or other similar material. No rope of any kind shall be permitted.
- ~~(e) There shall be no use, operation, or playing of any musical instrument, loudspeaker, sound amplifier, or other machine for the production or reproduction of sound within an approved outdoor restaurant or bar seating area. No animals except seeing eye dogs shall be permitted within an approved outdoor restaurant or bar seating area.~~
- (f e) The planning commission is authorized to establish hours of operation for outdoor restaurant and bar seating areas as a means to ensure their compatibility with surrounding land uses.
- (g f) If an approved outdoor restaurant or bar area violates any of the standards set forth in this section, or any other conditions placed on their approval by the planning commission, the violation shall be referred to the code enforcement board special magistrate for a hearing. Upon finding that such a violation exists, the special magistrate may apply penalties as provided by law, including revocation of the conditional use approval for that outdoor seating area. Whenever the approval for a conditional sue outdoor bar or restaurant seating area is revoked for a particular establishment, a conditional use application for outdoor bar or restaurant seating shall not be considered for any portion of that establishment for a period of two (2) years after the date of revocation.

DRAFT



CONDITIONAL USE APPLICATION

PC No. 40-17
AS/400# 17-100142
HEARING DATE 8/14/17

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Developme Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Developme Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, publ hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate publ notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee \$250.00.

APPLICANT INFORMATION

Land Owner's Name: Jamie + Susanna Pearl
Mailing Address: 115 12th Ave. North
Jacksonville Beach, FL 32250

Telephone: 904-859-6453
Fax: 904-241-6778
E-Mail: Sweetsusiepearl@gmail

Applicant Name: Jamie + Susanna Pearl
Mailing Address: 115 12th Ave North
Jacksonville Beach, FL 32250

Telephone: 904-859-6453
Fax: 904-241-6778
E-Mail: Sweetsusiepearl@gmail

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

RECEIVED

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: 115 12th Ave North Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): R/P Pt Pablo Beach North
W 45 FT LOT 1 E 1/2 BLK 132

Current Zoning Classification: MULTI-family RM-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: 34-340(d)(1a) SF in RM-2

Describe the proposed conditional use and the reason for the request: Trying to
obtain permit to repair/rebuild damage to
my home during hurricane Matthew

Applicant Signature: Jamie + Susanna Pearl

Date: 7/13/17

100
100
100

WARRANTY DEED

THIS INDENTURE is made this 6th day of April, 2000 by
ARTHUR DALE AUSTIN & MARGARET JENNIFER AUSTIN, husband and wife

whose address is: 2774 Marquis Drive, Orange Park, FL 32073
hereinafter called Grantor, to

JAMIE K. PEARL , a single person

whose post office address is: 115 12th Avenue North, Jacksonville Beach, FL 32250
hereinafter called the grantees

WITNESSETH, the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
aliens, remises, releases, conveys and confirms unto the said grantees, and grantee's heirs, successors
and assigns forever the following described land, situate, lying and being in Duval County, Florida,
to-wit:

The West 45 feet of Lot 1, East 1/2 of Block 132, REPLAT OF PABLO BEACH
NORTH, according to plat thereof recorded in Plat Book 5, Page 66, of the current
public records of Duval County, Florida, TOGETHER WITH that portion of closed
street adjacent and South of said property, closed by Ordinance No. 7317.

Parcel Identification Number: 174645-0000

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 Grantee that Grantor has good right and lawful
authority to sell and convey the property and Grantor hereby warrants the title to the property and
will defend the title against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Sallie B. Simmons
SALLIE B. SIMMONS

Delama Willis
DELAMA WILLIS

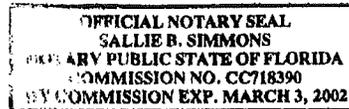
Arthur Dale Austin
ARTHUR DALE AUSTIN
Margaret Jennifer Austin
MARGARET JENNIFER AUSTIN

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 6th day of April, 2000, by
ARTHUR DALE AUSTIN & MARGARET JENNIFER AUSTIN, husband and wife who are
personally known to me or who have produced FL IDs as identification.

Sallie B. Simmons
Notary Public

Doc# 2000104988
Book: 9621
Page: 371
Filed & Recorded
05/10/00 02:36:50 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 1,155.00
RECORDING \$ 5.00



(1) 177329

(1)

PC# 40-17

RECEIVED

JUL 24 2017

PLANNING & DEVELOPMENT

**Armstrong Home Repair, Inc.
DBA Armstrong Construction**

Post Office Box 50786
Jacksonville Beach, FL 32240
Phone (904) 241-7949
Fax (904) 241-0778
License # CBC1250627

July 21, 2017

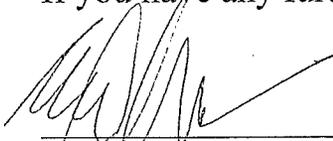
Attention: Heather Ireland

RE: Susanna Pearl & Jamie Pearl
113 & 115 12th Ave. North
Jacksonville, FL. 32250

Dear Heather,

Please be advised that Ann Margadonna office manager for Armstrong Construction, and Chris Harman construction forman for Armstrong Construction will be representing Susie and Jamie Pearl at the city council review board meeting regarding the above property.

If you have any further questions please be advised.



Ann Margadonna



Chris Harman



Notary
CATHERINE MARTINICH
Notary Public - State of Florida
My Comm. Expires Mar 24, 2018
Commission # FF 087557



Notary
ANN MARGADONNA
MY COMMISSION # FF 161400
EXPIRES: September 18, 2018
Bonded Thru Notary Public Underwriters

7-24-2017

PC# 40-17

PEARL JAMIE K ET AL
 115 12TH AVE N
 JACKSONVILLE BEACH, FL 32250-7229
PEARL SUSANA R/S

Primary Site Address
 115 N 12TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 03644-01140

Title #
 9428

115 N 12TH AVE
 Property Detail

RE #	174645-0000
Tax District	USD2
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03179 PABLO BEACH NORTH R/P PT
Total Area	2098

Value Summary

	2016 Certified	2017 In Progress
Value Method	Gross Rent Multiplier	Gross Rent Multiplier
Total Building Value	\$42,676.00	\$45,669.00
Extra Feature Value	\$1,438.00	\$1,459.00
Land Value (Market)	\$172,800.00	\$201,600.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$216,914.00	\$263,088.00
Assessed Value	\$187,847.00	\$191,791.00
Cap Diff/Portability Amt	\$29,067.00 / \$0.00	\$71,297.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$137,847.00	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		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$191,791.00	Assessed Value	\$191,791.00	Assessed Value	\$191,791.00
Homestead (HX)	-\$25,000.00	Homestead (HX)	-\$25,000.00	Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00	Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00	Taxable Value	\$166,791.00
Taxable Value	\$141,791.00	Taxable Value	\$141,791.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
03644-01140	12/21/1974	\$9,000.00	WD - Warranty Deed	Unqualified	Improved
03785-00920	7/18/1974	\$20,000.00	WD - Warranty Deed	Unqualified	Improved
03897-00400	3/28/1975	\$22,000.00	WD - Warranty Deed	Unqualified	Improved
06356-01574	6/25/1987	\$62,500.00	WD - Warranty Deed	Unqualified	Improved
09621-00369	4/6/2000	\$53,900.00	WD - Warranty Deed	Unqualified	Improved
09621-00371	4/6/2000	\$165,000.00	WD - Warranty Deed	Qualified	Improved
11933-02019	5/24/2004	\$84,807.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SCPR2	Screen Porch	1	29	8	232.00	\$1,459.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	45.00	52.00	Common	45.00	Front Footage	\$201,600.00	1	5-66 28-2S-29E
										2	R/P PT PABLO BEACH NORTH
										3	W 45FT LOT 1 E 1/2 BLK 132

Buildings

Building 1
 Building 1 Site Address
 115 N 12TH AVE
 Jacksonville Beach FL 32250

Building Type	0801 - DUPLEX
Year Built	1932
Building Value	

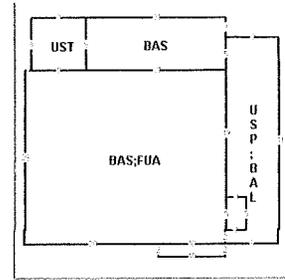
Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall

PC#40-10

\$45,669.00

Type	Gross Area	Heated Area	Effective Area
Base Area	168	168	168
Base Area	780	780	780
Finished upper story 1	780	780	741
Unfin Screened Porch	233	0	58
Balcony	233	0	35
Unfin Screened Porch	15	0	4
Unfin Open Porch	15	0	3
Unfinished Storage	64	0	26
Unfin Open Porch	20	0	4
Total	2308	1728	1819

Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Element	Code
Stories	2.000
Bedrooms	2.000
Baths	2.000
Rooms / Units	2.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$187,847.00	\$50,000.00	\$137,847.00	\$1,112.98	\$1,123.62	\$1,054.35
Public Schools: By State Law	\$187,847.00	\$25,000.00	\$162,847.00	\$786.55	\$741.61	\$765.06
By Local Board	\$187,847.00	\$25,000.00	\$162,847.00	\$363.15	\$366.08	\$353.22
FL Inland Navigation Dist.	\$187,847.00	\$50,000.00	\$137,847.00	\$4.37	\$4.41	\$4.12
Jax Beach	\$187,847.00	\$50,000.00	\$137,847.00	\$531.79	\$523.09	\$507.80
Water Mgmt Dist. SJRWMD	\$187,847.00	\$50,000.00	\$137,847.00	\$41.28	\$39.77	\$39.77
Gen Gov Voted	\$187,847.00	\$50,000.00	\$137,847.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$187,847.00	\$25,000.00	\$162,847.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$187,847.00	\$50,000.00	\$137,847.00	\$0.00	\$0.00	\$0.00
Totals				\$2,840.12	\$2,798.58	\$2,724.32
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$188,424.00	\$186,542.00	\$50,000.00	\$136,542.00		
Current Year	\$216,914.00	\$187,847.00	\$50,000.00	\$137,847.00		

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](#)

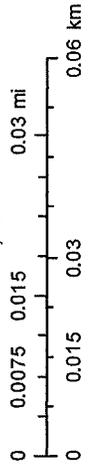
Duval Map

PC# 40-17



July 14, 2017

1:1,128



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Location ID/Subdivision . . : 401320
PARCEL NUMBER :
R.E. NUMBER :
Location address : 113 N 12TH AVE
Primary related party . . :

Press Enter to continue.

Code	App	Date	Note	Text
CS	UT	9/17/04	S	113 & 115 ARE NOW A SINGLE FAMILY HSE WITH NONE OF THE SPACE BEING USED FOR RENTAL PER MS PEARL. I REMOVED GARB FROM 113.ALSO CHGED THE ERU COUNT TO 1 AND CHGED WA/SW TO RS. JJP OK PER CVD

F2=Address F3=Exit F5=All notes
F12=Cancel F13=Display description

F17=Subset



CONDITIONAL USE APPLICATION

PC No. 41-17
AS/400# 17-100149
HEARING DATE 8/14/17

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: David Dick
Mailing Address: 922 9th St South
Jacksonville Beach, FL 32250

Telephone: (904) 424-0420
Fax: _____
E-Mail: dave@coastal911.com

Applicant Name: David Dick
Mailing Address: 922 9th St South
Jacksonville Beach, FL 32250

Telephone: (904) 424-0420
Fax: _____
E-Mail: dave@coastal911.com

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

RECEIVED

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: JUL 21 2017
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.

PLANNING & DEVELOPMENT

PROJECT DATA

Street address of property and/or Real Estate Number: 176659-0010 922 9th St South, Jax Beach

Legal Description of property (attach copy of deed): 8-13 04-3S-29E .57 OCEANSIDE PARK LOTS 9,10,11,12 BLK 100

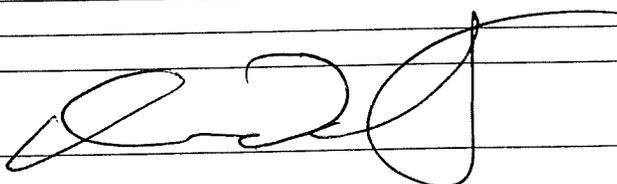
Current Zoning Classification: I-1

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: 34-346(d)(12)

Describe the proposed conditional use and the reason for the request:
to allow firearms manufacturing and related retail sales in I-1 zoning district

Applicant Signature: 

Date: 7/18/17

Duval Map

PC#41-17



July 21, 2017

1:1,128



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



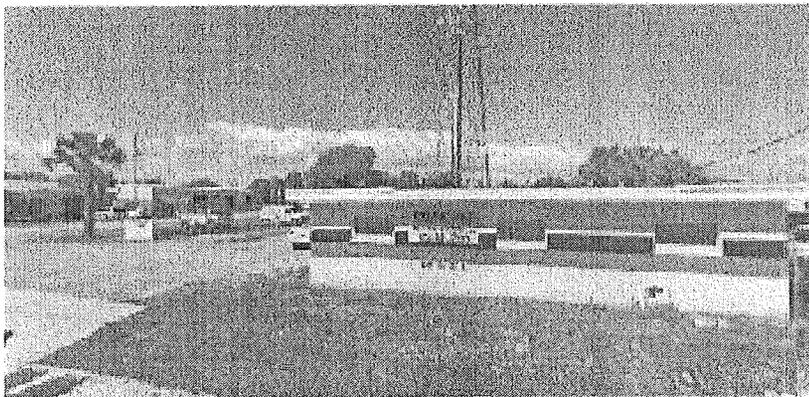
5/4/2017

922 9th St S - Google Maps

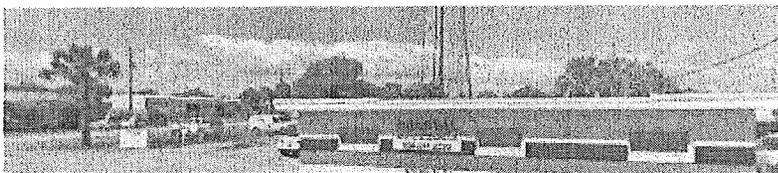
Google Maps 922 9th St S



Imagery ©2017 Google, Map data ©2017 Google 20 ft



922 9th St S
Jacksonville Beach, FL 32250



Primary Site Address
922 S 9TH ST
Jacksonville Beach FL 32225

COASTAL HOME ENTERPRISES LLC
1813 MAUVA JUAN AVE
JACKSONVILLE, FL 32225

922 S 9TH ST
Property Detail

RE #	176659-0010
Tax District	USD2
Property Use	4900 Open Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03205 OCEANSIDE PARK
Total Area	22383

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	\$1,858.00	\$1,894.00
Extra Feature Value	\$66.00	\$66.00
Land Value (Market)	\$375,000.00	\$375,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$376,924.00	\$376,960.00
Assessed Value	\$376,924.00	\$376,960.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$376,924.00	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
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
17365-01739	10/29/2015	\$445,000.00	SW - Special Warranty	Qualified	Improved
17365-01737	10/29/2015	\$100.00	SW - Special Warranty	Unqualified	Improved
17365-01735	10/29/2015	\$100.00	WD - Warranty Deed	Unqualified	Improved
03503-00860	4/9/1973	\$2,500.00	WD - Warranty Deed	Unqualified	Vacant
03431-00439	11/1/1972	\$57,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLCI	Fence Chain Link	1	0	0	475.00	\$17.00
2	WPMCCI	Wall Masonry/Conct	1	0	0	940.00	\$19.00
3	PVACCI	Paving Asphalt	1	0	0	3,594.00	\$25.00
4	PVCCCI	Paving Concrete	1	0	0	369.00	\$5.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	Legal Description
1	4000	LIGHT INDUSTRIAL	JF-1	0.00	0.00	Common	25,000.00	Square Footage	\$375,000.00	8-13 04-35-29E .57
										OCEANSIDE PARK
										LOTS 9,10,11,12
										BLK 100

Buildings

Building 1
Building 1 Site Address
922 S 9TH ST Unit
Jacksonville Beach FL 32225

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk

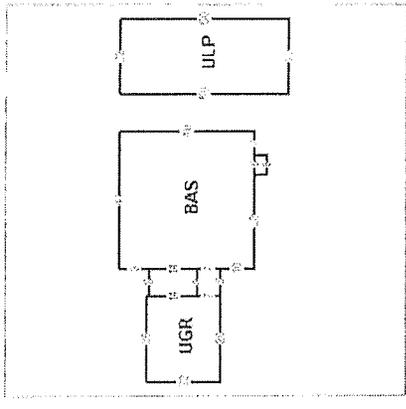
PC#41-17

PC#41-17

Building Type	1701 - OFFICE 1-2 STY
Year Built	1965
Building Value	\$1,894.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	572	0	229
Canopy	56	0	14
Unfin Loading Platform	1100	0	165
Base Area	1640	1640	1640
Unfinished Storage	112	0	45
Canopy	24	0	6
Total	3504	1640	2099

Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Heating Fuel	3	3 Gas
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	2	2 Htg & AC Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000
Baths	5.000
Rooms / Units	7.000
Avg Story Height	9.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Beaches	\$376,924.00	\$0.00	\$376,924.00	\$3,428.73	\$3,072.38	\$2,882.98
Public Schools: By State Law	\$376,924.00	\$0.00	\$376,924.00	\$2,048.10	\$1,716.51	\$1,770.79
By Local Board	\$376,924.00	\$0.00	\$376,924.00	\$945.60	\$847.33	\$817.55
FL Inland Navigation Dist.	\$376,924.00	\$0.00	\$376,924.00	\$13.46	\$12.06	\$11.27
Jax Beach	\$376,924.00	\$0.00	\$376,924.00	\$1,638.27	\$1,430.31	\$1,388.51
Water Mgmt Dist. SJRWMD	\$376,924.00	\$0.00	\$376,924.00	\$127.16	\$108.74	\$108.74
Gen Gov Voted	\$376,924.00	\$0.00	\$376,924.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$376,924.00	\$0.00	\$376,924.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$376,924.00	\$0.00	\$376,924.00	\$0.00	\$0.00	\$0.00
Totals				\$8,201.32	\$7,187.33	\$6,979.84
Assessed Value		Exemptions	Taxable Value			
Last Year	\$420,641.00	\$0.00	\$420,641.00			
Current Year	\$376,924.00	\$0.00	\$376,924.00			

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: [\[Link\]](#)

More Information

contact us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

From PC#26-17 for PG#41-17

Coastal Defense, LLC
922 9th Street South,
Jacksonville Beach, FL 32250
(904) 424-0420

May 11, 2017

Planning commission application for Coastal Defense-

Good morning.

I am applying to amend the zoning code in order to allow my business to conduct retail sales in the I-1 zoning district.

We have filed an application to the Bureau of Alcohol, Tobacco, and Firearms to be licensed to sell and manufacture firearms. The BATF is ready to issue our license, pending the approval of the city. I currently have a manufacturing license from the BATF from my home. The City of Jacksonville approved our variance to allow the exact same type of license, and business to be run from my residential home in September 2009.

I purchased the property here at 922 9th Street South in Jacksonville Beach, with the intention of doing this type of work at some point in the future. This time is now. I never thought there might be an issue with small retail sales from this location, due to the multitude of shops selling retail from their locations.

These are the permitted uses in the industrial section-34-346, part B-
Permitted uses. The following uses are permitted as of right in the I-1 zoning district.

- (1) Ornamental floraculture and nursery.
- (2) Veterinary services for animal specialties and kennels; provided animals are housed in enclosed, soundproofed buildings.
- (3) Lawn, garden and tree services.
- (4) Building contractors and subcontractors.
- *** (5) Manufacturing establishments producing the following products: Bakery products, apparel, wood cabinets, newspaper printing and publishing, commercial printing, luggage, computer and office equipment, jewelry, and sign and specialty advertising.
- (6) Manufacturer's display rooms.
- (7) Boat building and repairing.
- (8) General warehousing and storage.
- (9) Trucking and courier services.
- (10) Communications and utility services.
- (11) Wholesale trade establishments as follows: Motor vehicle supplies and parts, new; lumber and construction materials and other durable goods, except scrap and waste materials; paper and paper products, drugs, drug proprieties and druggists' sundries, apparel, piece goods and notions; beer, wine and distilled alcoholic beverages; and flowers, nursery stock and florist's supplies.
- (12) Financial institutions, insurance and real estate offices.

From PC#26-17 for PC#41-17

(13) Business service establishments as follows: Advertising, business and consumer credit reporting and collections; mailing, reproduction, commercial art, photography, and stenography; building services, computer programming, data processing and other computer services, personnel supply, and recording studios. For recording studios, no noise from activities within the studio may be audible from off of the property containing the studio.

(14) Automotive repair shops, service stations, and carwashes.

(15) Electrical repair; watch, clock and jewelry repair; reupholstery and furniture repair; and miscellaneous repair shops and related services.

(16) Business and professional offices as follows: Landscape architects; doctors, dentists, and miscellaneous health offices and clinics; and engineering, architecture, accounting, research, management and related services.

(17) Government use.

(18) Essential public services.

(19) Recreational services.

I am asking for a code change to include miscellaneous repair shops as related to gunsmithing. That code text was added to the permitted use in the Commercial Limited C-1, Section 34-342, subpart B-25.

We are also requesting the ability to sell our products retail, the same as Overkill Motorsports sells parts for their golf carts, DBMW sells parts for their cars, Florida Irrigation sells parts for sprinkler systems, all in the industrial section of Jacksonville Beach.

Our retail traffic will be no different than it is today. We are allowed to sell HVAC products, and construction related materials retail to our customers right now.

The purpose of the zoning district is to apply areas appropriate for general industrial uses which are not objectionable to surrounding land uses with regard to smoke, odor, fumes, and noise. We will create none of those objections. No additional noise, smoke, odor, or fumes will be created in our process.

There is more traffic to Florida Irrigation and Crossfit, than there will be to our little shop. We have less than 700 square feet available to sell retail, much smaller than most buildings in the area.

By the existing code text, all of the allowable businesses will, and do generate more traffic than we will. We have no intention of changing any signage, building design, lighting, or the like. The exterior of the shop will remain as it is.

Under conditional uses, allowable uses in the industrial district- Section 34-346 D)-6,7,8,10 all allow retail sales by convenience stores, hotels and motels, wholesale trade, and outdoor restaurants. Each and every one of those would generate more traffic than we will.

On January 5, 2016, President Obama required that anyone engaged in the business of selling firearms must retain a license, or face criminal prosecution. We are doing our part to remain within the law.

From PC #26-17 for PC #41-17

"Today, the Administration took action to ensure that anyone who is "engaged in the business" of selling firearms is licensed and conducts background checks on their customers. Consistent with court rulings on this issue, the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) has clarified the following principles:

-- A person can be engaged in the business of dealing in firearms regardless of the location in which firearm transactions are conducted. For example, a person can be engaged in the business of dealing in firearms even if the person only conducts firearm transactions at gun shows or through the Internet. Those engaged in the business of dealing in firearms who utilize the Internet or other technologies must obtain a license, just as a dealer whose business is run out of a traditional brick-and-mortar store.

-- Quantity and frequency of sales are relevant indicators. There is no specific threshold number of firearms purchased or sold that triggers the licensure requirement. But it is important to note that even a few transactions, when combined with other evidence, can be sufficient to establish that a person is 'engaged in the business.' For example, courts have upheld convictions for dealing without a license when as few as two firearms were sold or when only one or two transactions took place, when other factors also were present. (The fact sheet does not explain what those "other factors" are.)

-- There are criminal penalties for failing to comply with these requirements. A person who willfully engages in the business of dealing in firearms without the required license is subject to criminal prosecution and can be sentenced up to five years in prison and fined up to \$250,000. Dealers are also subject to penalties for failing to conduct background checks before completing a sale."

In closing, we are not asking for any special treatment, or special exception that has not already been granted in the I-1 district. We are only asking that the code be changed to include gunsmithing and retail sales of the like so that we can proceed within the law, and help generate additional revenue to both the city through retail sales tax, and ourselves through a razor thin profit margin.

Thank you for your consideration,

Dave Dick



Coastal Defense, LLC
922 9th St S
Jax Beach, FL 32250
(904)- 424-0420
dave@coastal911.com



CONDITIONAL USE APPLICATION

PC No. 42-17
AS/400# 17-100153
HEARING DATE 8/14/17

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: City of Jacksonville Beach
Mailing Address: 11 North 3rd Street

Telephone: (904) 247-6231
Fax: _____
E-Mail: hireland@jaxbchfl.net

Applicant Name: City of Jacksonville Beach, Planning & Development
Mailing Address: 11 North 3rd Street

Telephone: (904) 247-6231
Fax: _____
E-Mail: hireland@jaxbchfl.net

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: Right-of-way adjacent to 11th Street N. and 8th Avenue N.

Legal Description of property (attach copy of deed): South west corner of intersection of 11th Street and 8th Avenue North.

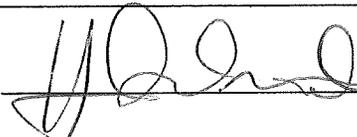
Current Zoning Classification: RS-1

Future Land Use Map Designation: LDR

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: Section 34-336 (d) (4)

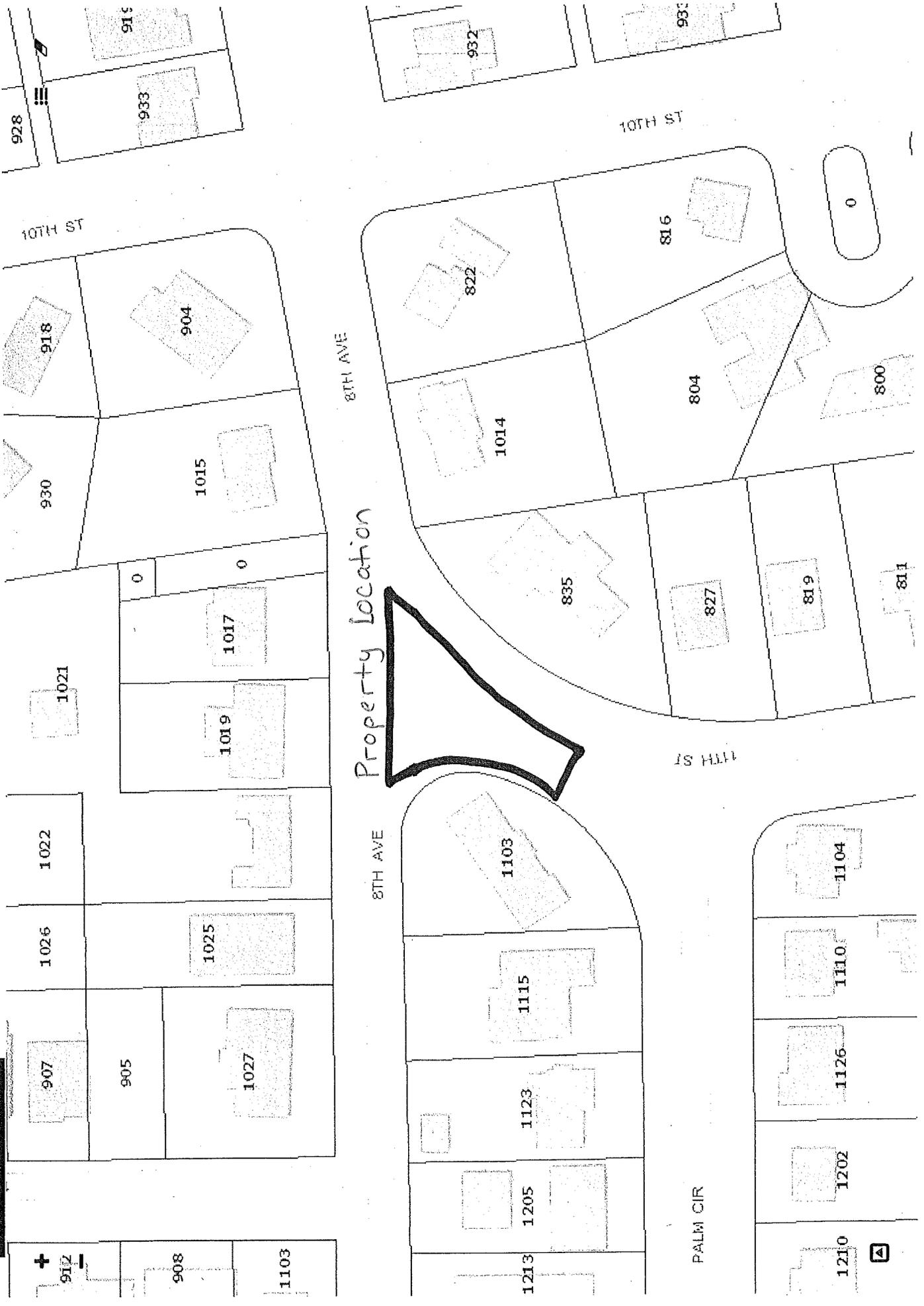
Describe the proposed conditional use and the reason for the request: _____
Request is to eliminate the current condition of approval requiring a fence around a water well proposed for the southwest corner of the intersection of 11th Street N. and 8th Avenue N. (Well #16), approved under PC#15-17.

Applicant Signature: 

Date: 7/27/17

PC# 42-17

PROPERTIES
DUVAL MAPS



Property Location

928

10TH ST

918

904

930

1015

1021

1017

1019

1022

1026

907

905

1027

1025

912

908

1103

8TH AVE

8TH AVE

1103

1115

1123

1205

1213

10TH ST

822

1014

835

816

804

827

819

811

11TH ST

PALM CIR

1104

1110

1126

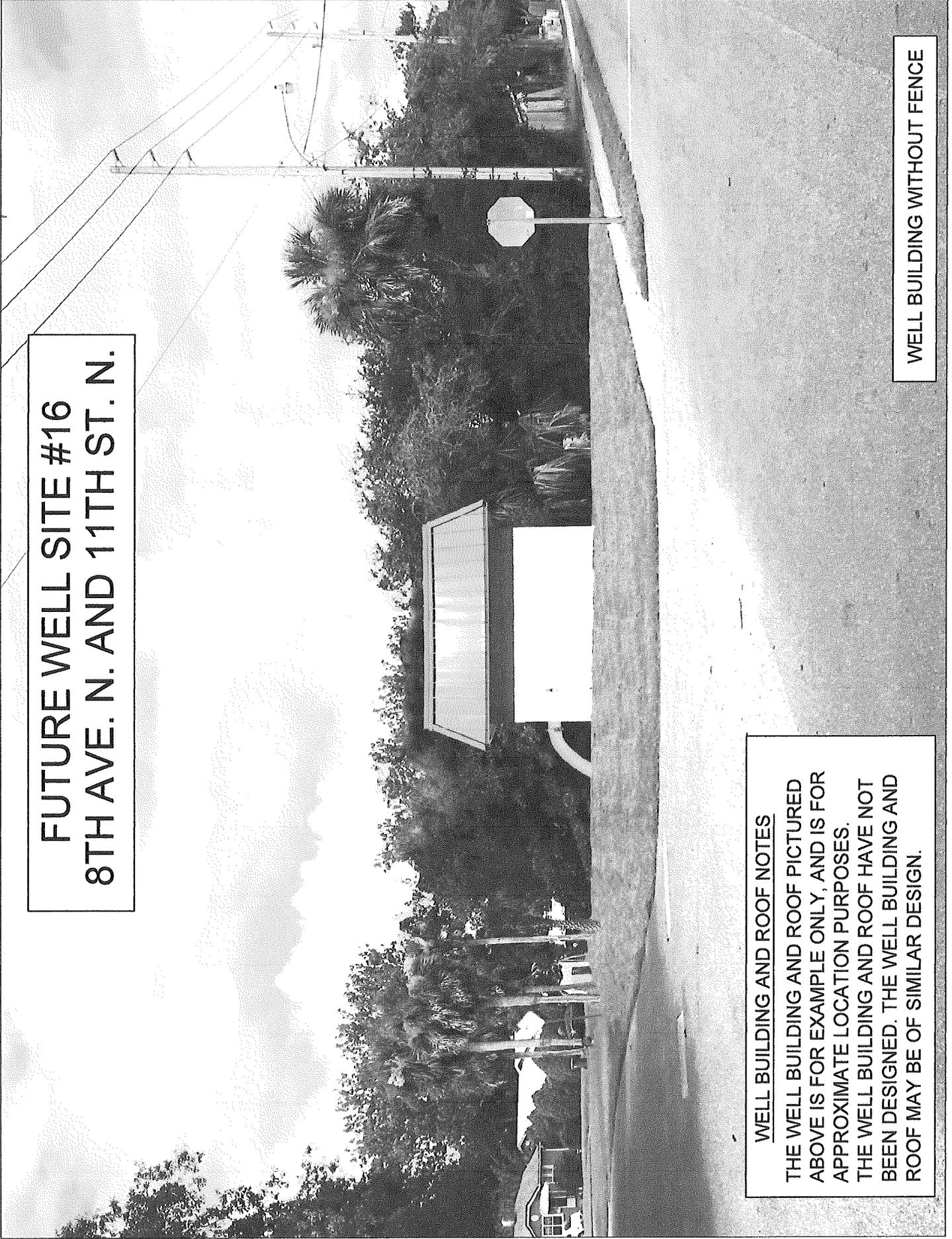
1202

1210



PC# 42-17; Example

FUTURE WELL SITE #16
8TH AVE. N. AND 11TH ST. N.



WELL BUILDING AND ROOF NOTES
THE WELL BUILDING AND ROOF PICTURED ABOVE IS FOR EXAMPLE ONLY, AND IS FOR APPROXIMATE LOCATION PURPOSES. THE WELL BUILDING AND ROOF HAVE NOT BEEN DESIGNED. THE WELL BUILDING AND ROOF MAY BE OF SIMILAR DESIGN.

WELL BUILDING WITHOUT FENCE