



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, June 12, 2017

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**

2. **Roll Call:** Greg Sutton (Chair), Terry Deloach (Vice Chair), Bill Callan, Dave Dahl, Georgette Dumont;
Alternates: Britton Sanders, Margo Moehring

3. **Approval of Minutes:** May 8, 2017

4. **Correspondence:** None

5. **Old Business:** None

6. **New Business:**

(A) **PC#24-17 Northeast corner of 4th Avenue North and 5th Street North**

Concept Plat Application for a proposed six-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

(B) **PC#25-17 514 1st Street North**

Conditional Use Application for a miscellaneous amusement and recreation services business (bicycle rentals), located in a *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(4) of the Jacksonville Beach Land Development Code.

(C) **PC#26-17 922 9th Street South**

Land Development Code Text Amendment Application to amend Section 34-346 to add "Firearm manufacturing and retail sales" to the list of Permitted Uses in *Industrial: I-1* zoning districts. (*Applicant-Coastal Heating and Cooling*)

(D) PC#27-17 918 2nd Avenue North

Concept Plat Application for a proposed five-unit townhouse project in a *Residential, multiple family*: RM-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

(A) The next meeting is scheduled for June 26, 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, May 8, 2017 at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order by Chairman Greg Sutton.

Roll Call

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

Alternates

Britton Sanders
Margo Moehring(*absent*)

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

Approval of Minutes

None

Correspondence

None

Old Business

None

New Business

(A) PC #17-17- 2309 Beach Blvd

Conditional Use Approval for transfer of existing approved outdoor restaurant seating, located in a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located at 2309 Beach Boulevard within the Beach Marine complex. The most recent previous use of the applicant's space was for the Blue Typhoon restaurant that had outdoor seating approved via PC#21-16. Staff informed the applicant that to be able to use the existing outdoor seating for a new restaurant, he would have to receive conditional use approval. In the past, this site has operated as both a nightclub and a restaurant.

The PUD application narrative provides that for this restaurant space, the area of unenclosed, outdoor customer service area shall not exceed 50% of the total enclosed area of the adjacent restaurant and bar. The total indoor restaurant space of this location is 12,600 square feet, and the proposed (existing) outdoor seating area is approximately 3,478 square, feet, which is well below the 50% allowance.

Additional conditions listed within the PUD project narrative for outdoor restaurants and bars include: 1) sound and outdoor music may be allowable within outdoor restaurants and bars, subject to City Codes (which do not currently allow outdoor music); 2) hours of operation for restaurants are from 6:00 am to 1:00 am, 7 days a week; and 3) domestic animals are allowed within outdoor restaurant and bar seating areas.

Adjacent uses include offices directly to the east and west, a restaurant to the west on the other side of the office building, Beach Boulevard to the south, and the marina basin to the north.

Given the existing and proposed mixed-use nature of the subject property, the former use of the subject space, and the presence of another restaurant in the PUD with a history of outdoor seating, the applicant's request is not out of character with surrounding uses. The outdoor seating area would be subject to the standards provided in the property's PUD project narrative adopted by Ordinance No. 2016-8072, and unless superseded by those regulations, by LDC Section 34-407 Standards.

Applicant:

The applicant, Kendall Taylor, 2315 Beach Boulevard, Suite 301, Jacksonville Beach, concurred with the staff report presented by Ms. Ireland.

Public Hearing:

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

Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach, questioned if the sound would be grandfathered in. Ms. Ireland confirmed that Mr. Taylor did have one of the 16 remaining outdoor sound permits as long as he conforms to those regulations.

Seeing no one else who wished to address the board, Mr. Sutton closed the public hearing.

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

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

Planning & Development Director's Report

Ms. Ireland noted that the next meeting would be May 22, 2017 with six cases to be reviewed.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

Chairman:

Date:

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: June 5, 2017
RE: June 12, 2017 - Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming June 12, 2017 Planning Commission meeting.

NEW BUSINESS:

PC#24-17 Concept Plat Application

Owner: Jacksonville Beach Church of Christ, Inc.
P.O. Box 51153
Jacksonville Beach, FL 32250

Applicant: Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216

Location: Northeast corner of 4th Avenue North and 5th Street North (RE# 174116-0000 and 174118-0000)

Request: **Concept Plat Approval** for a proposed six-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located at the northeast corner of the intersection of 4th Avenue North and 5th Street North. The property is currently used by the Jacksonville Beach Church of Christ for parking. The applicant wishes to develop the property with six partially attached fee-simple townhouses. The concept plat provided shows six proposed townhouse lots that meet the minimum townhouse lot sizes and street frontages for the *Residential, multiple family: RM-1* zoning district, in which they are located (2500 square foot exterior lots, and 1,500 square foot interior lots.)

Adjacent uses include single and multi-family to the west and south, multi-family and religious organization to the north, and single family to the east. Fifth Street North in this block serves as the boundary between *RM-1* and *RS-2* zoning districts. The proposed multi-family use is consistent with the mixed use character of the surrounding area, and the proposed lots meet the *RM-1* zoning district requirements.

PC#25-17

Conditional Use Application

Owner: Keith Doherty, Doherty Properties
514 1st Street North
Jacksonville Beach, FL 32250

Applicant: Joseph Marino
8133 NW 6th Street
Coral Springs, FL 33071

Location: 514 1st Street North

Request: **Conditional Use Approval** for a miscellaneous amusement and recreation services business (bicycle rentals), located in a *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(4) of the Jacksonville Beach Land Development Code.

Comments: The subject property, *Lynch's Irish Pub*, is located on 1st Street North, directly across from the pier's public parking lot. The applicant has received permission from the property owner to use a small outside space on the south side of the building to locate a docking station for rental bicycles (*SWARM*). Bicycles are rented through a smart phone app and renters are not required to interact with anyone at the subject location. The applicant was advised by staff that conditional use approval would be required for any proposed location(s) as bicycle rental falls under "miscellaneous amusement and recreation services" as identified in the Land Development Code.

Adjacent uses include commercial to the south, mixed-use to the north, public parking to the east, and a museum to the west. Considering the mixed-use nature of the surrounding area, and the low intensity of the proposed use, adjacent properties should not be negatively impacted.

PC#26-17

Concept Plat Application

Owner/
Applicant: David Dick
1813 Mauva Juan Avenue
Jacksonville, FL 32225

Request: **Land Development Code Text Amendment** to amend Section 34-346 to add "Firearm manufacturing and retail sales" to the list of Permitted Uses in *Industrial: I-1* zoning districts. (*Applicant-Coastal Heating and Cooling*)

Comments: The applicant contacted staff to discuss the idea of adding a firearms manufacturing and associated firearms retail sales business at property he currently owns for his heating and air conditioning business, located in an *Industrial: I-1* zoning district. The applicant was informed by staff that neither the manufacturing of firearms, nor any kind of retail were listed as permitted or conditional use in *I-1* zoning districts, so the Land Development Code would have to be amended to allow those uses.

The Florida Bureau of Alcohol, Tobacco and Firearms classifies the applicant's activity as "manufacturing", due to the number of parts required to assemble each firearm that would be sold retail. The applicant's location where he wishes to conduct the proposed firearm manufacturing and retail is located on the west side of 9th Street South in an existing *I-1*

zoning district, at an existing business establishment that is permitted in *I-1* (building contractor). The applicant stated in his application that the retail space would be less than 700 square feet and that he has no intention of making changes to the existing building, signage, or lighting.

Currently, firearms manufacturing or assembly is not permitted in any zoning district in the city. "Gunsmith" is currently a permitted use in the *C-1* zoning district, under miscellaneous repair shops and related services. Gunsmith activities include adjustments, repairs, customizations, and cleaning of firearms. Miscellaneous retail, which would include the sale of firearms, is currently permitted in *C-1*, *C-2*, and *CBD* zoning districts. There is currently not a zoning district where the applicant could conduct both firearms manufacturing and retail sales at the same location.

Other manufacturing establishments currently permitted in *I-1* zoning districts include bakery products, apparel, wood cabinets, newspaper printing and publishing, commercial printing, luggage, computer and office equipment, jewelry, and sign and specialty advertising. No stand-alone retail establishments are currently permitted in *I-1* zoning districts.

Staff feels that permitting these types of establishments in *I-1* zoning districts as a conditional use would give the City the opportunity to review and control each individual site requested. This type of light manufacturing or assembly with associated retail activity would not be generally incompatible with the range of other permitted and conditional uses in the *I-1* zoning district.

PC#27-17

Concept Plat Application

Owner: Cheryl Corbitt Palmer and Shawn E Palmer
918 2nd Avenue North
Jacksonville Beach, FL 32250

Applicant: Salt Air Homes, Inc.
226 Tallwood Road
Jacksonville Beach, FL 32250

Agent: Oliver Kraut

Location: 918 2nd Avenue North

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

Comments: The subject property is located in the south side of 2nd Avenue North, between 10th Street and 9th Street North. The property currently exists as a triplex with an fourth unit in a detached structure built in 1959 and 1972 respectfully. The applicant would like to redevelop the property with a proposed five-unit partially attached fee-simple townhouse project. The concept plat provided shows five proposed townhouse lots that meet the minimum townhouse lot sizes and street frontages for the *Residential, multiple family: RM-1* zoning district, in which they are located (2500 square foot exterior lots, and 1,500 square foot interior lots.)

Adjacent uses include single-family to the north and single and multi-family to the west, south, and east. Second Avenue North in this block serves as the boundary between *RM-1* and *RS-2* zoning districts. The proposed townhouses would not be inconsistent with the mixed use character of the surrounding area, or the existing multi-family use of the subject property. The proposed and the proposed lots meet the *RM-1* zoning district requirements.

CURTIS L. HART

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

Thursday, May 04, 2017

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

Dear City of Jacksonville Beach:

Re: o & o North 4th Ave, Jacksonville Beach, FL 32250 – RE# 174116-0000, 174118-0000

The following information is being submitted for Concept Plat Approval for six semi-detached townhomes.

Owner of Record:

Jacksonville Beach Church of Christ Inc.
P.O. Box 51153
Jacksonville Beach, FL 32240
904-677-6777

Developer and Agent:

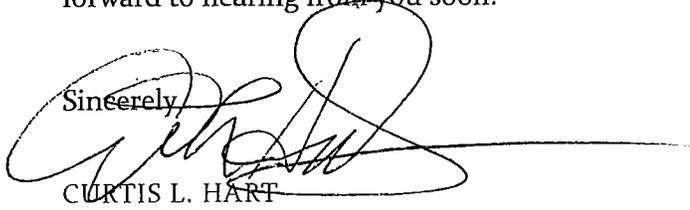
Curtis Hart
8051 Tara Lane
Jacksonville, FL 32216
904-993-5008

Engineer of Record:

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

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

Sincerely,



CURTIS L. HART

Enclosures;

RECEIVED
PC#24-17
MAY 5 2017
#17-100085
PLANNING & DEVELOPMENT

Legal Description

Parcel Identification Number: 174116-0000

Lots 10 and 11, Block 55, Pablo Beach Improvement Company's plat of part of Northern portion of Pablo Beach, FLA., according to plat thereof recorded in Plat Book 5, page 66, of the current public records of Duval County, Florida.

Parcel Identification Number: 174118-0000

Lot 12, Block 55, Pablo Beach Improvement Company's plat of part of Northern portion of Pablo Beach, FLA., according to plat thereof recorded in Plat Book 5, page 66, of the current public records of Duval County, Florida.

EXHIBIT B

Agent Authorization

Date: 4/27/17

City of Jacksonville Beach
Planning and Development Department

Re: Agent Authorization for the following site location:

0 & 0 4th Ave North, Jacksonville Beach, FL 32250

Gentleman:

You are hereby advised that the undersigned is the owner of the property 0 & 0 4th Ave North. Said owner hereby authorizes and empowers Curtis L. Hart to act as agent to file application(s) for Concept Plat, Development Plan, Final Plat for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Richard E Rummel; DIRECTOR

Jacksonville Beach Church of Christ, Inc.
P.O. Box 5113
Jacksonville, FL 32240

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27 day of April, 2017 by Richard Rummel, who is personally known to me or has produced FL Drivers License as identification.

Sarah Weaver
(Notary Signature)





4TH AVENUE NORTH
JACKSONVILLE BEACH,
FLORIDA

VICINITY MAP



1

DATE: 04/20/17
SCALE: N.T.S.
DRAWN BY: MFL
CHECKED BY: MFL

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 26986
 8432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
 P: (904) 737-0971 / Fax: (904) 396-6372
 E: FAVRE.NFE@GMAIL.COM
 MICHAEL R. LIGHT
 P.E.
 PLANS PREPARED UNDER THE DIRECTION OF

4TH AVENUE NORTH

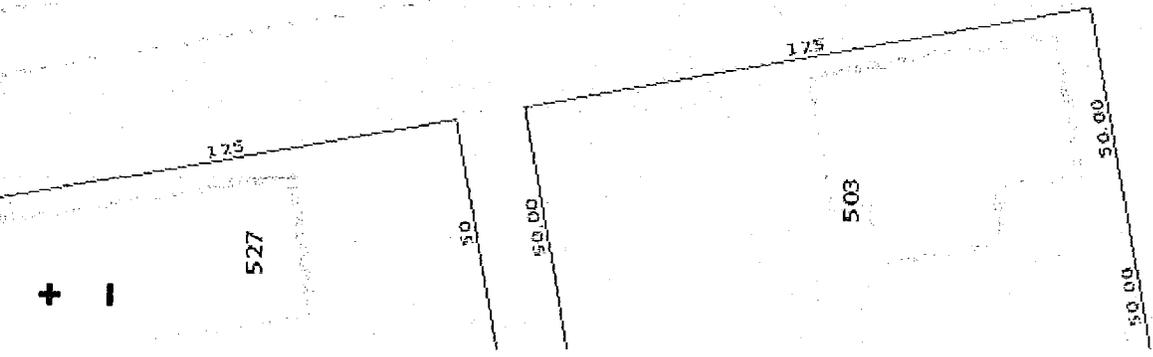
VICINITY MAP

NO.	REVISION	DATE

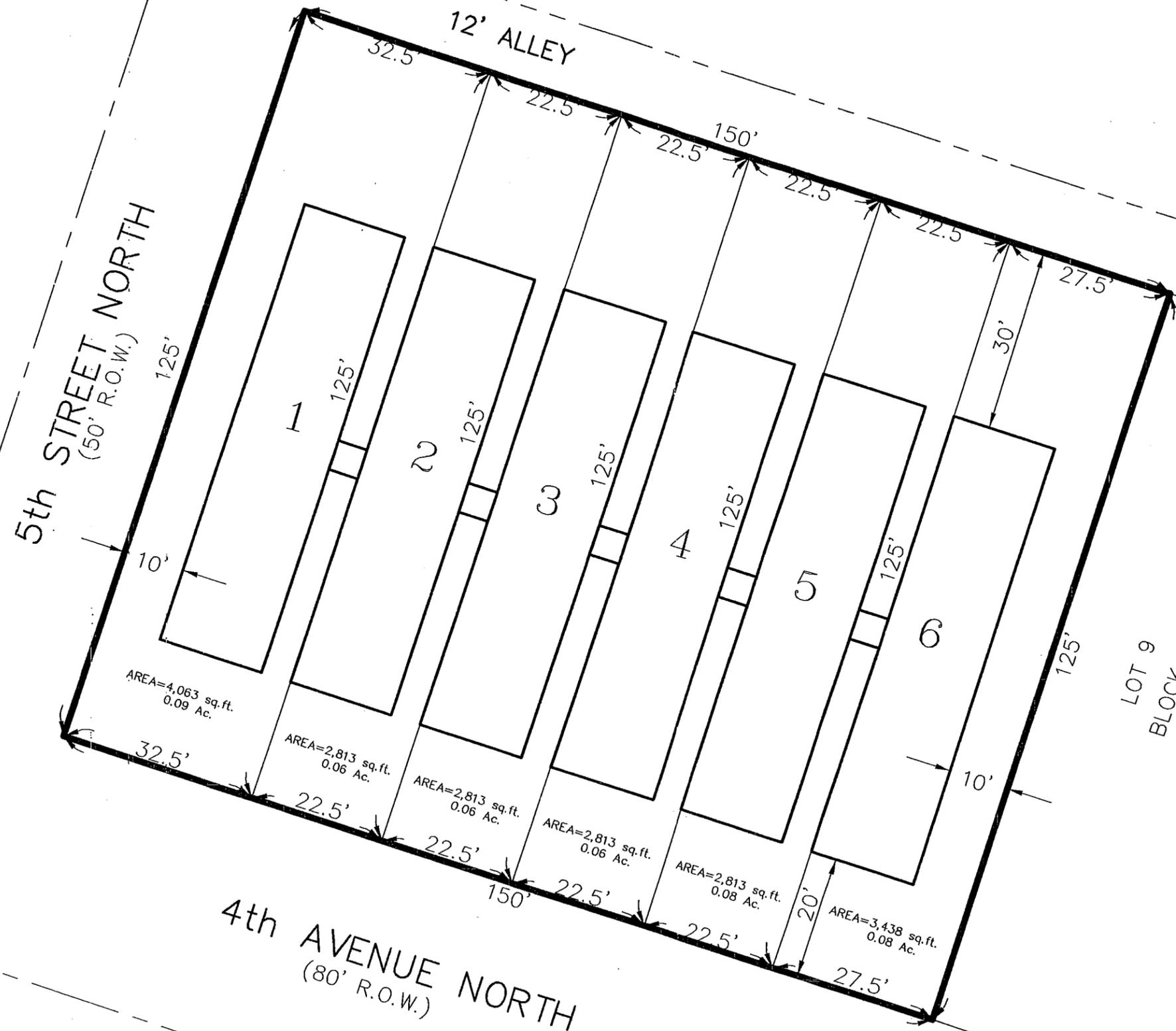
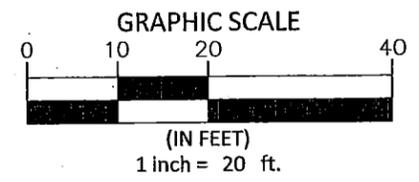
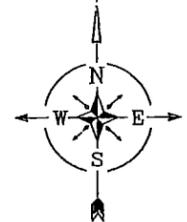
PC#24-17



PROPERTIES
DUVAL MAPS



PC#24-17



5th STREET NORTH
(50' R.O.W.)

12' ALLEY

4th AVENUE NORTH
(80' R.O.W.)

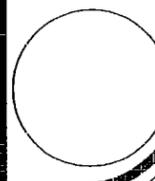
LOT 9
BLOCK 55

4TH AVENUE NORTH
SITE ENGINEERING PLAN


NORTH FLORIDA ENGINEERING SERVICES, INC.
CERTIFICATION# 26085
9432 Baymeadows Road, Suite 280, Jacksonville, FL 32256
//PH: (904) 737-0971 //FAX: (904) 995-5372
//EMAIL: FAVRENFES@GMAIL.COM
MICHAEL R. LORT
P.E.

DATE: 04/20/2017
JOB NUMBER: 17-031
SCALE: 1" = 20'

* SHEET NUMBER *
3



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REVISIONS
NO. DATE



CONDITIONAL USE APPLICATION

PC No. 25-17
AS/400# 17-100086
HEARING DATE 6/12/17

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: Keith Doherty (Doherty Properties) Telephone: 904-249-5181
Mailing Address: 514 1st St N, Jacksonville Beach, FL 32250 Fax: _____
E-Mail: Keithldoh@aol.com

Applicant Name: Joseph Marino Telephone: 954-647-7978
Mailing Address: 8133 NW 6th St, Coral Springs, FL 33071 Fax: _____
E-Mail: joey@swarmbikes.com

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

Agent Name: _____ Telephone: _____
Mailing Address: _____ Fax: MAY 5 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.

PROJECT DATA

Street address of property and/or Real Estate Number: 514 1st St N, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): N 1/2 Lot 7 (ex S. 4.75 Ft of W 37.5 Ft), N 1/2 Lot 8 Block 52 Pablo Beach North

Current Zoning Classification: CBD 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: 34-345(d)(4) Misc amusem and recreation services.

Describe the proposed conditional use and the reason for the request: Bicycle Rentals

Applicant Signature: [Signature] Date: 5/1/17

Memorandum of Understanding between Swam Bike Share and Lynch's Irish Pub



RECEIVED

MAY - 9 2017

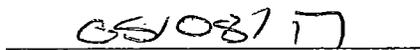
PLANNING & DEVELOPMENT

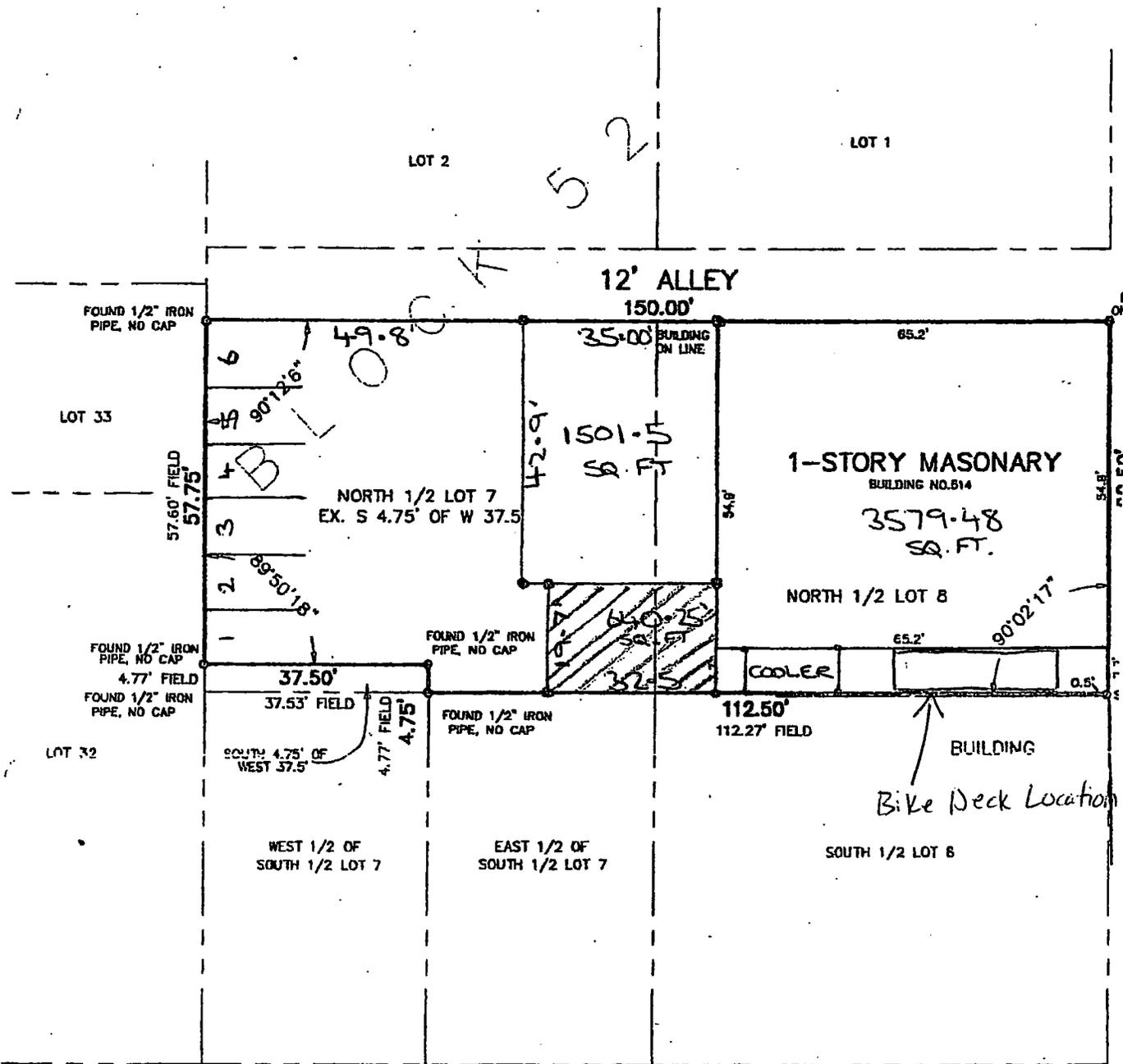
Re: Swarm Bike Property Usage Agreement

- Upon signing of the MOU, Lynch's Irish Pub, located in Jacksonville Beach, Florida, will allow Swarm Bike Share to use the south alley way to stage and dock bikes. Swam Bike Share and Lynch's Irish Pub agree there is no charge for the space.
- Lynch's Irish Pub reserves the right to ask for the bikes to be removed at any time. Swarm Bike Share will have 30 days to comply with request.
- Lynch's Irish Pub in not responsible for any lost or stolen bikes/equipment.
- Lynch's Irish Pub is not responsible for any bodily harm or injury that may occur by a Swarm Bike Share renter(s).


Jeffrey Dennis, Swam Bike Share


Keith Doherty, Lynch's Irish Pub


Date



1st SE. 2.

KEY: SHADED AREA IS PROPOSED OUTDOOR SEATING.





REZONING/TEXT AMENDMENT APPLICATION

PC No. 26-17

AS/400# 17-100087

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: DAVID DICK
Mailing Address: 1813 MAURIA SWAN AVENUE
JACKSONVILLE, FL 32225

Telephone: 904-424-0420

Fax: _____

E-Mail: DAVE@COASTAL911.COM

Applicant Name: DAVID DICK
Mailing Address: 922 9TH ST SOUTH

Telephone: 904-424-0420

Fax: _____

E-Mail: DAVE@COASTAL911.COM

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: RE # 1766590010

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

RECEIVED

Current Zoning Classification: I-1 Future Land Use Map Designation: _____

TEXT AMENDMENT DATA

MAY 11 2017

Current Chapter, Article, Section, Paragraph Number: Section 34-346

REQUESTED INFORMATION	PLANNING & DEVELOPMENT	
	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;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant Signature:

Date: 5/4/2017

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 proprietaries 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.

(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.

"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

A handwritten signature in black ink, appearing to be 'Dave Dick', written in a cursive style.

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

Google Maps

PC#26-17



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

PC#26-17

Google Maps 922 9th St South, Jacksonville Beach, FL 32250

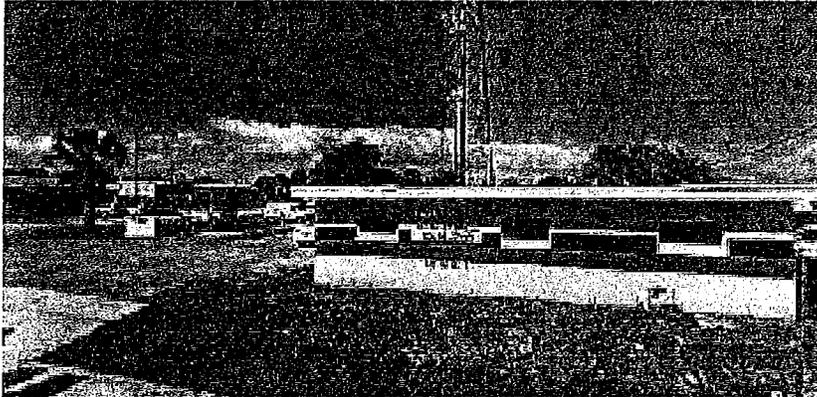


Imagery ©2017 Google, Map data ©2017 Google 20 ft

Google Maps 922 9th St S



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



922 9th St S
 Jacksonville Beach, FL 32250



At this location

Coastal Heating and Cooling, LLC
 5.0 ★★★★★ (21)



PC#26-17



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PC#27-17

MAY 16 2017

#17-100088

PLANNING & DEVELOPMENT

Salt Air Homes Inc

226 Tallwood Road

Jacksonville Beach, FL 32250

May 12, 2017

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

Re: 918 2nd Avenue North, Application for Concept Plat (Sec. 34-503)

Mrs. Ireland,

This letter is to serve as the application for the Concept Plan for the Platting of five (5) Single Family Lots at 918 2nd Avenue North, Jacksonville Beach, FL 32250. The following information is provided in accordance with the Jacksonville Land Development Code.

Owner of Record: Cheryl Corbitt Palmer and Shawn E. Palmer
918 2nd Avenue North
Jacksonville Beach, FL 32250
(904) 504-9081 (Shawn Palmer)

Applicant: Salt Air Homes Inc
226 Tallwood Road
Jacksonville Beach, FL 32250
(904) 333-6607

Agent: Oliver J. Kraut
Salt Air Homes Inc
226 Tallwood Road
Jacksonville Beach, FL 32250
(904) 333-6607

Address: 918 2nd Avenue North, Jacksonville Beach, FL 32250

Property Ownership Affidavit: Attached

Agent Authorization: Attached

Legal Description: The West half of Lots 1 and 2 and all of Lots 3 and 4,
Block 30, Atlantic Park recorded in Plat Book 9, Page 15
of the Current Public Records of Duval County, Florida

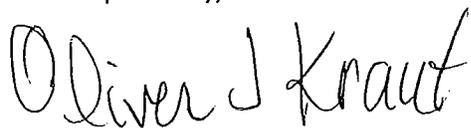
Copy of Deeds: Attached

Proposed Plat Plan: Attached

Please find the attached required non-refundable application fee.

If you have any questions, please contact me at (904) 333-6607.

Respectfully,

A handwritten signature in black ink that reads "Oliver J Kraut". The signature is written in a cursive style with a large initial "O".

Oliver J Kraut
Salt Air Homes Inc

Property Ownership Affidavit

Date: May 12, 2017

Re: Certification of Ownership

Legal Description: The West half of Lots 1 and 2 and all of Lots 3 and 4, Block 30,
Atlantic Park recorded in Plat Book 9, Page 15 of the
Current Public Records of Duval County, Florida

To Planning and Development Department, City of Jacksonville Beach

We, Cheryl Corbitt Palmer and Shawn E Palmer, hereby certify and affirm that
we are the Owners of the property 918 2nd Avenue North, Jacksonville Beach, FL
32250 Property Parcel Number 173814-0000 noted in the Application for
Concept Plat.

Cheryl Corbitt Palmer



5/16/17

Shawn E. Palmer



5/16/17

Agent Authorization Form

Property Legal Description: the West half of Lots 1 & 2 and all of Lots 3 and 4, Block 30, Atlantic Park according to plat thereof as recorded in Plat Book 9, page 15, of the Public Records of Duval County, Florida

Parcel ID Number: 173814-0000

Street Address: 918 2nd Avenue North
Jacksonville Beach, FL 32250

Property Owner: Cheryl Corbitt Palmer and Shawn E Palmer
918 2nd Avenue North
Jacksonville Beach, FL 32250

The undersigned, registered property owners of the above noted property, do hereby authorize **Oliver J Kraut of Salt Air Homes Inc** to act on my behalf and take all actions necessary for the processing, issuance and acceptance of the Concept Plan for the Platting, Development Plan for Plat and Final Plat of the above property.

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

Cheryl Corbitt Palmer

Date:

5/14/17



Shawn E Palmer

Date:

5/16/17



General Warranty Deed

Made this February 16, 2005 A.D. By Bruce Corbitt & Wilmer J. Corbitt, husband and wife, and Cheryl Corbitt Palmer and Shawn E. Palmer, wife and husband, whose address is: 918 2ND Avenue N., Jacksonville Beach, Florida 32250, hereinafter called the grantor, to Cheryl C. Palmer and Shawn E. Palmer, husband and wife, whose post office address is: 918 2ND Avenue N., Jacksonville Beach, Florida 32250, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

The West half of Lots 1 and 2 and all of Lots 3 and 4, Block 30, Atlantic Park according to plat thereof as recorded in Plat Book 9, Page 15, of the Public Records of Duval County, Florida

Parcel ID Number: 173814-0000-5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005

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.

Linda M. Wilkins
Witness Printed Name LINDA M WILKINS

Bruce Corbitt (Seal)
Bruce Corbitt
Address:

Nancy J. Pyatte
Witness Printed Name NANCY J. PYATTE

Wilma J. Corbin (Seal)
Wilma J. Corbin
Address:

Cheryl Corbitt Palmer (Seal)
Cheryl Corbitt Palmer
Address:

Shawn E. Palmer (Seal)
Shawn E. Palmer
Address:

State of Florida
County of DUVAL

The foregoing instrument was acknowledged before me this February 16, 2005, by Bruce Corbitt and Wilma J. Corbin, husband and wife, and Cheryl Corbitt Palmer and Shawn E. Palmer, husband and wife, who is/are personally known to me or who has produced Driver's License as identification.

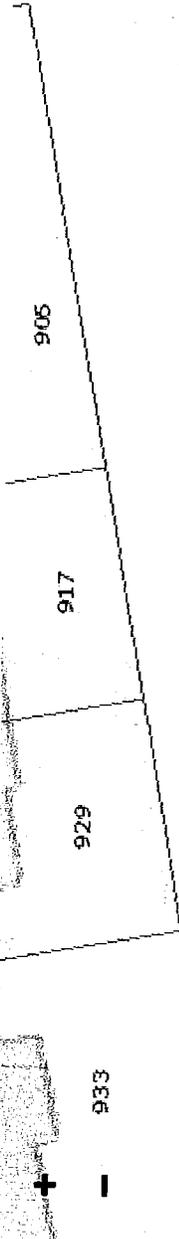


Nancy J. Pyatte
Notary Public
Print Name: NANCY J. PYATTE
My Commission Expires: JULY 7, 2007

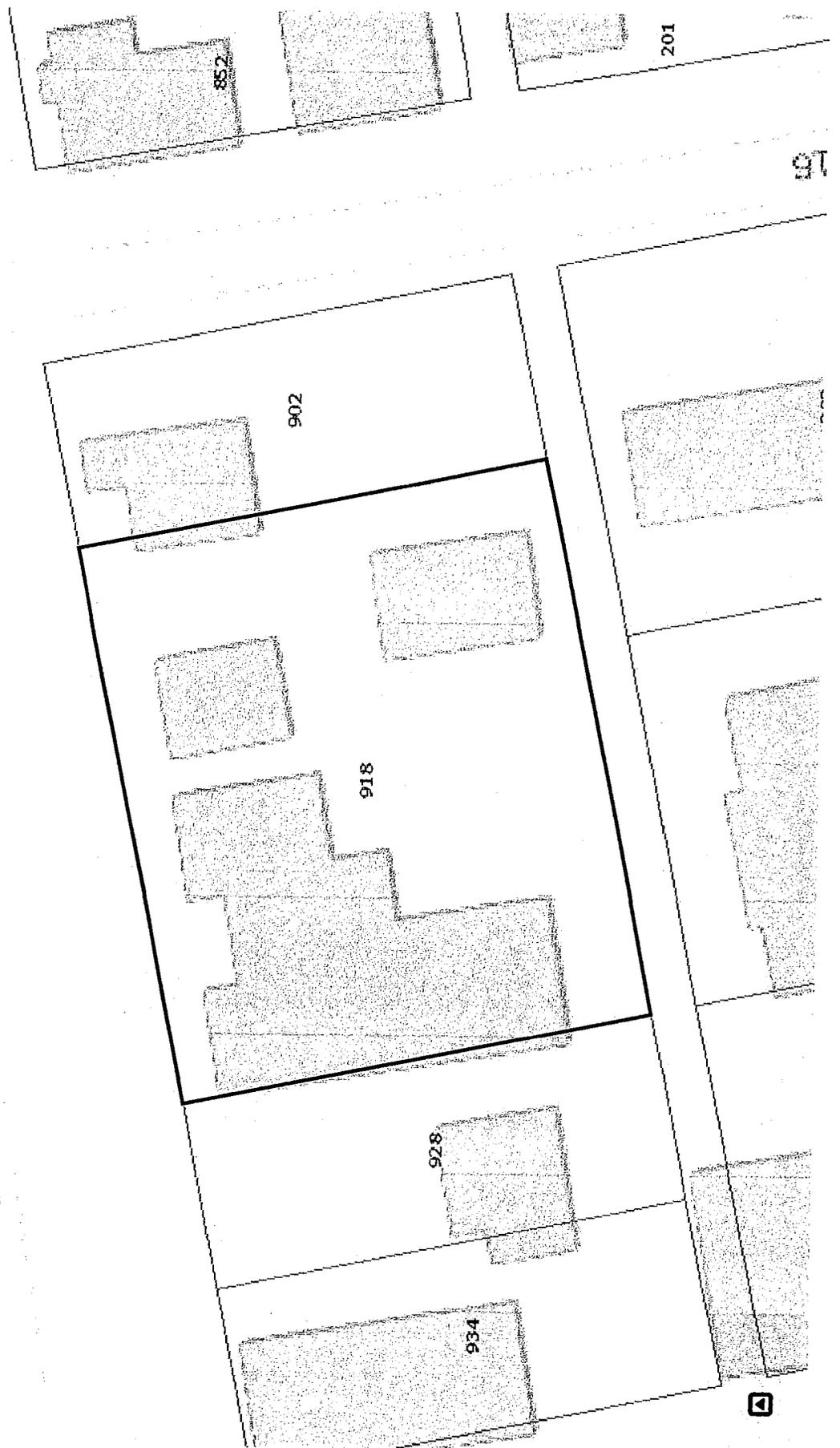


PROPERTIES
DUVAL MAPS

N 15 TH ST



2ND AVE N



DC#27-17

MAP SHOWING PRELIMINARY LOT LAYOUT

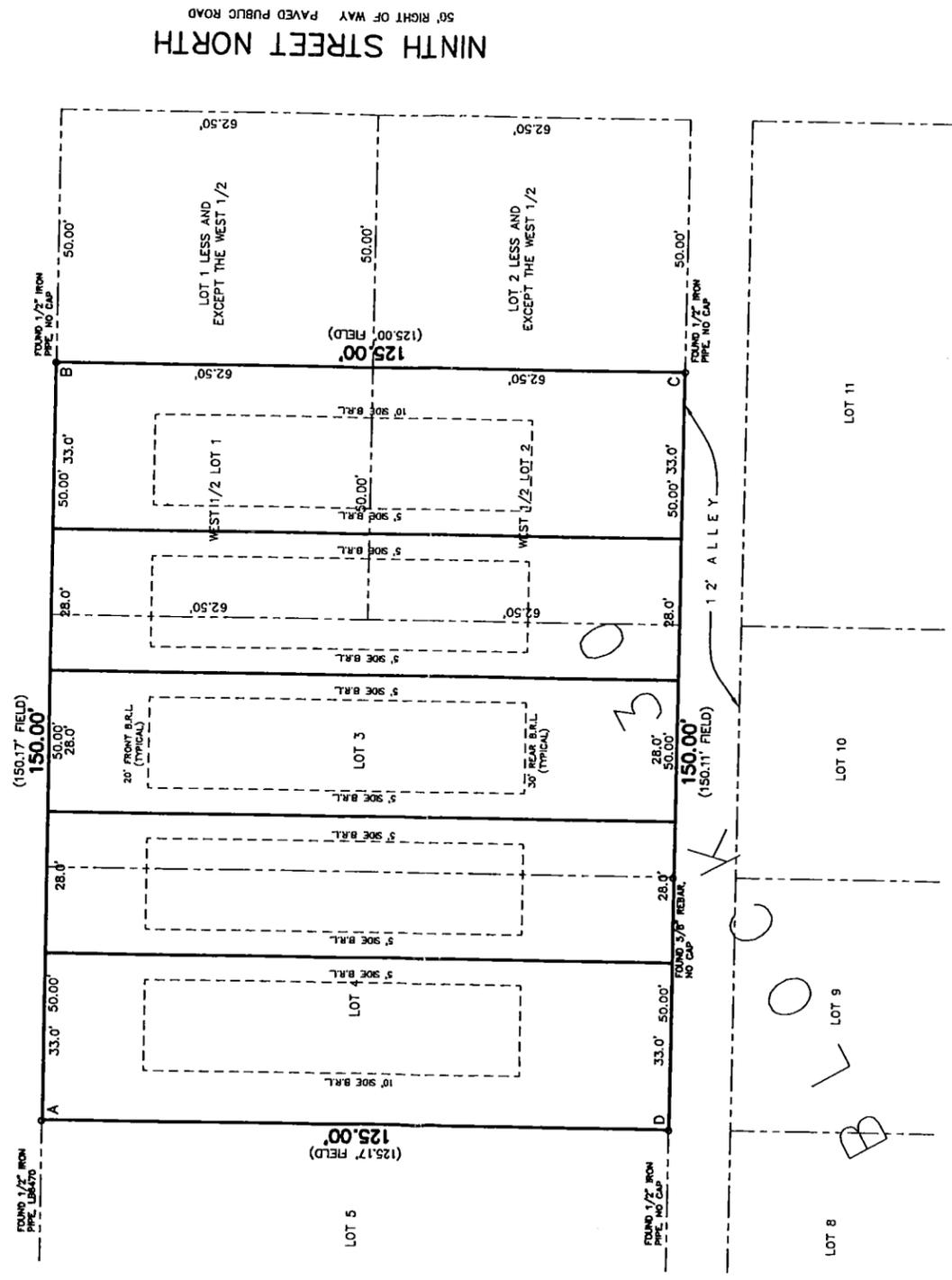
THE WEST 1/2 OF LOTS 1 AND 2 TOGETHER WITH LOTS 3 AND 4, BLOCK 30, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCALE: 1" = 20'

SECOND AVENUE NORTH (FORMERLY WILLARD AVENUE)

80' RIGHT OF WAY PAVED PUBLIC ROAD



NINTH STREET NORTH
50' RIGHT OF WAY PAVED PUBLIC ROAD

- NOTES:
1. THIS IS A MAP ONLY.
 2. NO BUILDING RESTRICTION LINES AS PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 A = 89°32'54"
 B = 90°05'26"
 C = 89°58'32"
 D = 90°03'08"
 4. NORTH PROTRACTED FROM PLAT.
 5. NO IMPROVEMENTS LOCATED ON THIS SURVEY.
 6. B.R.L. DENOTES BUILDING RESTRICTION LINE.

RECEIVED

MAY 19 2017

PLANNING & DEVELOPMENT

THIS SURVEY WAS MADE FOR THE BENEFIT OF
SALT AIR HOMES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3285
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0417H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.