



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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Monday, August 28, 2017

7:00 PM

Council Chambers

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#### 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#43-17 255 18th Avenue North**  
**Conditional Use Application** for a proposed motor vehicle dealer business located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(2) of the Jacksonville Beach Land Development Code.
7. **Planning Department Report:**
  - a. The next meeting is scheduled for September 11, 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: August 21, 2017  
RE: August 28, 2017 - Planning Commission Meeting

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The following information is provided for your consideration regarding one agenda item for the upcoming August 28, 2017 Planning Commission meeting.

**NEW BUSINESS:**

**PC#43-17 Conditional Use Application**

Owner: Susan Glawe Trust  
1656 Park Terrace W.  
Atlantic Beach, FL 32233

Applicant: Brian Paphides  
334 9th Street  
Atlantic Beach, FL 32233

Location: 255 18th Avenue North.

Request: **Conditional Use Approval** for a proposed motor vehicle dealer business located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(2) of the Jacksonville Beach Land Development Code.

Comments: The subject property is a commercial building on the northeast corner of 18<sup>th</sup> Avenue North and 3<sup>rd</sup> Street North. The building is a multi-tenant use. The applicant wishes to lease a tenant space at the property for his motor vehicle dealer business. He was advised by staff that conditional use approval would be required.

The applicant has stated that the tenant space would be used for his office only for internet motor vehicle sales, and that he would not be storing cars at the property, and that sales are by appointment only. He has obtained approval for his business at this location from the Florida Department of Motor Vehicles.

Adjacent uses include commercial in the balance of the building, commercial to the north, residential to the east, commercial to the south and commercial to the west across 3<sup>rd</sup> Street. The use of the subject property as an office for a motor vehicle broker with no auto storage on the site should not negatively impact adjacent property and is consistent with other offices in *C-1*.



# CONDITIONAL USE APPLICATION

PC No. 43-17  
AS/400# 17-100155  
HEARING DATE 8/28/17

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: Susan Glawe Trust  
Mailing Address: 1656 Park Terrace W.  
Atlantic Beach, FL 32233

Telephone: 904-233-4577  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Applicant Name: BRIAN PAPHIDES  
Mailing Address: 334 9th St  
Atl Beach FL 32233

Telephone: 904-463-6940  
Fax: \_\_\_\_\_  
E-Mail: CPAPHIDES@jacksonvillebeach.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: Jill 28 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.

PLANNING & DEVELOPMENT

### PROJECT DATA

Street address of property and/or Real Estate Number: 255 18th Ave N Jacksonville FL 32225

Legal Description of property (attach copy of deed): \_\_\_\_\_

Current Zoning Classification: JC1 Future Land Use Map Designation: Commercial

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) (2) (auto broker)

Describe the proposed conditional use and the reason for the request: office used  
as location for internet car sales  
NOT A CAR LOT - NO STORAGE BY APPT ONLY

Applicant Signature: Brian Paphides Date: 7/26/17

PC#43-17



**GLAWE SUSAN D TRUST**  
 1656 PARK TER W  
 ATLANTIC BEACH, FL 32233  
**GLAWE SUSAN D**  
**GLAWE RANDALL S**

**Primary Site Address**  
 251 N 18TH AVE  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 11718-02373

**Title #**  
 9428

**251 N 18TH AVE**  
 Property Detail

<b>RE #</b>	175430-0000
<b>Tax District</b>	USD2
<b>Property Use</b>	1700 Office 1-2 Story
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	03199 ELTON REALTY COS R/P PT
<b>Total Area</b>	12054

**Value Summary**

	<b>2016 Certified</b>	<b>2017 In Progress</b>
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$356,320.00	\$411,340.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$530,200.00	\$523,300.00
<b>Assessed Value</b>	\$530,200.00	\$523,300.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$530,200.00	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
11718-02373	2/12/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
11718-02371	2/12/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
08423-00841	8/20/1996	\$175,000.00	SW - Special Warranty	Unqualified	Vacant
08349-01334	4/26/1996	\$100.00	SW - Special Warranty	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCCI	Paving Concrete	1	0	0	4,164.00	\$5,347.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	52.40	110.00	Common	5,764.00	Square Footage	\$201,740.00
2	1000	COMMERCIAL	JC-1	40.00	131.00	Common	5,240.00	Square Footage	\$209,600.00

Legal

LN	Legal Description
1	10-14 28-2S-29E .28
2	ELTON REALTY COS R/P
3	LOTS 5,6 BLK 193

**Buildings**

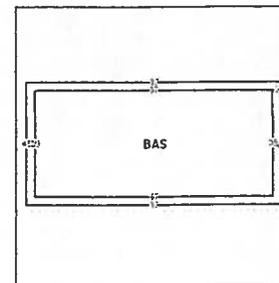
Building 1

Building 1 Site Address  
 251 N 18TH AVE Unit  
 Jacksonville Beach FL 32250

<b>Building Type</b>	1701 - OFFICE 1-2 STY
<b>Year Built</b>	1997
<b>Building Value</b>	\$176,924.00

Type	Gross Area	Heated Area	Effective Area
Base Area	3393	3393	3393
Canopy	792	0	198
<b>Total</b>	<b>4185</b>	<b>3393</b>	<b>3591</b>

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code
Stories	1.000
Baths	10.000
Rooms / Units	5.000
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	\$530,200.00	\$0.00	\$530,200.00	\$4,321.77	\$4,321.77	\$4,055.34
Public Schools: By State Law	\$530,200.00	\$0.00	\$530,200.00	\$2,581.54	\$2,414.53	\$2,490.88
By Local Board	\$530,200.00	\$0.00	\$530,200.00	\$1,191.89	\$1,191.89	\$1,150.00
FL Inland Navigation Dist.	\$530,200.00	\$0.00	\$530,200.00	\$16.97	\$16.97	\$15.85
Jax Beach	\$530,200.00	\$0.00	\$530,200.00	\$2,064.97	\$2,011.95	\$1,953.15
Water Mgmt Dist. SJRWMD	\$530,200.00	\$0.00	\$530,200.00	\$160.28	\$152.96	\$152.96
Gen Gov Voted	\$530,200.00	\$0.00	\$530,200.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$530,200.00	\$0.00	\$530,200.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$530,200.00	\$0.00	\$530,200.00	\$0.00	\$0.00	\$0.00
			Totals	\$10,337.42	\$10,110.07	\$9,818.18
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$530,200.00	\$530,200.00	\$0.00	\$530,200.00		
<b>Current Year</b>	\$530,200.00	\$530,200.00	\$0.00	\$530,200.00		

**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](#)

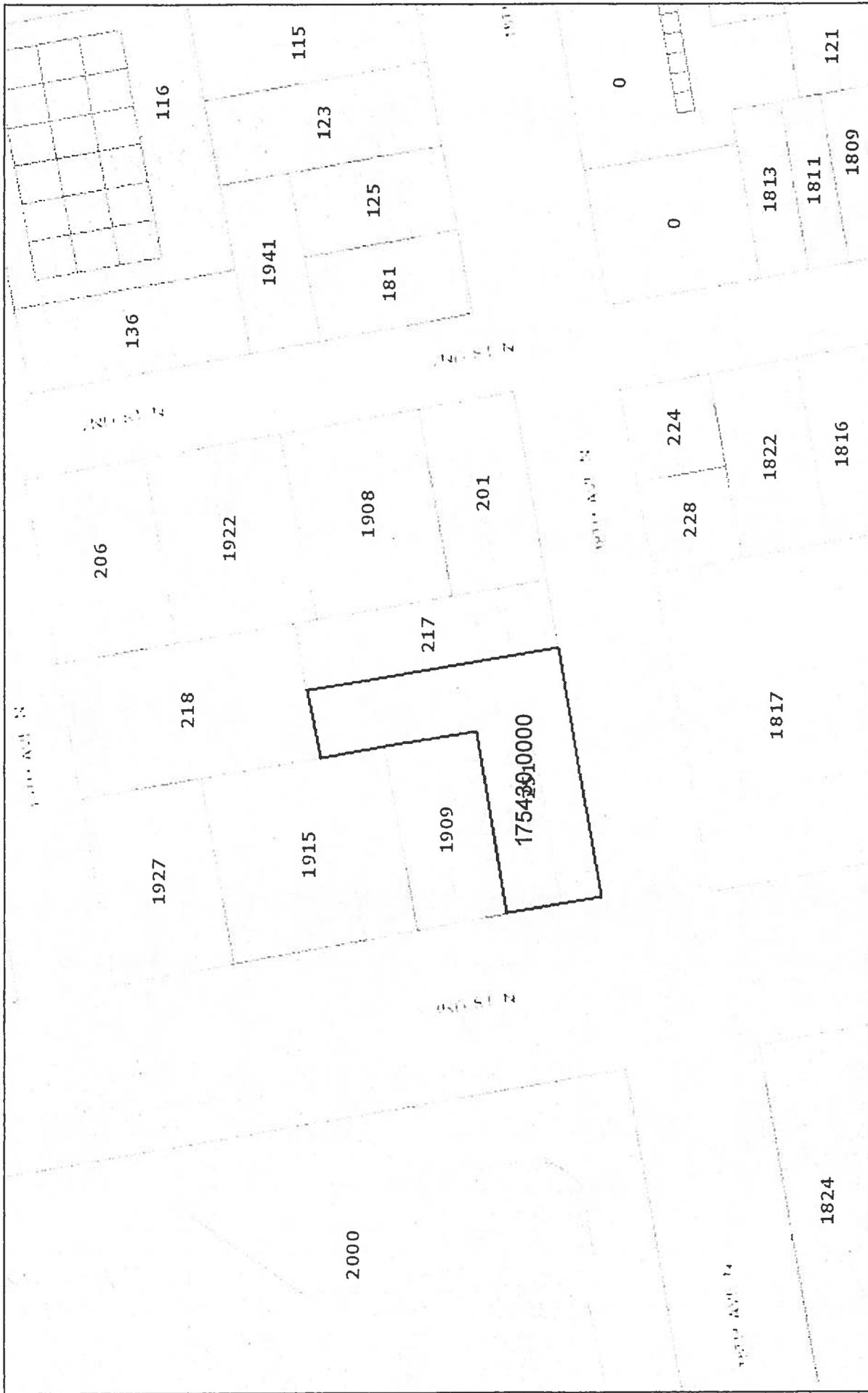
We agree to Brian  
Paphides conditional  
use application for  
our property at 255 A  
18<sup>th</sup> Ave, Jacksonville  
Beach, FL 32230.

Susan Glawe  
Susan Glawe

7/26/17

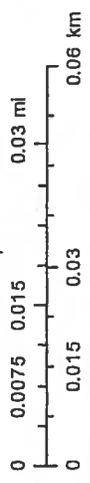
Duval Map

PC#43-17



July 31, 2017

1:1,128



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