



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

Monday, September 25, 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), Dave Dahl (Vice-Chair), Bill Callan, Georgette Dumont, Britton Sanders  
Alternates:, Margo Moehring, Jason Lee
3. **Approval of Minutes:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**

- (A) **PC#44-17            1396 Beach Blvd**  
**Conditional Use Application** for transfer of approved outdoor restaurant use for a new restaurant tenant in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code, for property located at 1396 Beach Blvd (Beach Plaza, former *Crabcake Factory*). **RESCHEUED FROM SEPTEMBER 11, 2017.**
- (B) **PC#45-17            1704 N 3rd Street**  
**Conditional Use Application** for outdoor restaurant use for a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code, for property located at 1704 N 3rd Street (*Spicy and Juicy Crawfish*). **RESCHEUED FROM SEPTEMBER 11, 2017.**
- (C) **PC#46-17**  
**Land Development Code Text Amendment Application** to add "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family-RS-3" as a Conditional Use to the *Central Business District: CBD* zoning district. **RESCHEUED FROM SEPTEMBER 11, 2017.**

- (D) PC#47-17                      1560 Roberts Drive**  
**Conditional Use Application** for a proposed medical office in an existing commercial building, located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(14) of the Land Development Code. The property is located at 1560 Roberts Drive.

**7. Planning Department Report:**

- (A) The next meeting is scheduled for October 9, 2017.

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**NOTICE**

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

MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: September 18, 2017  
RE: September 25, 2017 - Planning Commission Meeting

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The following information is provided for your consideration regarding four agenda item for the upcoming September 25, 2017 Planning Commission meeting.

**NEW BUSINESS:**

**PC#44-17      Conditional Use Application (RESCHEDULED FROM 9/11/17 MEETING)**

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

Applicant: Yong Feng Zheng  
2126 Cherokee Cove Trail  
Jacksonville, FL 32221

Location: 1396 Beach Blvd

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

Comments: The subject property is located on the south side of Beach Boulevard, east of Penman Road. The applicant's restaurant is the western most tenant space in the shopping center. This location was previously occupied by other restaurants that had approved outdoor seating (PC#32-03, PC#06-08, and PC#14-10). Since conditional use for outdoor restaurant seating is non-transferable, the applicant was informed that conditional use approval would be required to use the existing outdoor patio space with the new restaurant. The existing patio, which is just under 900 square feet in size, is located on the west side of the building along Penman Road and the sidewalk is large enough to accommodate pedestrian through traffic.

Adjacent uses include the balance of the shopping center to the east and south, the Police station to the south across Shetter Avenue, commercial use and a cemetery to the west, and commercial to the north across Beach Boulevard. The proposed use of the existing outdoor seating area by the new restaurant should not alter the character of the commercial shopping center, and adjacent properties should not be negatively impacted.

**PC#45-17**      **Conditional Use Application (RESCHEDULED FROM 9/11/17 MEETING)**

Owner:                    Heritage Retail, LLC  
10739 Deerwood Park Blvd. Suite 300  
Jacksonville, FL 32256

Applicant:              Yong Chen  
1704 North 3<sup>rd</sup> Street  
Jacksonville Beach, FL 32250

Location:                1704 North 3<sup>rd</sup> Street

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

Comments:              The subject property is located on the west side of North 3<sup>rd</sup> Street between 16<sup>th</sup> and 17<sup>th</sup> Avenues North at the southernmost end of the Holiday Plaza shopping center. The applicant's restaurant is located in the former 7-11 convenience store tenant space. He would like to use a new patio installed to the east of the restaurant for outdoor seating and was informed that conditional use approval would be required.

Adjacent uses include commercial in the balance of the shopping center, a medical office and a gas station to the south, commercial to the east across North 3<sup>rd</sup> Street, and single family residential to the west behind the shopping center. The proposed use of the new outdoor seating area by the restaurant is consistent with the seating area at the drinking establishment at the other end of the shopping center, and adjacent properties should not be negatively impacted, as the patio is on the opposite side of the building than the existing residential uses.

**PC#46-17**      **Land Development Code Text Amendment Application (RESCHEDULED FROM 9/11/17 MEETING)**

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

Request:                **Land Development Code Text Amendment Approval** to add "Single-family dwellings constructed in accordance with requirements set forth in Section 34-338, Residential, single-family-RS-3" as a Conditional Use to the *Central Business District: CBD* zoning district.

Comments:              Single-family residential is not currently a permitted or conditional use in *Central Business District: CBD* zoning. Located in the six block area bordered by 3<sup>rd</sup> Street South, Beach Boulevard, the Atlantic Ocean, and 2<sup>nd</sup> Avenue South, are 10 existing non-conforming single family dwellings. This specific area contains all of the existing single family dwellings located within the current *CBD* zoning district.

The Planning Department is proposing to add “single family dwellings” to the list of conditional uses in the *CBD* zoning district. Currently single family dwellings are listed conditional uses in *RM-1* and *RM-2* zoning districts and when approved are built to *RS-3* standards. Approving this text change would allow property owners of existing non-conforming single family dwellings, the opportunity to seek conditional use approval in order to bring their property into compliance with the current Land Development Code. It would also allow the potential for new single-family uses in the CBD, but only after review by the Planning Commission.

**PC#47-17      Conditional Use Application**

Owner:                    Triven, Inc.  
2215 South 3<sup>rd</sup> Street Suite 201  
Jacksonville Beach, FL 32250

Applicant:              Goodnose, LLC  
13152 Summit Creek Rd  
Jacksonville, FL 32224

Agent:                    Precious Nyathi  
3030 Hartley Road Suite 270  
Jacksonville, FL 32257

Location:                1560 Roberts Drive

Request:                **Conditional Use Approval** for a proposed medical office in an existing commercial building, located in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-339(d)(14) of the Land Development Code.

Comments:              The subject property is located in a medical office center on the west side of Roberts Drive. The property has been the home to *Hope Adult Day Care* since 2004, and had conditional use approval under PC#34-04. The applicant was informed by staff that a change in use from adult day care to medical office would require conditional use approval, as these are separate conditional uses listed in the Land Development Code.

Adjacent uses include single-family homes to the south, the balance of the office complex, and an outpatient clinic to the north, the City golf course to the west, and the main hospital across Roberts Drive to the east. A change in use of the subject property to medical office is consistent with the commercial uses in the area, and should not negatively impact adjacent properties.



# CONDITIONAL USE APPLICATION

PC No. 44-17

AS/400# 17-100161

HEARING DATE 9/11/17

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.

**RECEIVED**

### APPLICANT INFORMATION

AUG 11 2017

Land Owner's Name: BACM 2006 4 Beach Blvd, LLC  
Mailing Address: 6675 Halmark Partners  
Jacksonville, FL 32216

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: PLANNING & DEVELOPMENT

Applicant Name: Yong Feng Zheng  
Mailing Address: 2126 Cherokee Cove  
Trail Jax FL 32221

Telephone: 9048681689  
Fax: \_\_\_\_\_  
E-Mail: YummyCrab@gmail!

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

Agent Name: Vicki Barrett  
Mailing Address: 6675 Corporate Center Pkway  
Ste #100 Jax FL 32216

Telephone: (904) 404-4458  
Fax: \_\_\_\_\_  
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: 1396 Beach Blvd. / 177502-001

Legal Description of property (attach copy of deed):  
38-25-29E OS B DE CASTRO Y FERRER GRANT PT RECD 0/R 16781-1931  
BEING PARCEL B

Current Zoning Classification: \_\_\_\_\_ Future Land Use Map Designation: \_\_\_\_\_

*An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.*

Code section(s) applicable to the requested conditional use: 34-343(d)(14)

Describe the proposed conditional use and the reason for the request: patio outside seating  
for the restaurant

Applicant Signature: [Signature]

Date: 8-10-17

# NAI Hallmark Partners

Commercial Real Estate Services, Worldwide.

**RECEIVED**

City of Jacksonville Beach  
Permitting Department  
11 3<sup>rd</sup> Street North  
Jacksonville Beach, FL 32250

AUG 11 2017

**PLANNING & DEVELOPMENT**

RE: Beach Plaza – 1200 – 1396 Beach Plaza, Jacksonville Beach, FL 32250

To Whom It May Concern:

Please accept this letter as authorization for Vicki D. Barrett, Property Manager with NAI Hallmark Partners, to sign Permit Applications, Notices of Commencement, Conditional Use Applications or any other documentation that may be required for the processing and/or permitting of plans and applications for that property referenced above.

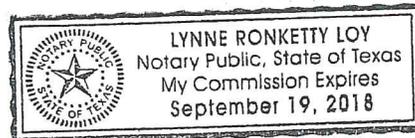
BACM 2006-4 BEACH BLVD, LLC  
BY CIII ASSET MANAGEMENT

  
DON VINTSENT  
CIII Asset Management  
Senior Vice President/Special Servicing

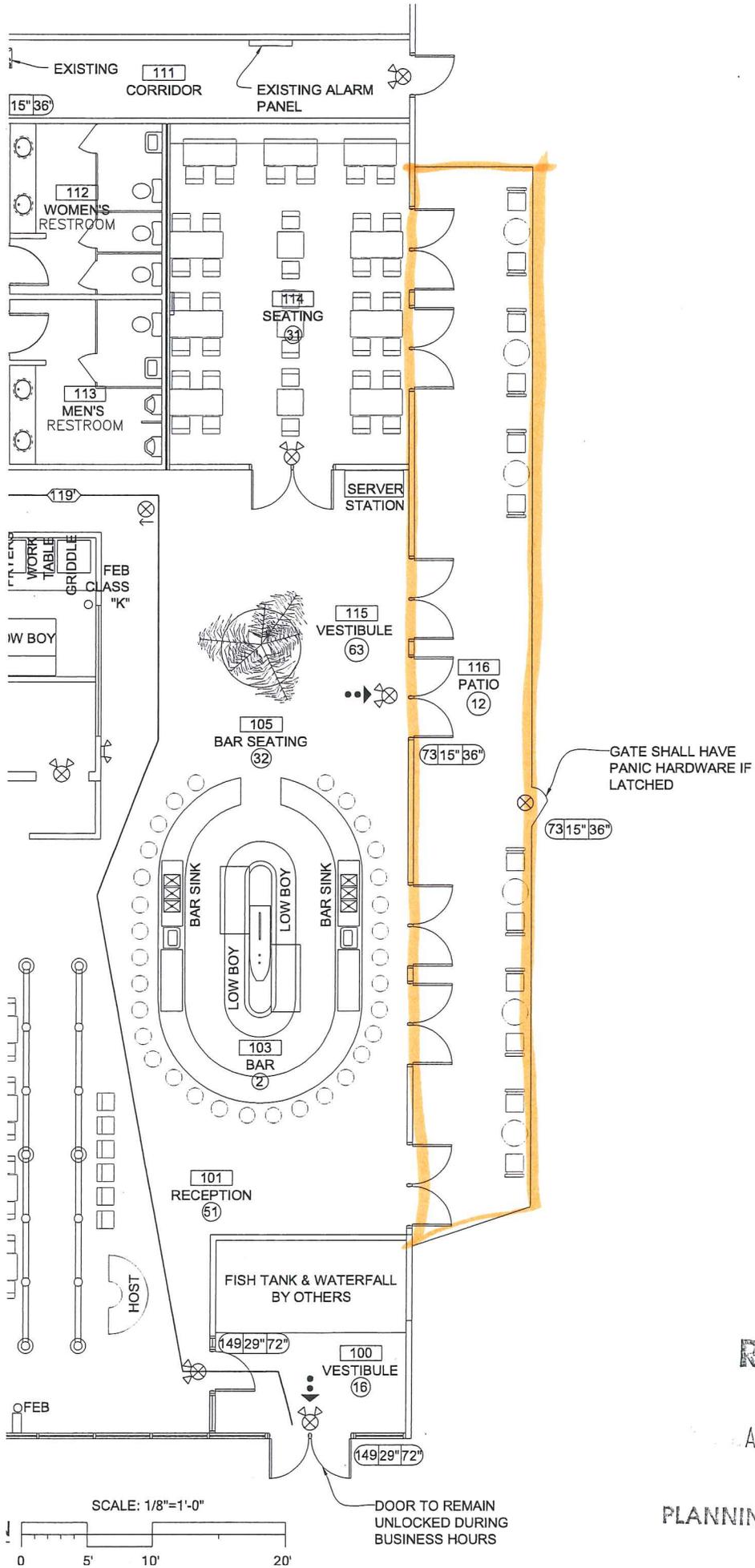
STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me this 20<sup>th</sup> day of July, 2017 by Don Vintsent, asset managet of CIII Asset Management LLC

  
Notary Public  
9/19/18  
Commission expires:







6053 #

RECEIVED

AUG 11 2017

PLANNING & DEVELOPMENT



# CONDITIONAL USE APPLICATION

RECEIVED

PC No. 45-17  
AS/400# 17-100156  
HEARING DATE 9/11/17

AUG 8 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.

### APPLICANT INFORMATION

Land Owner's Name: Heritage Retail, LLC  
Mailing Address: 10739 Deerwood Park Blvd, Ste. 300  
Jacksonville, FL 32256

Telephone: 904.367.5959  
Fax: 904.367.5958  
E-Mail: cmantley@steinman  
development.com

Applicant Name: Yong Chen  
Mailing Address: 1704 N 3<sup>rd</sup> Street JB, FL 32250

Telephone: 595-5998  
Fax: 646-671-1178  
E-Mail: spicyjuicy & rawfish@hotmail.com  
banana77734@hotmail.com

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

Agent Name: N/A  
Mailing Address: N/A  
N/A

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: 1704 Third Street, Jacksonville Beach  
# 174747-0000

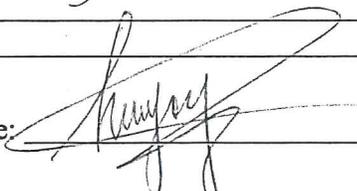
Legal Description of property (attach copy of deed): 3-28 28-25-29E Pablo Beach North  
Lots 1 to 8, 12ft alley adjoining BLK 174

Current Zoning Classification: \_\_\_\_\_ 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: Part II chapter 34-342(d)(20)

Describe the proposed conditional use and the reason for the request: a new patio for  
outdoor seating

Applicant Signature: 

Date: 8/22/17

PC #45-17

### Heritage Retail, LLC

10739 Deerwood Park Boulevard, Suite 300  
Jacksonville, Florida 32256  
Phone: 904-367-5959  
Fax: 904-367-5958

August 3, 2017

RECEIVED

City of Jacksonville Beach  
Planning and Development  
City Hall  
11 North 3<sup>rd</sup> Street  
Jacksonville Beach, FL 32250

AUG - 8 2017

PLANNING & DEVELOPMENT

RE: Letter of Authorization  
*Spicy & Juicy Crawfish*

To Whom It May Concern:

This letter authorizes Yong Chen to act as agent to obtain a conditional use permit for an outdoor seating patio for the property referenced below.

*Holiday Plaza  
1704 Third Street  
Jacksonville Beach, FL*

Heritage Retail, LLC

By: *Carrie Manley*  
Carrie L. Manley, Manager

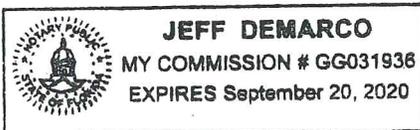
STATE OF FLORIDA  
COUNTY OF DUVAL

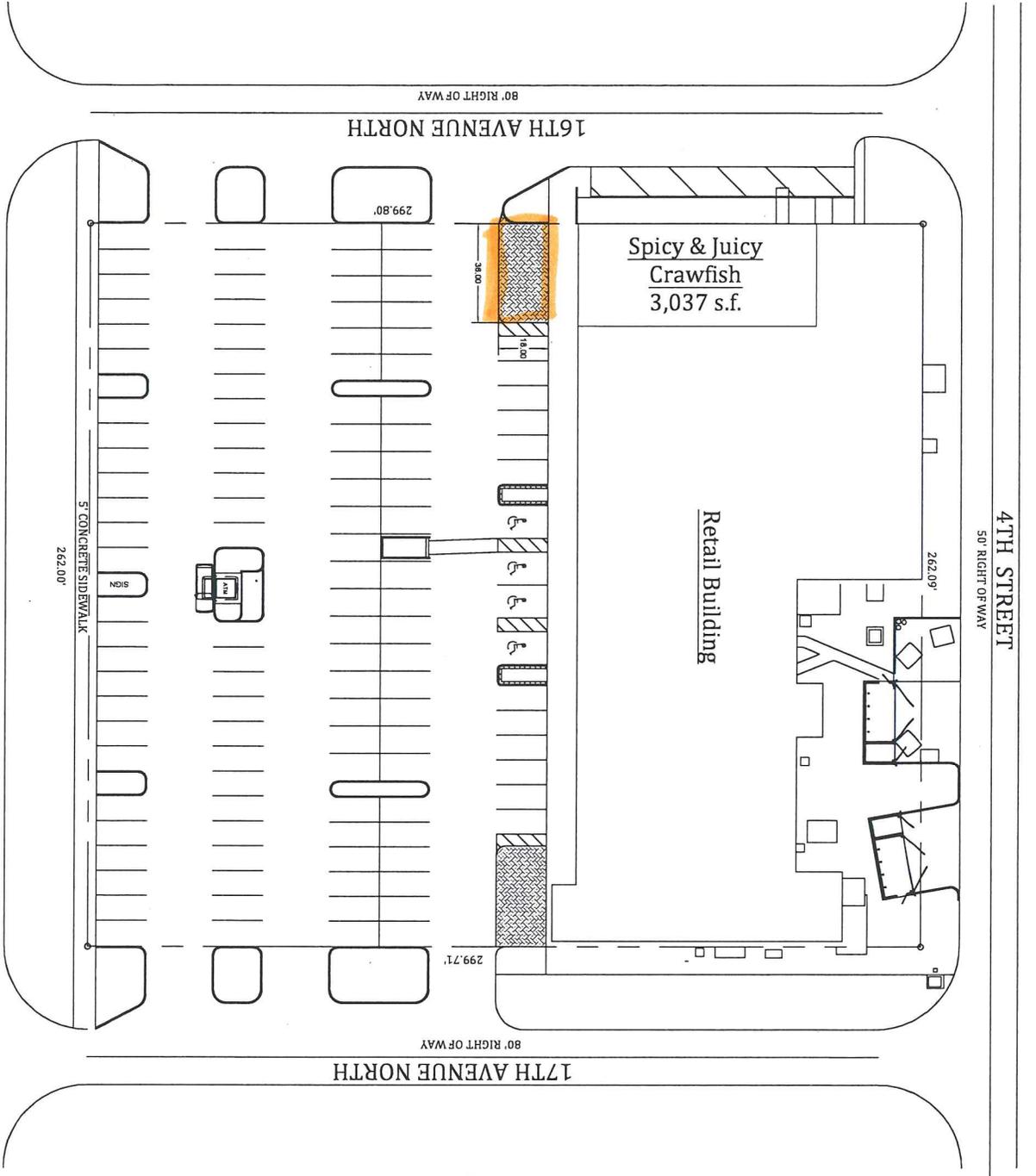
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August 2017, by Carrie L. Manley, as Manager of Heritage Retail, LLC, a Florida limited liability company, on behalf of said company, who did not take an oath and who:

is personally known to me.  
 Produced current Florida driver's license as identification.

*Jeff Demarco*  
Notary Public

Print Name: Jeff Demarco  
My Commission expires: 9.20.20  
Commission Number: GG031936



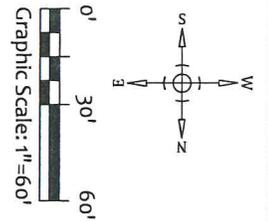


RECEIVED

PC#45-17

AUG - 8 2017

PLANNING & DEVELOPMENT



**Holiday Plaza**  
 1700 Third Street  
 Jacksonville Beach, FL 32250



10739 Deerwood Park Blvd., Suite 300  
 Jacksonville, FL 32256  
 P: (904) 367-5959  
 F: (904) 367-5958



# REZONING/TEXT AMENDMENT APPLICATION

PC No. 46-17

AS/400# 17-100166

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 Street - City Hall

Fax: (904) 247-6107

Jacksonville Beach, FL 32250

E-Mail: planning@jaxbchfl.net

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

Agent Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

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

### REZONING DATA

Street address of property and/or Real Estate Number: \_\_\_\_\_

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

Current Zoning Classification: \_\_\_\_\_ Future Land Use Map Designation: \_\_\_\_\_

### TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: \_\_\_\_\_ Section 34-345(d)

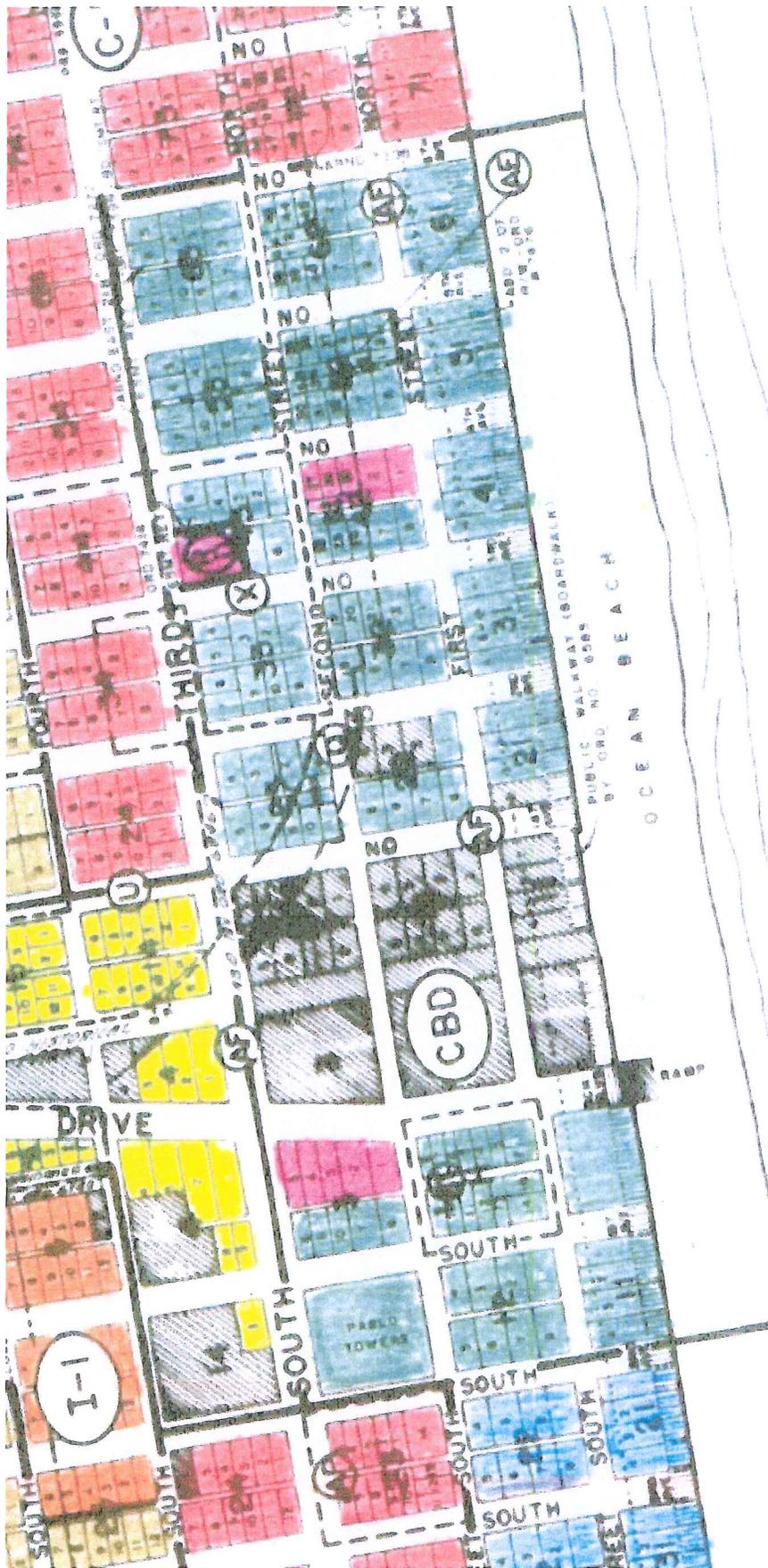
### REQUESTED INFORMATION

	Attached?	
	Yes	No
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" x11" 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]

Date: 8/22/17

PC#46-17



# DRAFT

Introduced by: \_\_\_\_\_

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_

## ORDINANCE NO. 2017-\_\_\_\_

**AN ORDINANCE TO AMEND AN ORDINANCE ENACTING AND ESTABLISHING A COMPREHENSIVE LAND DEVELOPMENT REGULATION AND OFFICIAL ZONING MAP FOR THE INCORPORATED AREA OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES, BY AMENDING ARTICLE VII. ZONING DISTRICTS, DIVISION 2, SECTION 34-345. CENTRAL BUSINESS DISTRICT: CBD, PARAGRAPH (D) *CONDITIONAL USES* TO ADD “SINGLE-FAMILY DWELLINGS CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN SECTION 34-338, RESIDENTIAL, SINGLE FAMILY: RS-3” AS SUBPARAGRAPH (9); TO REPEAL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND FOR OTHER PURPOSES.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:**

**SECTION 1.** That Division 2, Section 34-345. Central Business District: CBD, Paragraph (d) *Conditional uses* of Article VII. Zoning Districts of the Comprehensive Land Development Regulation of the City of Jacksonville Beach, Florida, is hereby amended by adding Subparagraph (9), which shall henceforth read as follows:

**Sec 34-345            Central business district: CBD.**

(d)    *Conditional uses.*

(9)    Single-family dwellings constructed in accordance with requirements set forth in section 34-338, residential, single family: RS-3.

**SECTION 2.** That all ordinances or parts of ordinances in conflict with this ordinance are, to the extent that the same may conflict, hereby repealed.

**SECTION 3.** That this ordinance shall take effect upon its adoption by the City Council.



# CONDITIONAL USE APPLICATION

RECEIVED

PC No. 47-17

AS/400# 17-100169

HEARING DATE 9/25/17

AUG 23 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.

### APPLICANT INFORMATION

Land Owner's Name: Triven Inc  
Mailing Address: 2215 South Third St Suite 201  
Jacksonville Beach, FL 32250

Telephone: 904-241-4355  
Fax: 904-249-3704  
E-Mail: \_\_\_\_\_

Applicant Name: Goodnose LLC  
Mailing Address: 13152 Summit Creek Rd  
Jacksonville FL 32224

Telephone: 904-803-0533  
Fax: \_\_\_\_\_  
E-Mail: kthakk3@gmail.com

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

Agent Name: Precious Nyathi  
Mailing Address: 3030 Hartley Rd Ste 270  
Jacksonville FL 32257

Telephone: 904-622-7765  
Fax: \_\_\_\_\_  
E-Mail: precious.tulip@gmail.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: 1560 Roberts Dr Jacksonville Beach, FL 32251

Legal Description of property (attach copy of deed): 4-35-29E .080 PT GOVT LOT 12 RECD O/R  
9098 -1697 BENGU PARCEL K UNDIVIDED 12.22% INTEREST IN COMMON PARCELS L & M  
(see attached deed)

Current Zoning Classification: JRM 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: LOC SECTION 34-339(d)(14)

Describe the proposed conditional use and the reason for the request: Proposed Medical Office  
in an JRM 1 zoning district.

Applicant Signature: Kunal Thakker

Date: 8/23/17

TRIVEN, INC.  
2215 South Third Street, Ste. 201  
Jacksonville Beach, FL 32250  
904-372-4687

RECEIVED  
PC#47-17  
AUG 23 2017

August 22, 2017

PLANNING & DEVELOPMENT

City of Jacksonville Beach  
Attn: Zoning Department  
11 North Third Street  
Jacksonville Beach, FL 32250

Re: Goodnose, LLC, as trustee, for Satsuma Property Management Land Trust  
1560 Roberts Drive, Jacksonville Beach, FL

Dear Sir or Madam:

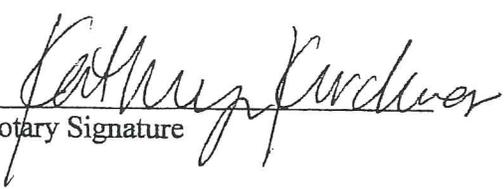
This letter shall confirm that Triven, Inc. has authorized Goodnose, LLC, as trustee, for Satsuma Property Management Land Trust to apply for a conditional use for the above referenced property to be used as a medical facility.

Sincerely,  
  
Fred L. Ahern, Jr.  
President

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August, 2017 by FRED L. AHERN, JR, who is personally known to me.

 Kathryn Kirchner  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG095252  
Expires 5/8/2021

  
Notary Signature

Storage Bin

RECEIVED

PC# 417-17

AUG 23 2017

PLANNING & DEVELOPMENT

13th Ave S

13th Ave S



Advanced Ear, Nose, Throat Associates, Dr...

Baptist Medical Center Beaches



Oceanside Pediatrics

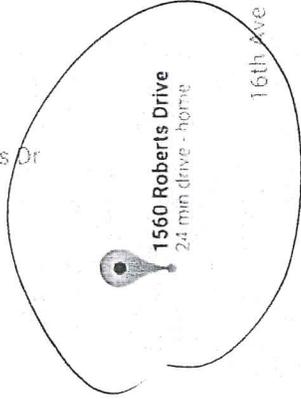


Wound Care Center

Northeast Florida Endocrine



Roberts Dr



1560 Roberts Drive  
24 min drive - home

Jacksonville Orthopaedic Institute



16th Ave S

16th Ave S

Roberts Dr

Williams St

11th St S

Go g|e  
Seabreeze Ave

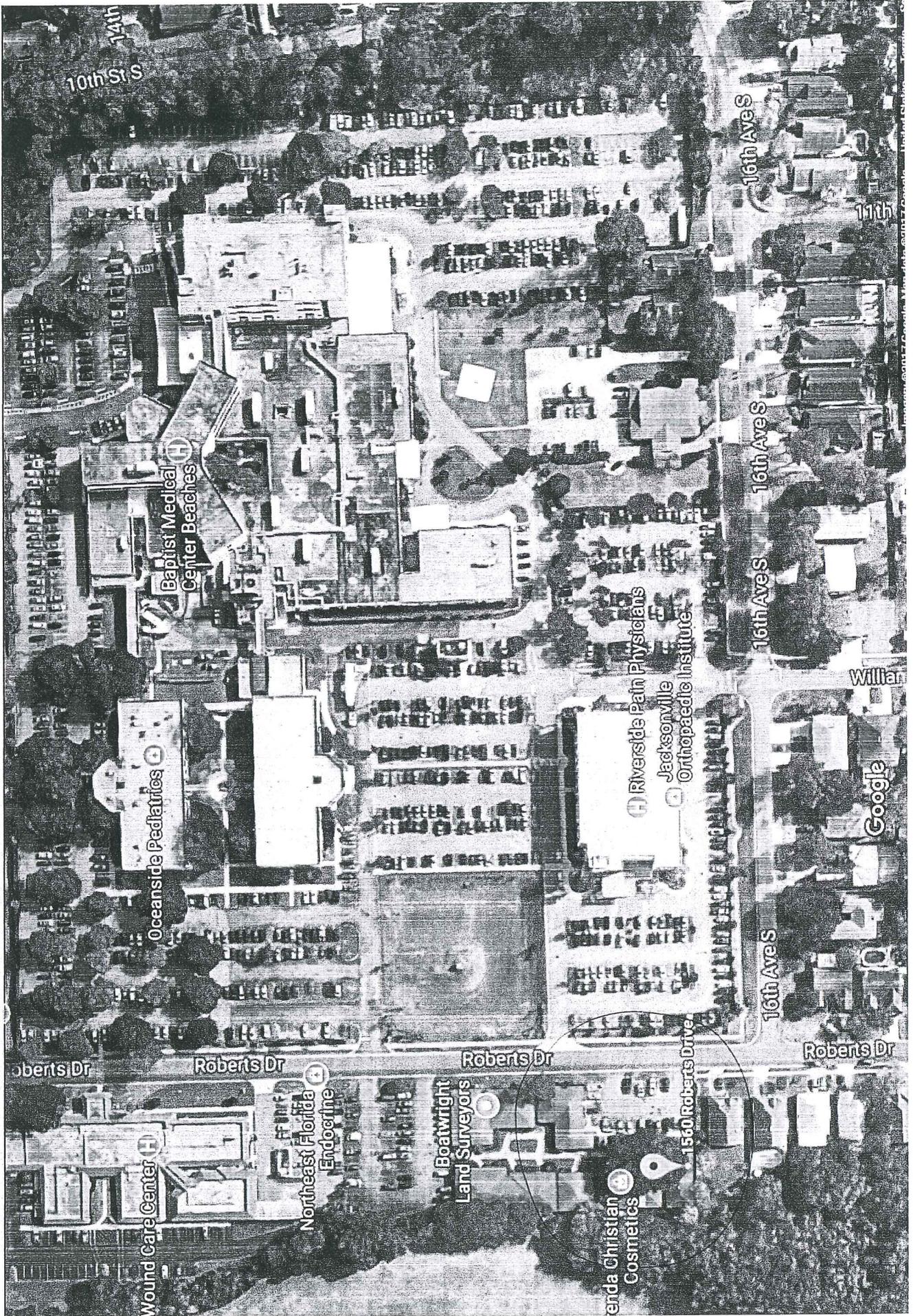
Seabreeze Ave

Seabreeze Ave



Seal

pc# 47-17



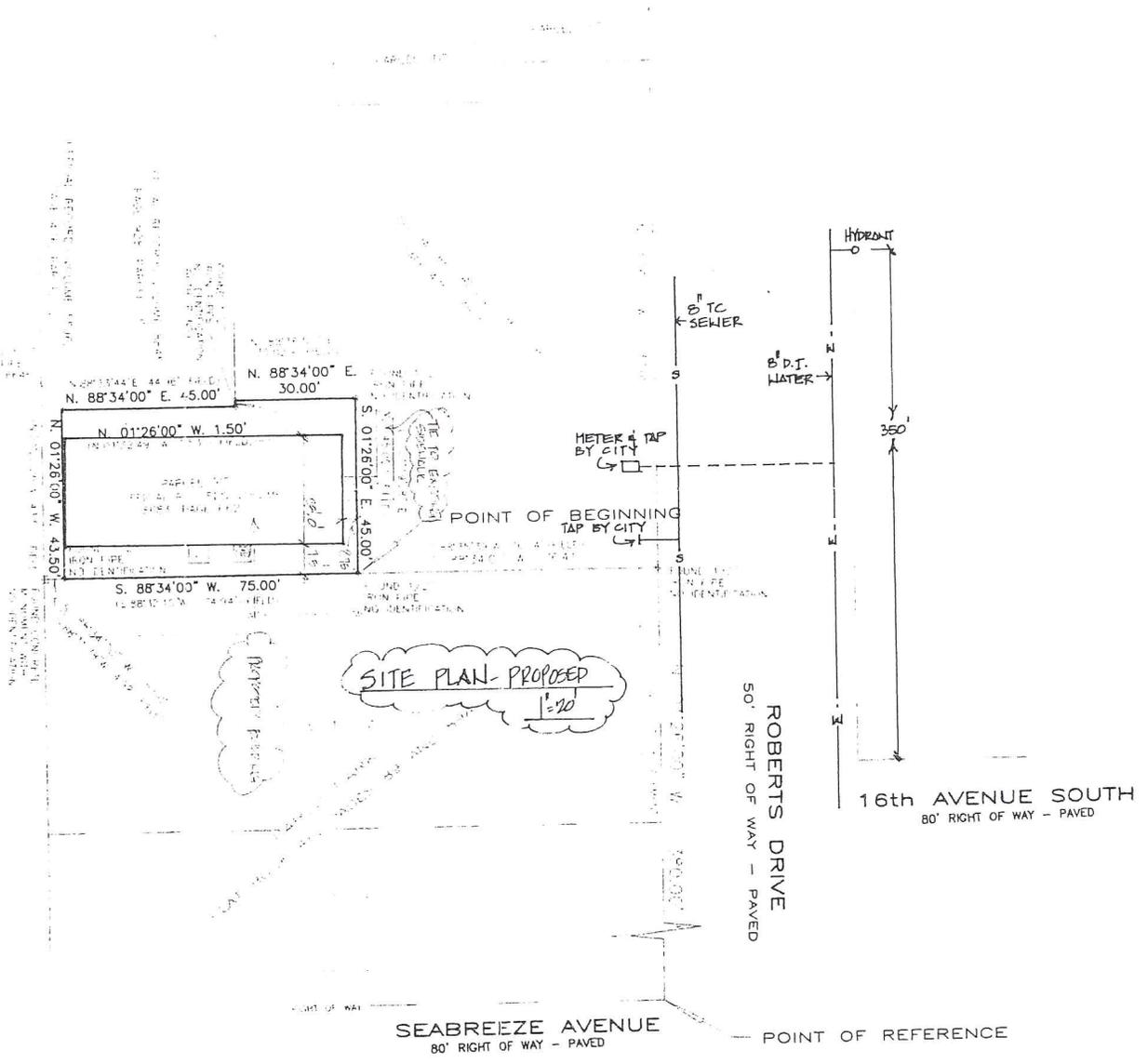
# MAP TO SHOW SURVEY OF

RECEIVED

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PLANNING & DEVELOPMENT

PARTIAL LOT  
 A PART OF GOVERNMENT OF FLORIDA, COUNTY OF DUNAL, TOWNSHIP 3 SOUTH, RANGE 29 EAST DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, BEGIN AT THE INTERSECTION OF THE 80' RIGHT OF WAY LINE OF SEABREEZE AVENUE (AN 80' FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE METEERLY RIGHT OF WAY LINE OF ROBERTS DRIVE (A 50' FOOT RIGHT OF WAY AS NOW ESTABLISHED). THENCE RUN NORTH 01°26'00" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 43.50 FEET TO A POINT SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF PABLO PARK, AS RECORDED IN PLAT BOOK 46, PAGES 89 AND 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THENCE S 01°26'00" WEST ALONG THE METEERLY BOUNDARY LINE OF SAID PABLO PARK A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 88°34'00" WEST ALONG SAID METEERLY BOUNDARY LINE A DISTANCE OF 30.00 FEET. THENCE NORTH 88°34'00" WEST A DISTANCE OF 45.00 FEET. THENCE NORTH 88°34'00" EAST A DISTANCE OF 30.00 FEET. THENCE SOUTH 88°34'00" WEST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING. ALL DISTANCES ARE TO THE POINT OF BEGINNING.



NOTES  
 THIS IS A BOUNDARY SURVEY.  
 BEARINGS ARE BASED ON THE NORTH BOUNDARY LINE.  
 PABLO PARK  
 SAID BEARING BEING N 88°34'00" E.  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS DRAWING WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 500-YEAR FLOOD PLAIN) AS WELL AS CAN BE DETERMINED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 155078-0002-D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

ALL IN ORDER TO BE THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

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