



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, April 23, 2018

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:** March 12, 2018, and March 26, 2018
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#9-18 Southeast corner of Beach Boulevard and 3rd Street South**
Redevelopment District: RD Rezoning Amendment Application to amend RD Rezoning Ordinance No. 2008-7951 for property located at the southeast corner of Beach Boulevard and South 3rd Street, for a new proposed hotel use. (*Element Hotel*)
 - (B) **PC#10-18 122 South 9th Street**
Concept Plat Application for a proposed six-unit fee-simple townhouse development for property located in a *Residential, multi-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.
 - (C) **PC#11-18 217 North 18th Avenue**
Conditional Use Application for a 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.

(D) PC#12-18 216 South 1st Street

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.

7. Planning Department Report:

(A) The next meeting is scheduled for May 14, 2018.

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, March 12, 2018, 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 at 7:00 P.M. by Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton
Board Members: Bill Callan(*absent*), David Dahl, Georgette Dumont(*absent*), Britton Sanders
Alternates: Jason Lee, Margo Moehring

Also present were Senior Planner Heather Ireland, City Clerk Laurie Scott & Part-time Staff Assistant Phyllis Nadeau.

Approval of Minutes

Ms. Moehring requested the minutes to be amended to include the correct spelling of Mr. Cesery's name on the December 11, 2017 minutes.

It was moved by Mr. Sutton, seconded by Mr. Dahl, and passed unanimously, to approve the following minutes as amended to the December 11, 2017 minutes:

- Minutes December 11, 2017
- Minutes January 8, 2018

Correspondence

Ms. Ireland reported there was no correspondence.

Old Business

There was no old business.

New Business

(A) **PC#4-18** 1220 Marsh Landing Parkway

Conditional Use Application for the transfer of ownership of an existing approved conditional use hotel located in an *Industrial: I-1* zoning district, pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code. (*Hampton Inn*)

Staff Report:

The subject property is located on the south side of Marsh Landing Parkway between South Beach Parkway, and Marsh Landing Boulevard. The property exists as a *Hampton Inn* hotel, and is an approved (transferred) conditional use in an *Industrial: I-1* zoning district under PC# 12-13. The property was originally approved for a hotel in 1998 via application PC#31-98, and the hotel was built in 1999. The applicant was informed by

staff that conditional use was not automatically transferrable, and the applicant is now applying for transfer of the approval.

Adjacent uses include an office complex to the west, a commercial shopping center to the east, multi-family residential to the south, and single-family residential to the north across Butler Boulevard. Staff is not aware of any problems or code enforcement issues related to the subject property as a hotel use, and none are expected simply from a change in ownership. The existing established hotel use complements and supports the adjacent office and commercial uses. A change in ownership should have no adverse impacts on adjacent properties or the character of the surrounding area.

Agent:

The agent Vincent Pulignano, 2741 Lydia Street, Jacksonville, FL 32205, stated they are a firm buying this and another hotel in Windsor Park. They will be doing renovations on both and they will be keeping the existing names as they are.

Public Hearing:

No one wished to speak at this time about the application.

Mr. Sutton closed the public meeting.

Discussion:

Mr. Sanders asked Ms. Ireland if there had been any complaints from the hotel. She responded none that she is aware of.

Motion: It was moved by Mr. Sanders and seconded by Mr. Dahl to approve PC#4-18.

Roll call vote: Ayes - David Dahl, Britton Sanders, Greg Sutton, Jason Lee, Margo Moehring.

The application was approved unanimously.

Planning & Development Director's Report

Ms. Ireland noted the next meeting is scheduled for Monday, March 26, 2018.

Adjournment

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

Submitted by: Paula Emminger

Approval:

Chairman

Date

DRAFT

**Minutes of Planning Commission Meeting
Held Monday, March 26, 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 at 7:00 P.M. by Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton

Board Members: Bill Callan David Dahl Georgette Dumont Britton Sanders

Alternates: Jason Lee (*absent*) Margo Moehring (*absent*)

Also present were Senior Planner Heather Ireland, and Staff Assistant Mandy Murnane.

Approval of Minutes

It was moved by Mr. Sutton, seconded by Mr. Dahl, and passed unanimously, to approve the following minutes:

- February 12, 2018
- February 26, 2018

Correspondence

Ms. Ireland reported there was a general communication email received but it was unrelated to any Planning Commission case.

Old Business

There was no old business.

New Business

- (A) **PC#5-18** Land Development Code Text Amendment

Land Development Code Text Amendment Approval to revise Section 34-467, Flood Hazard Areas of the City's Land Development Code, to revise cross-references with Section 34-467, and to update references therein to the Florida Building Code.

Staff Report:

Ms. Ireland read the following into the record:

In 2013, the City of Jacksonville Beach adopted the current Flood Hazard Area section of the Land Development Code (LDC), repealing and replacing the previous Section 34-467 with new Floodplain Management Regulations that were consistent with the 2010 Florida Building Code. The 2013 update incorporated the State's "model" language into the LDC. The update also referenced the 2013 Flood Insurance Rate Map (FIRM) panels for the City that were updated at that time.

The current Flood Hazard Area section of the LDC contains several cross-references back to various sub-sections of Section 34-467. These cross-references used the State's model ordinance numbering system as opposed to the City's numbering system. While a cross-reference table was provided as part of Ordinance No. 2013-8025, the State has requested that the City now provide accurate internal cross-references and eliminate the accompanying cross-reference table to avoid confusion and clean up this section of the code. As provided with the application, changes are shown in the underline addition / ~~strike-through~~ deletion format.

These updates do not change the content of Section 34-467. One additional reference to the Florida Building Code was added. The new 2016 Flood Insurance Rate Maps (FIRM) will be adopted this year, and Section 34-467 was already drafted to automatically adopt any map changes after 2013.

Public Hearing:

There was no one from the public present to speak about the amendment.

Mr. Sutton closed the public meeting.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Callan and seconded by Ms. Dumont, to approve the Land Development Code Text Amendment.

Roll call vote: Ayes- Bill Callan, David Dahl, Georgette Dumont, Britton Sanders, and Greg Sutton.

The motion passed unanimously.

(B) **PC#6-18** 417 North 2nd Avenue (*Lot 10, Block 35, Atlantic Park*)

Conditional Use Approval of a single-family residential use located in a Residential, multiple-family: RM-1 zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 2nd Avenue North between 4th and 5th Streets North. The property currently consists of three separate lots of record under one address, with a total of two dwelling units. Lot 10, which is the subject of the application, contains a single-family dwelling, and half of a garage apartment that also sits partially on Lot 11. Lot 12 is vacant. The owner plans to build a two-family dwelling on both Lots 12 and 11. In order to build on Lot 11, the encroaching garage apartment must be demolished, which in turn makes the remaining single-family dwelling on Lot 10 a non-conforming use.

The applicant was advised by staff that conditional use would be required to retain the single-family dwelling on Lot 10, because the property is zoned Residential, multi-family: RM-1. Adjacent uses include multiple-family and a church to the west, a church to the south, commercial and multiple-family residential to the north, and commercial to the east.

Retaining the single-family use on the subject property (Lot 10) should not negatively impact adjacent uses.

Applicant:

A representative of Payne Roberts, LLC, Michael O'Neill, 3721 Dupont Station Court South, Jacksonville, FL, 32217, explained that currently, there are two residences located on the property; one on Lot 10, and one straddling Lot 10 and Lot 11. The single-family dwelling located on Lot 10 would remain, however, the garage apartment located on both Lot 10 and Lot 11 would be removed.

Public Hearing:

There was no one from the public present to speak about the application.

Mr. Sutton closed the public hearing.

Discussion:

Ms. Dumont stated she had received a call on March 26, 2018, from a neighbor stating their support for the application.

Motion: It was moved by Ms. Dumont and seconded by Mr. Sanders, to approve the Conditional Use Application.

Roll call vote: Ayes- David Dahl, Georgette Dumont, Britton Sanders, Greg Sutton, and Bill Callan.

The motion was approved unanimously.

(C) **PC#7-18** 1183 Beach Boulevard (*formerly 1001 Nights*)

Conditional Use Approval for transfer of approved outdoor restaurant seating 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.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of Beach Boulevard, across the street from the Beach Plaza shopping center. The applicant plans to lease the building to operate a new restaurant at the location. Previous restaurant tenants at the subject property most recently include *1001 Nites, Marlin Moon Grille, and Taco Lu*. In 2014, the *Marlin Moon Grille* received conditional use approval under PC#9-14 to use the existing front patio for outdoor restaurant seating. The applicant was informed by staff that since conditional use approvals are not transferable, that he would need to apply to transfer the approved outdoor seating under the new restaurant's name.

Adjacent uses include a professional office to the west, an office and a restaurant with outdoor seating to the east, single-family homes to the north, and the Beach Plaza shopping center across Beach Boulevard to the south. The subject property has been in restaurant use since at least the early 1990's.

Staff has no records of any problems with prior operations of the outdoor seating area. Given the existing commercial setting of the subject property, the southerly facing outdoor

seating patio location, and former restaurant uses of the property, adjacent properties should not be negatively impacted.

Applicant:

Austin Towery, 115 8th Avenue South, Jacksonville Beach, was present.

Public Hearing:

Michael Gruber, 1175 1st Avenue North, Jacksonville Beach, spoke in support of the agenda item.

Mr. Sutton closed the public hearing.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Mr. Sanders and seconded by Mr. Callan, to approve the Conditional Use Application .

Roll call vote: Ayes - Georgette Dumont, Britton Sanders, Greg Sutton, Bill Callan, and David Dahl.

The motion was approved unanimously.

(D) **PC#7-18** 937 & 939 11th Avenue South

Conditional Use Approval for an educational service, located in an Industrial: I-1 zoning district, pursuant to Section 34-346(d)(9) of the Jacksonville Beach Land Development Code (*Bolts & Bytes Academy* tutoring service).

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the north side of 11th Avenue South, between 9th and 10th Streets South. The applicant plans to lease space for his business, *Bolts & Bytes Maker Academy*, an educational service for students in the 6th to 12th grade. Students participate in weekend or after-school classes focusing on science, technology, engineering, and math (STEM) skills. The applicant was informed by staff that conditional use approval would be required for the proposed business since the property was zoned *Industrial: I-1* and educational services are permitted by conditional use only.

Adjacent uses include commercial and light industrial. The applicant has coordinated with the property owner and adjacent existing tenants to ensure there will be minimal conflict with hours of operation and parking. Given the existing commercial and light industrial uses in the immediate area, adjacent uses should not be negatively impacted by the proposed use.

Applicant:

Reed Beaubouef, 1082 Carnation Street, Atlantic Beach, FL, briefly reviewed the after-school enrichment program, modeled from a *Markerspace* movement, and provided a handout to the Board Members of the program activities [*on file*].

Public Hearing:

Harry Schnitzel, 2295 Zephyr Way North, Jacksonville Beach, stated his support of the agenda item.

Mr. Sutton closed the public hearing.

Discussion:

Both Mr. Sutton and Ms. Dumont stated their support for an educational after-school activity.

Motion: It was moved by Ms. Dumont and seconded by Mr. Callan, to approve the Conditional Use Application.

Roll call vote: Ayes - Britton Sanders, Greg Sutton, Bill Callan, David Dahl, and Georgette Dumont.
The motion was approved unanimously.

Planning & Development Director's Report

Ms. Ireland noted the next meeting is scheduled for April 23, 2018.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:30 P.M.

Submitted by: Mandy Murnane
Staff Assistant

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: April 16, 2018
RE: April 23, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming April 23, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#9-18 Redevelopment District: RD Zoning Amendment

Owner/ Applicant: Shivam Properties II, LLC
Bobby Bhikha
11 North 1st Street
Jacksonville Beach, FL 32250

Agent: Ed Goodson
Goodson Nevin & Associates
10175 Fortune Parkway, Suite 402
Jacksonville, FL 32256

Location: Southeast corner of Beach Boulevard and A1A/3rd Street South.

Request: **Redevelopment District: RD Rezoning Amendment Approval** to amend RD Rezoning Ordinance No. 2008-7951 for property located at the southeast corner of Beach Boulevard and South 3rd Street, providing a new project narrative and site plan, for a new proposed hotel use. (*Element Hotel*)

Comments: The subject property is located on the southeast corner of Beach Boulevard and A1A / 3rd Street South, and is currently vacant. The site was most recently occupied by a gasoline service station (*Texaco*). In 1994 the applicant applied to rezone the subject property to *Redevelopment District: RD* zoning in order to construct a five-story office and retail center. That project was never completed, and in 2008, the applicant applied to amend the *RD* zoning to develop a hotel project. The hotel was also never constructed due to the downturn in the economy.

The actual amendment to the existing *RD* ordinance consists of the approval of a new project narrative and site plan for a proposed *Element Hotel*. The hotel would be approximately 10,000 square feet, three stories (35 feet), and would have 80 rooms

with a mix of open and covered ground level parking. Vehicular access to the property will be from 2nd Street only. The applicant also proposes to share use of the existing alley on the south side of the property with the adjacent property, McDonalds. The hotel would also have limited food service and other guest amenities. The anticipated construction start date is October 2018. The proposed site plan provided with the application shows the building footprint and required parking. The proposed hotel project is consistent with the City's Comprehensive Plan and Land Development Code, and furthers the objectives of the Downtown Community Redevelopment Plan.

Adjacent uses include McDonalds to the south, the parking lot for *Joe's Crab Shack* to the east, *Walgreens* to the north and *Burrito Gallery* to the west. Redevelopment of the subject property as proposed in the *RD* zoning amendment application would have a positive impact on adjacent properties and would have a positive effect on the visual character of the surrounding area and the "entrance" to the City. The proposed project should not negatively impact adjacent properties.

PC#10-18 Concept Plat Application

Owner/
Applicant: DNA Investments Florida, LLC
9799 Mining Drive #1
Jacksonville, FL 32257

Agent: David Palaj
9799 Mining Drive #1
Jacksonville, FL 32257

Location: 122 South 9th Street

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

Comments: The subject property is located on the northwest corner of 9th Street South and 2nd Avenue South and is currently vacant. The applicant is proposing to develop the vacant residential property with a six-unit, fee-simple townhouse project, and subdivide it into six new residential townhouse lots. Each of the lots shown on the proposed concept plat exceeds the minimum lot size and street frontage standards for townhouse lots in *RM-1* zoning districts.

Adjacent uses include single-family directly to the west, single- and multiple-family to the north, single-family, multiple-family and a church to the east, and single- and multiple-family to the south. The subdivision of the subject property into six fee-simple townhouse lots is consistent with similar townhouse developments in *RM-1* zoning districts.

PC#11-18 **Conditional Use Application**

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

Agent: Rick Glawe
1656 Park Terrace W.
Atlantic Beach, FL 32233

Location: 217 North 18th Avenue

Request: **Conditional Use Approval** for a 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 18th Avenue North, between 2nd and 3rd Streets North, and contains a nonconforming single-family home constructed in 1938. The owners wish to elevate the existing building and add a unit onto the first floor, creating a multiple-family use of the property. The applicant was informed by staff that conditional use approval would be required for a multi-family use in a *C-1* zoning district.

Adjacent uses include office to the west, multi- and single-family to the north and east, and multi-family and office to the south. The proposed multi-family use of the subject property as multi-family is consistent with the mixed use character of the surrounding area and should not negatively impact adjacent properties.

PC#12-18 **Conditional Use Application**

Owner: Anne Biondo Trust
103 37th Avenue South
Jacksonville Beach, FL 32250

Applicant: Eckstein Investments, LLC
PO Box 50338
Jacksonville Beach, FL 32240

Agent: Scott Gay
3948 S. 3rd Street #291

Jacksonville Beach, FL 32250

Location: 216 S 1st Street

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 west side of 1st Street South between 2nd and 3rd Avenues South, and currently contains a nonconforming single-family dwelling constructed in 1941. The applicant plans to purchase the property and is proposing to rebuild a new single-family dwelling on the same footprint as the existing house. The agent for the applicant was informed by staff that conditional use approval would be required for the proposed single-family use in *Residential, multiple-family: RM-2* zoning.

Adjacent uses include multi-family residential to the north, south, and west, and oceanfront residential condominiums to the east. The proposed continued use of single-family residential represents a reasonable use of the subject property, as opposed to a multi-family use, and should not negatively impact adjacent properties.



REZONING/TEXT AMENDMENT APPLICATION

PC No. 9-18AS/400# 18-100052

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: Shivam Properties II, LLC
Mailing Address: 11 1st St. North, Jacksonville Beach, Fl 32250Telephone: (904) 435-3535
Fax: _____
E-Mail: bobby@shivamproperties.com**RECEIVED**Applicant Name: same as owner
Mailing Address: _____Telephone: _____
Fax: _____
E-Mail: _____

MAR 12 2018

PLANNING & DEVELOPMENT

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

Agent Name: Goodson Nevin & Assoc. (Ed Goodson)
Mailing Address: 10175 Fortune Parkway, Ste 403
Jacksonville, Fl 32256Telephone: (904) 519-7770
Fax: _____
E-Mail: EGoodson@GoodsonNevin.com

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

(7 S. 3rd St.)Street address of property and/or Real Estate Number: 175525-0000;175526-0000;175527-0000Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): see attachedCurrent Zoning Classification: RD (previous RD 09-100030) Future Land Use Map Designation: _____

TEXT AMENDMENT DATA

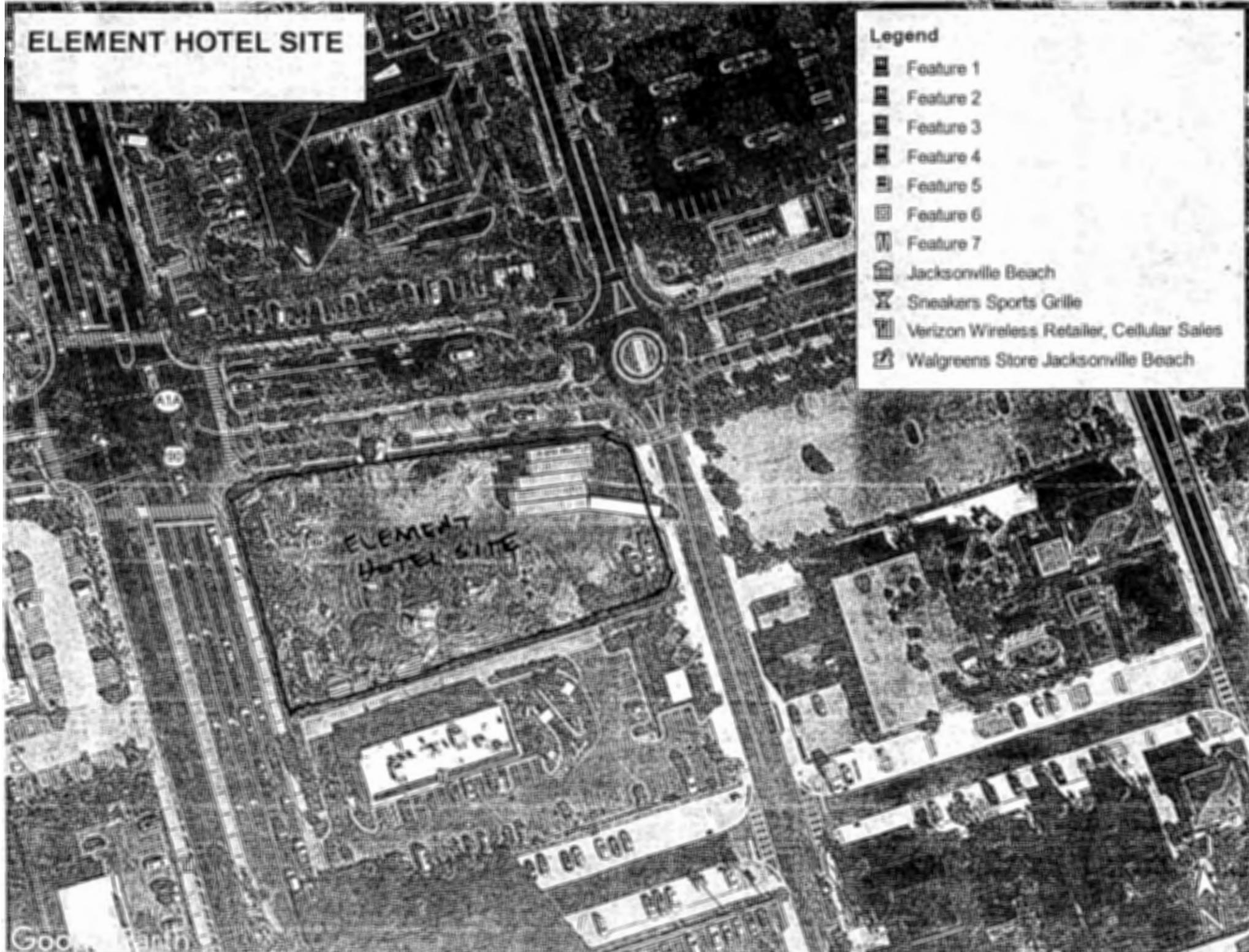
Current Chapter, Article, Section, Paragraph Number: _____

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" 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: Shaghiath ButcherDate: 3/9/18

ELEMENT HOTEL SITE

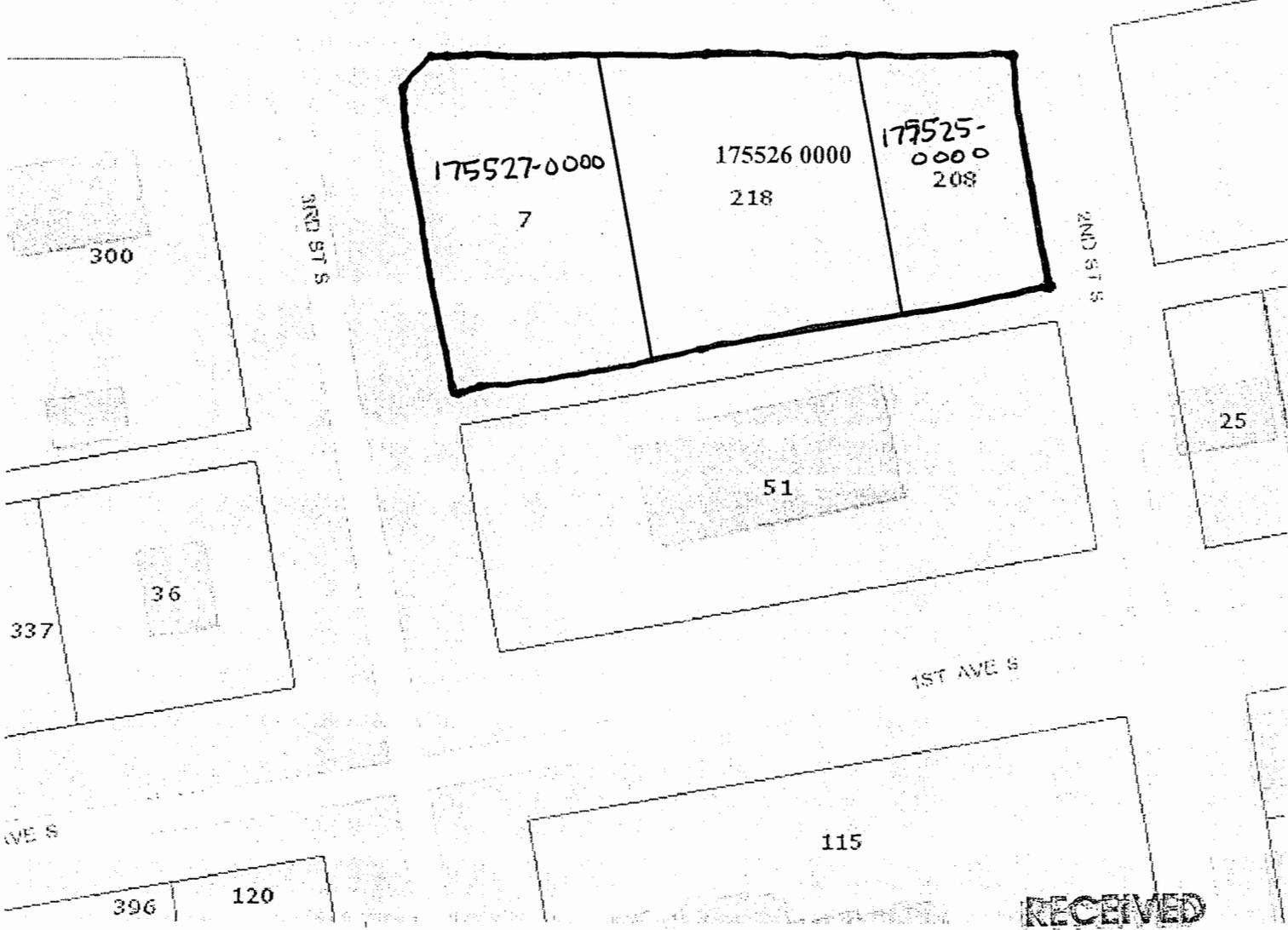
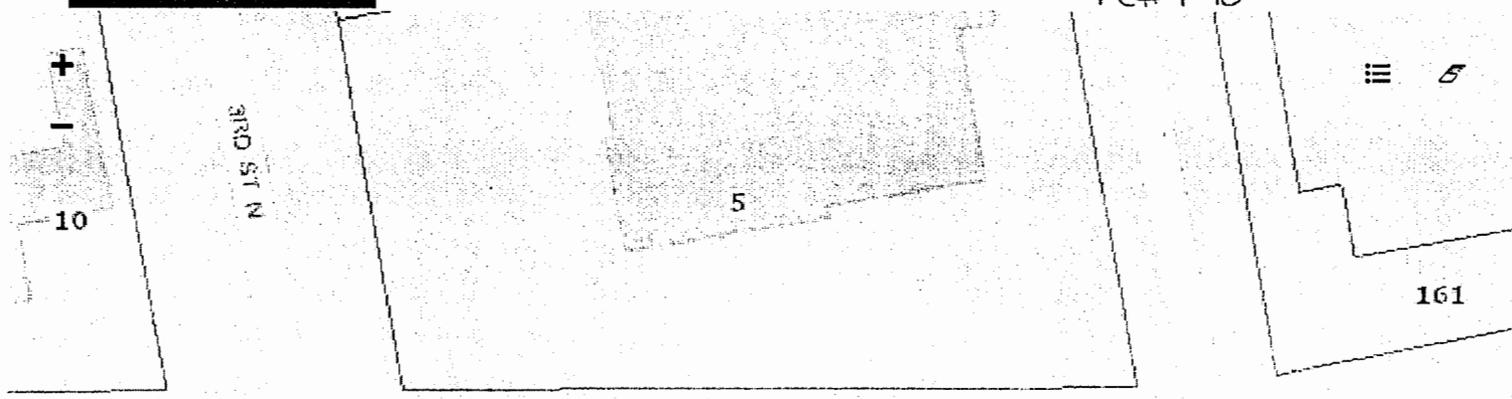
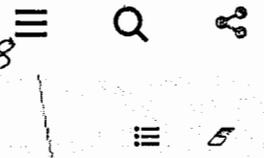


Legend

-  Feature 1
-  Feature 2
-  Feature 3
-  Feature 4
-  Feature 5
-  Feature 6
-  Feature 7
-  Jacksonville Beach
-  Sneakers Sports Grille
-  Verizon Wireless Retailer, Cellular Sales
-  Walgreens Store Jacksonville Beach

PROPERTIES
DUVAL MAPS

PC#9-18



RECEIVED

MAR 12 2018

PLANNING & DEVELOPMENT

ELEMENT HOTEL APPLICANT INFORMATION

LAND OWNER:

Shivam Properties II, LLC.

11 1st St. North, Jacksonville Beach, Fl 32250

PH: 904-435-3535; Fax: 904-435-3536

APPLICANT:

Mr. Bhagirath (Bobby) Bhikha

11 1st St. North, Jacksonville Beach, Fl 32250

PH: 904-435-3535; Fax: 904-435-3536

AGENT:

Goodson Nevin & Associates Consulting Engineers, Inc.

Ed Goodson

10175 Fortune Parkway, Ste 403

Jacksonville, Fl 32256

PH: 904-519-7770

Email: EGoodson@GoodsonNevin.com

OTHER PROFESSIONAL CONSULTANTS:

ARCHITECT:

BRR Architecture, Inc.

Jacob Henley, AIA

6700 Antioch Plaza, Ste 300

Merriam, KS 66204

PH: 913-236-3437; Email: Jacob.Henley@brrarch.com

REZONING/MODIFICATION or TEXT AMENDMANET INFORMATION**1. STREET ADDRESS: 1 A1A, Jacksonville Beach, Fl 32250**

Legal Description: Lots, 1,2,3,4, and 5, Block 3, Pablo Beach South, as recorded in Plat Bk 3, pg 28 of the current public records of Duval County.

Parcels: RE# 175525-0000 (208 Beach Blvd., Jacksonville Beach); 175526-0000 (218 Beach Blvd., Jacksonville Beach); 175527-0000 (7 3rd St, Jacksonville Beach)

2. Copy of the relevant Duval County Property Assessment Map.

See attached.

3. 8.5" x 11" Vicinity Map.

See attached.

4. An aerial photograph that is less than 12 months old of the property.

See attached.

5. Description of the current zoning district designation in the LDC, and the future Land Use Map designation in the comprehensive plan, f the land proposed for amendment.

The subject property was approved in April, 2008 by Ordinance 2008-795 1 for re-zoning to "REDEVELOPMENT DISTRICT" (RD). While the same use is proposed, this submittal is based on a new hotel, thus this submittal is for approval based on the hotel product. Please see the attached site and building program elevations and plans.

6. Narrative description of the proposed amendment to the zoning map and an explanation of why it complies with the standards governing a re-zoning in the LDC.

The proposed project will be constructed at the S.E. corner of Third St (A1A) and Beach Blvd.

The project is consistent and satisfies all the requirements of the LDC, but due to a different hotel product from the previous hotel approved in the re-zoning to RD, this re-zoning package for the new hotel is being submitted for approval.

7. For a LDC text amendment, include the chapter. Article section, paragraph numbering and current text of the section of sections proposed to be changed, and the full text of the proposed amendment, the proposed text amendment submittal must include a cover letter containing narrative

statement explaining the amendment, why it is needed and how it will comply with the goals, objectives and policies in the Jacksonville Beach Comprehensive Plan Elements.

This is NOT APPLICABLE.

8. Statement of planning objectives to be achieved by the planned redevelopment activity and its consistency with the Jacksonville Beach Community Redevelopment plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural features of the proposed development.

Planning Objectives:

- Project will provide a full service (no full restaurant) hotel in the heart of the Central Business District.
- Project will provide meeting space, bar, warming food service, with outdoor seating and parking.
- Project will provide a landmark at the most prominent intersection in Jacksonville Beach.
- The attractive exterior design will stimulate and encourage standards of high quality for surrounding properties.

9. Description of the proposed development, including:

- I. The number and type of dwelling units: N/A.
- II. The approximate gross density for the residential development: N/A.
- III. The amounts of land and building square footages for non-residential developments by type of use, including any portions to be reserved for public use:

Property Size: 46,524 s.f.

Building Footprint: 10,236 s.f.

The total number of parking spaces shall meet the LDC code parking required and or will pay into the city parking fund if any shortage.

BUILDING OCCUPANCY: Hotel (80 rooms)

Parking: (Ground level) 80 spaces code required. Anticipated 81 spaces. (39 covered (11,257 s.f.)), (42 uncovered (18,950 s.f.))

First Floor:

- Lobby/Public Spaces: 2,906 s.f.
- Kitchen / Dining: 11,667 s.f.

Second Floor:

- **BOH: 1,720 s.f.**
- **Guest Rooms: 14, 335 s.f.**

Third Floor:

- **Guest Rooms: 14, 335 s.f.**

IV. Calculations showing the total lot coverage for building and accessory uses:

Building Footprint: 10,236 s.f. (21.8%)

Landscaping: 3,825 s.f. (8.2%)

Sidewalk/driveway: 32,463 s.f. (70%)

Property Boundary: 46, 524 s.f. (100%)

10. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system and parking facilities.

See the attached concept plan and building elevations.

11. A tentative development schedule indicating:

(a). The approximate date to when construction of the development can be anticipated to begin.

October 2018

(b). The stages in which the development will be built and the approximate date when construction on each stage can be anticipated to begin.

Stage 1	Site Preparation	October 2018
Stage 2	Foundations	November 2018
Stage 3	Vertical Construction	March 2019
Stage 4	Interior Spaces	February 2020

(C). The approximate date when each stage of the development will be completed.

Stage 1	Site Preparation	November 2018
Stage 2	Foundations	December 2018
Stage 3	Vertical Construction	March 2020
Stage 4	Hotel Opening	August 2020

Consistency with Jacksonville Community Redevelopment Plan:

- The comprehensive plan designation for this property is commercial-Central Business District with RD zoning. The designed project consisting of hotel/motel use, retail, meeting space, bar, office space, restaurant, and parking is consistent with this designation.
- The proposed project satisfies all requirements of the LDC but must have RD rezoning, which it obtained in 2008.
- The maximum building height is thirty-five feet (35'), which is consistent with the CBD requirement.
- The project will meet the requirements of the master retention for City and St. Johns River Water Management District criteria, as well as other local, state, and federal water, sewer, and stormwater facility regulations.
- This project will result in improved pedestrian and vehicular traffic, landscaping, and general infrastructure of the area and increased public amenities.
- The proposed project results in a logical and orderly development pattern by meeting all requirements of the LDC and the Jacksonville Beach redevelopment plan.

Character Description:

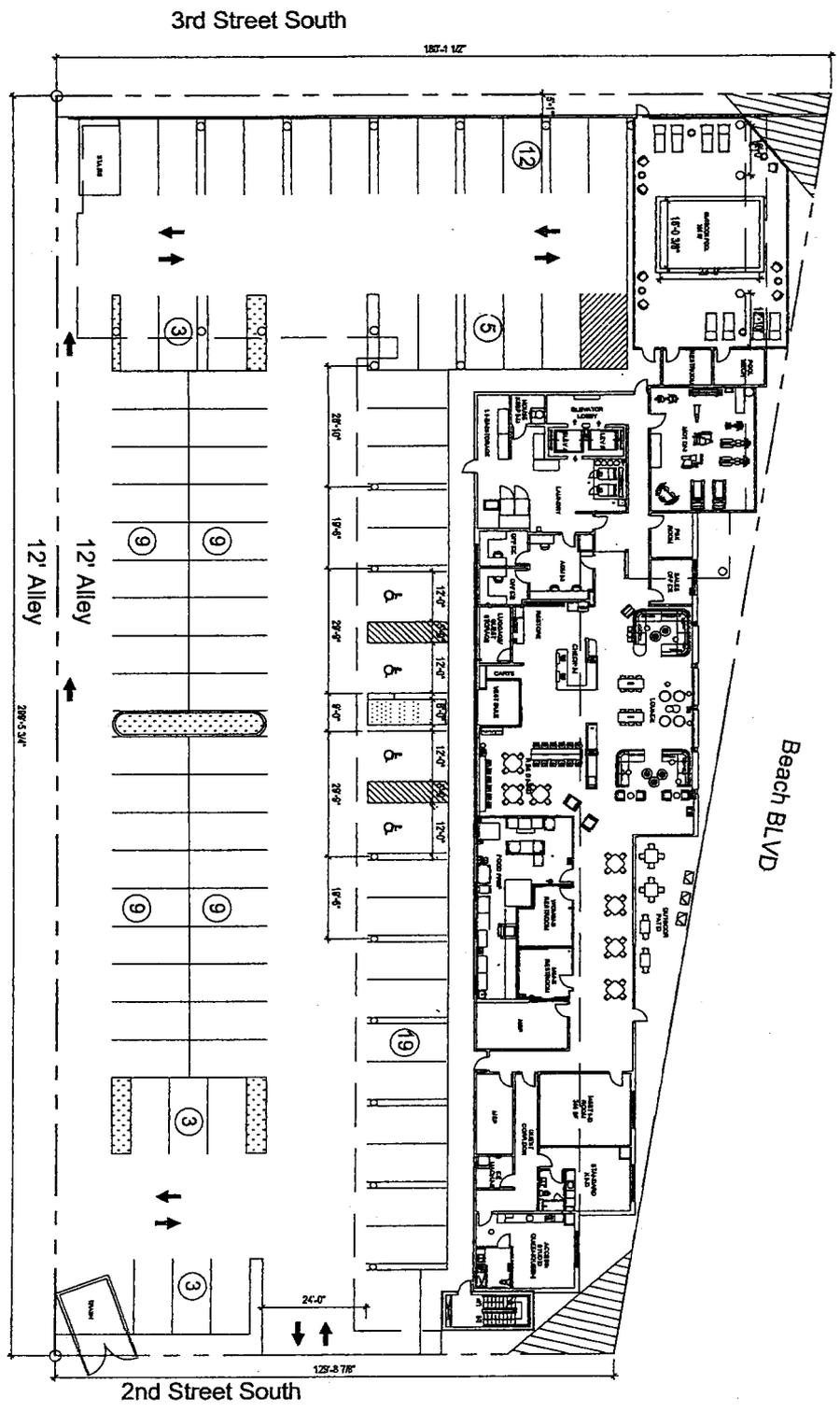
The proposed project will be constructed at the S.E. corner of A1A and Beach Blvd., the most prominent / visible site at the beaches. The building will serve as a landmark anchoring the downtown area as a business district.

The building responds to the site by stepping back alongside Beach Blvd. as the property width diminishes from west to east. This provides a landscaped buffer between the building and the sidewalk along Beach Blvd, will also having pedestrian and relaxation amenities as well.

The building is 35' in height and houses two floors of hotel units, which will also include meeting spaces. Attached are some building elevations and site plans to better visualize the project.



Element by Westin Site Plan
 JACKSONVILLE BEACH, FL

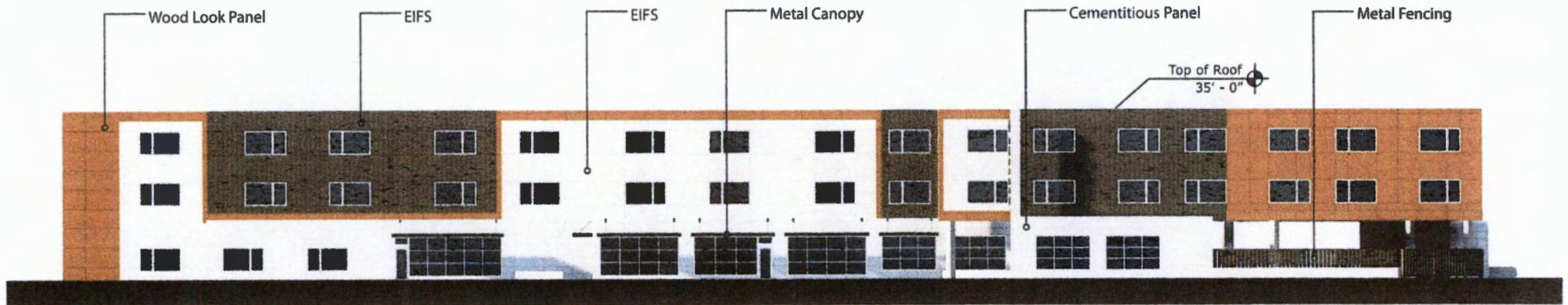


VISION REPRESENTATION ONLY - NOT FOR CONSTRUCTION
 This rendering is a conceptual representation of the proposed project. It is not intended to be used for construction purposes. The rendering is based on information provided by the client and is subject to change without notice. The rendering is not a guarantee of any performance, results, or outcomes. The rendering is provided for informational purposes only and should not be relied upon for any decision-making.

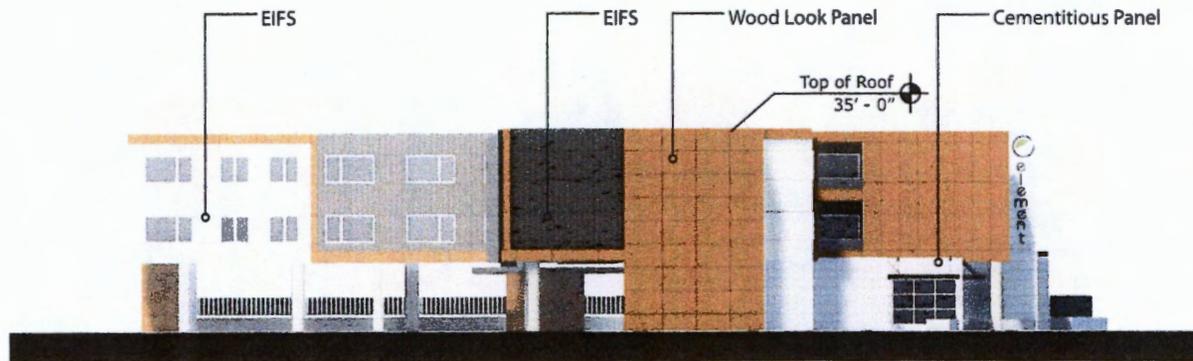


Element by Westin Overall Perspective
 JACKSONVILLE BEACH, FL

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
 The information shown on this drawing is for informational purposes only and is not intended to be used for construction. It is not a contract document and does not constitute an offer. The information shown on this drawing is subject to change without notice. The information shown on this drawing is not to be used for any other purpose. The information shown on this drawing is not to be used for any other purpose. The information shown on this drawing is not to be used for any other purpose.



North Elevation



East Elevation



Element by Westin Elevations
JACKSONVILLE BEACH, FL

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION
 This is a design representation only and is not intended to be used for construction. It is not a contract document and does not constitute an offer. It is subject to change without notice and is not to be used for any other purpose. All rights reserved. © 2018 BRR. All other rights reserved.

March 15, 2018

DNA Investments Florida LLC

To: Dept. of Planning and Development
Re: Blue Waters Townhomes

Property address: 122 9th Street South, Jacksonville Beach FL 32250

As requested here are 4 copies of the land development plans for Conceptual Plat, along with a check for \$250.00 for the applicable fee.

Its Officer

David Palaj

RECEIVED
PC#10-18
MAR 16 2018
#18-100053
PLANNING & DEVELOPMENT

DNA INVESTMENTS FLORIDA LLC
 9799 MINING DR #1
 JACKSONVILLE, FL 32257

Primary Site Address
 122 S 9TH ST
 Jacksonville Beach FL 32250

Official Record Book/Page
 18082-00137

Title #
 9433

122 S 9TH ST
 Property Detail

RE #	175656-0000
Tax District	USD2
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	18750

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$218,875.00	\$386,250.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$218,875.00	\$386,250.00
Assessed Value	\$188,501.00	\$386,250.00
Cap Diff/Portability Amt	\$30,374.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$188,501.00	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
18082-00137	8/2/2017	\$500,000.00	WD - Warranty Deed	Qualified	Vacant
07920-00092	7/29/1994	\$30,000.00	QC - Quit Claim	Unqualified	Improved
00424-00343	1/1/1899	\$100.00	- Unknown	Unqualified	Unknown

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	JRM-1	125.00	150.00	Common	125.00	Front Footage	\$386,250.00

Legal

LN	Legal Description
1	3-28 33-25-29E
2	PABLO BEACH SOUTH
3	LOTS 7,8 BLK 20

Buildings

No data found for this section

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$188,501.00	\$0.00	\$188,501.00	\$1,396.83	\$1,536.51	\$1,457.57
Public Schools: By State Law	\$188,501.00	\$0.00	\$218,875.00	\$996.76	\$927.37	\$945.21
By Local Board	\$188,501.00	\$0.00	\$218,875.00	\$492.03	\$492.03	\$466.60
FL Inland Navigation Dist.	\$188,501.00	\$0.00	\$188,501.00	\$5.48	\$6.03	\$5.66
Jax Beach	\$188,501.00	\$0.00	\$188,501.00	\$650.28	\$753.00	\$679.73
Water Mgmt Dist. SJRWMD	\$188,501.00	\$0.00	\$188,501.00	\$49.44	\$51.35	\$51.35
Gen Gov Voted	\$188,501.00	\$0.00	\$188,501.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$188,501.00	\$0.00	\$218,875.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$188,501.00	\$0.00	\$188,501.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,590.82	\$3,766.29	\$3,606.12
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$218,875.00	\$171,365.00	\$0.00	\$171,365.00		
Current Year	\$218,875.00	\$188,501.00	\$0.00	\$188,501.00		

2017 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.

2017

2016

BLUE WATER TOWNHOMES

A PART OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, BEING A REPLAT OF LOTS 7 AND 8, BLOCK 20, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CAPTION

LOTS 7 AND 8, BLOCK 20, PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DNA INVESTMENTS FLORIDA, LLC IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON KNOWN AS BLUE WATER TOWNHOMES, HAVING CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE LANDS AND THAT THE 10' B.E.S. ELECTRIC EASEMENT IS HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATED TO THE CITY OF JACKSONVILLE BEACH, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS.

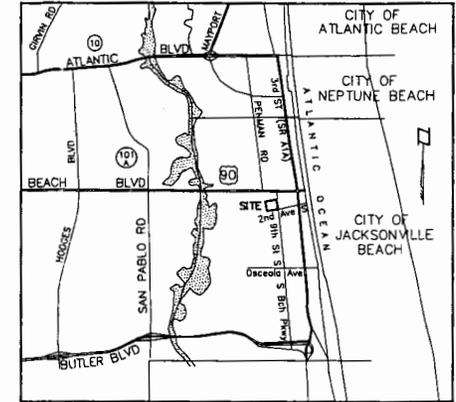
THE EASEMENT DESIGNATED AS 10' B.E.S. ELECTRIC EASEMENT IS HEREBY IRREVOCABLY DEDICATED TO THE CITY OF JACKSONVILLE BEACH, A MUNICIPAL CORPORATION IN DUVAL COUNTY, FLORIDA, D/B/A BEACHES ENERGY SERVICES, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. BEACHES ENERGY SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL RIGHT OF ACCESS TO AND EGRESS FROM, OVER, UNDER, AND ACROSS, ALL ROADS, STREETS, WAYS, BOULEVARDS, LANES, AND ELECTRIC EASEMENTS DEPICTED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR REMOVAL OF ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM, SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM. THE AFORESAID SPECIFIC TEN FOOT (10') B.E.S. ELECTRIC EASEMENT IS SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

- (1) NO UTILITIES OTHER THAN BEACHES ENERGY SERVICES SHALL BE INSTALLED PARALLEL WITHIN SAID ELECTRIC EASEMENTS.
- (2) ELECTRIC EASEMENTS DEDICATED TO BEACHES ENERGY SERVICES AND WHERE ABOVE GROUND EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, AND OTHER OBJECTS.
- (3) THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY BEACHES ENERGY SERVICES WITHOUT PRIOR NOTICE, AT THE EXPENSE OF EACH LOT OWNER OR OWNER FOR THE REMOVAL AND REPLACEMENT OF SUCH ITEMS.

NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF 8TH STREET SOUTH, BEING SOUTH 09°46'22" EAST, ESTABLISHED BY GPS OBSERVATION.
2. NOTICE: THIS PLAT, IN ITS GRAPHIC FORM, IS THE DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC DISTRIBUTION LINES AND ABOVE GROUND APPURTENANCES OVER A 10 FOOT STRIP ADJACENT TO, AND PARALLEL WITH, THE RIGHT OF WAY OF HILLS LANE AND STATE ROAD NO. A-1-A (DENOTED AS 10' B.E.S. ELECTRIC EASEMENT).
4. EASEMENT DENOTED AS 10' B.E.S. ELECTRIC EASEMENT, AND WHERE SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES ARE PLACED SHALL REMAIN TOTALLY UNOBSTRUCTED IN COMPLIANCE WITH THE UTILITY'S REQUIREMENTS AND SPECIFICATIONS FOR EQUIPMENT CLEARANCES FROM SHRUBS, TREES, PLANTS, FENCES, ETC.
5. THE COORDINATES SHOWN HEREON ARE IN N.A.D. 1983 DATUM OBTAINED BY GPS' RUN USING SPECTRA PRECISION EPOCH 50 L1/L2 EQUIPMENT AND TRIMBLE VRS SOFTWARE. THE COORDINATE VALUES SHOWN DO NOT CORRESPOND WITH THE BEARINGS SHOWN HEREON.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12010449H, REVISED JUNE 5, 2013 FOR DUVAL COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS

- DENOTES PERMANENT REFERENCE MONUMENT, SET OR FOUND 4" X 4" CONCRETE MONUMENT, STAMPED LB 3672
- DENOTES SET 1/2" IRON PIPE, STAMPED LB 3672
- B.E.S. DENOTES BEACHES ENERGY SERVICES.
- BR. DENOTES BUILDING RESTRICTION LINE.

IN WITNESS WHEREOF, DAVID PALAJ, AS MANAGER OF DNA INVESTMENTS FLORIDA, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED
THIS _____ DAY OF _____ A.D., 2018.

WITNESS _____ BY: _____
PRINT NAME: DAVID PALAJ
DNA INVESTMENTS FLORIDA, LLC
MANAGER
WITNESS _____
PRINT NAME: _____

STATE OF FLORIDA, COUNTY OF DUVAL
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 2018, BY DAVID PALAJ, AS MANAGER OF DNA INVESTMENTS FLORIDA, LLC, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

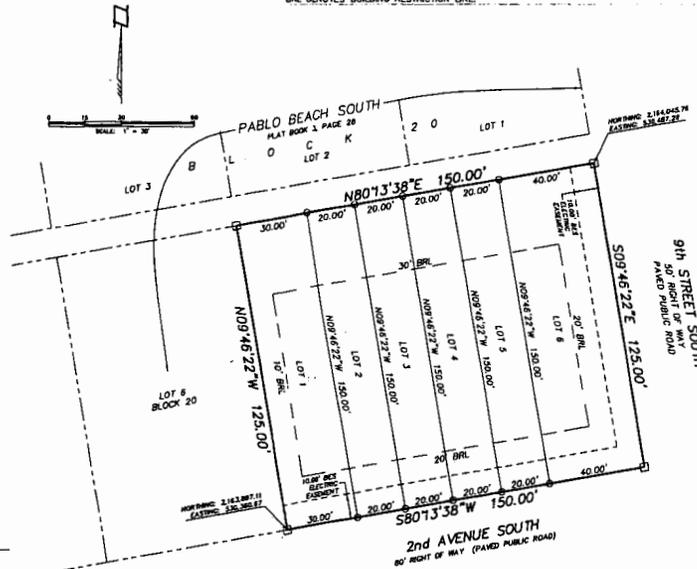
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: _____
COMMISSION NO.: _____
MY COMMISSION EXPIRES: _____

CLERKS CERTIFICATE
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED, AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND SUBMITTED TO ME FOR RECORDING, AND IS RECORDED IN PLAT BOOK _____ PAGES _____ OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
SIGNED THIS _____ DAY OF _____ A.D., 2018.

CLERK OF THE CIRCUIT COURT _____ DEPUTY CLERK _____

CITY OF JACKSONVILLE BEACH APPROVAL
EXAMINED AND APPROVED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, THIS _____ DAY OF _____ A.D., 2018.

WILLIAM C. LATHAM, MAYOR _____ LAURIE SCOTT, CLERK _____



PLAT CONFORMITY REVIEW
THIS PLAT HAS BEEN REVIEWED AND FOUND IN COMPLIANCE WITH PART 177, CHAPTER 177, FLORIDA STATUTES, THIS _____ DAY OF _____ A.D., 2018.
KATHY L. WADE, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
FLA. LICENSE No. LS 8164
PC# 10-18
MAY 16 2018

SURVEYORS CERTIFICATE
THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE BEACH, FLORIDA, SIGNED AND SEALED THIS _____ DAY OF _____ A.D., 2018.

JOHN W. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER
STATE OF FLORIDA LICENSE No. LS 3295
BOATWRIGHT LAND SURVEYORS, INC.
LICENSED BUSINESS No. LB672
PREPARED BY:
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE
JACKSONVILLE BEACH, FLORIDA
(904) 241-8550



CONDITIONAL USE APPLICATION RECEIVED

PC No. 11-18
AS/400# 18-100061
HEARING DATE 4/23/18

MAR 22 2018

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 Glauve Trust
Mailing Address: 1656 Park Terrace West
Atlantic Beach, FL 32233

Telephone: 904-234-7654
Fax: _____
E-Mail: rickglauve@yale.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: Rick Glauve
Mailing Address: 1656 Park Terrace West
Atlantic Beach, FL 32233

Telephone: 904-234-7654
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: 217 18th Ave. N. (175431-0000)

Legal Description of property (attach copy of deed): Lot 7, Block 193, ELton Realty Cos R/P

Current Zoning Classification: C-1

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)(15)

Describe the proposed conditional use and the reason for the request: multiple-family in C-1

Applicant Signature:

Date: 3/22/18

RECEIVED

PC#11-18

MAR 22 2018

Prepared by: Randall Glawe 904-234-7654
1656 Park Terrace West
Atlantic Beach, FL 32233

QUIT-CLAIM DEED

PLANNING & DEVELOPMENT

THIS INDENTURE, Made on the 7 day of April, 2015 by and between Scott D. Glawe, of Duval County, Florida, party of the first part, Grantor's mailing address 217 18th Ave. North, Jacksonville Beach, Florida 32250 and **Susan D. Glawe Trust**, of Duval County, Florida party of the second part, Grantee's mailing address Susan D. Glawe Trust, 1656 Park Terrace West, Atlantic Beach, FL 32233

WITNESSETH, that the said party of the first part, in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, to him paid by the said party of the second part (the receipt of which is hereby acknowledged) does by these presents **REMISE, RELEASE and FOREVER QUIT CLAIM** unto the said party of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of Duval, State of Florida, to-wit:

10 - 14 28 - 2S - 29E. 14 Elton Realty COS R/P Lot 7 BLK 193

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto her heirs and assigns forever; so that neither the said party of the first part nor his heirs nor any other person or persons, for his or in his name or behalf, shall or will hereinafter claim or demand any right or title to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

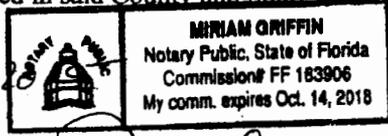
Scott D. Glawe

In the State of Florida, County of Duval, on this 7 day of April, 2015 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott D. Glawe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal and affixed in said County and State the day and year in this certificate above written.

Notary Public Date 4-7-15

Witness Date 4-7-15



Witness Date 4-7-2015

①

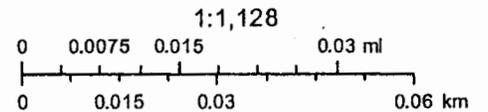
Duval Map



March 22, 2018

PLANNING & DEVELOPMENT

RECEIVED
PC#11-18
MAR 22 2018



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

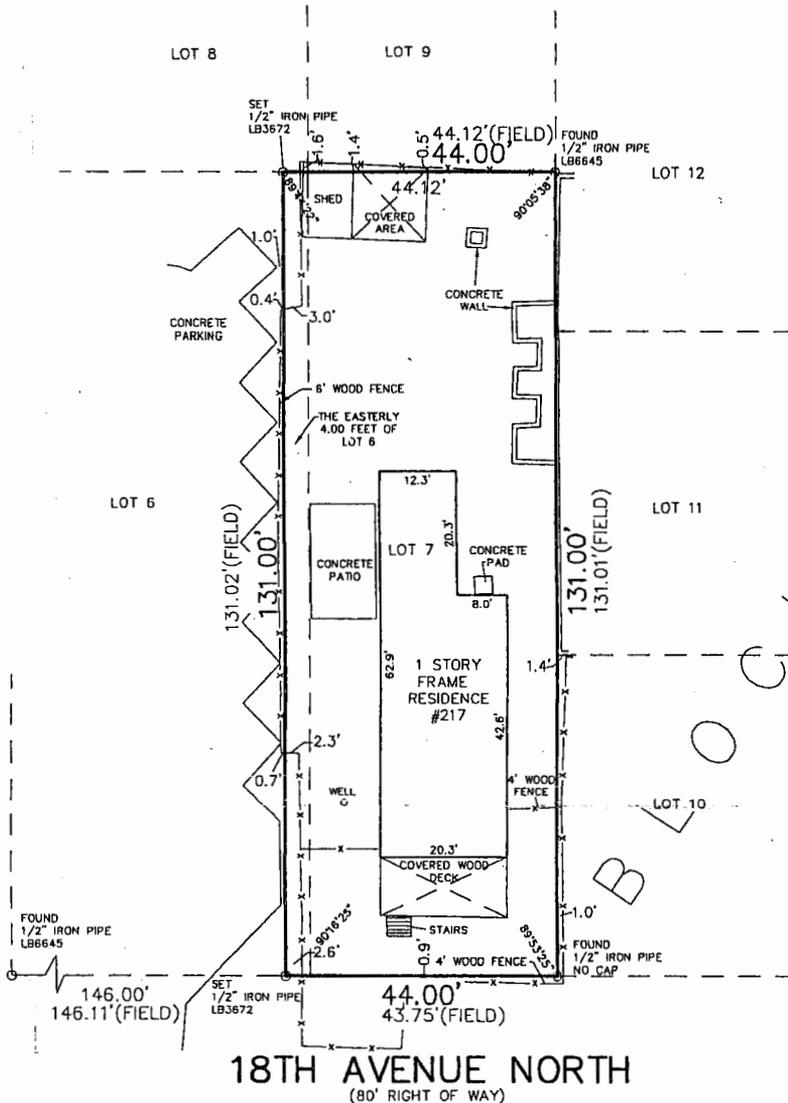
MAP OF

LOTS 7 TOGETHER WITH THE EASTERLY 4.00 FEET OF LOT 6, BLOCK 193, ELTON REALTY CO'S REPLAT, AS RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT

RECEIVED
PC#11-18
MAR 22 2018

THIRD (3RD) STREET NORTH
(STATE ROAD A-1-A)
(100' RIGHT OF WAY)



18TH AVENUE NORTH
(80' RIGHT OF WAY)



NOTES:

THIS IS A BOUNDARY SURVEY.
NO BUILDING RESTRICTION LINE AS PER PLAT.
ANGLES AS PER FIELD SURVEY.
NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0001 D REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA.

"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 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: *sm*
DRAWN BY: *AJS*
FILE: 2007-0934

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: AUGUST 15, 2007
SHEET 1 OF 1



RECEIVED

CONDITIONAL USE APPLICATION

MAR 26 2018

PC No. 12-18

AS/400# 18-100063

HEARING DATE 4/23/2018

PLANNING & DEVELOPMENT

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: Anne Biondo Trust
Mailing Address: 103 37th Ave S, Jacksonville Bch, FL 32250

Telephone: (904) 241-0707
Fax:
E-Mail:

Applicant Name: Eckstein Investments, LLC
Mailing Address: P.O. Box 50338, Jacksonville Bch, FL 32240

Telephone: (904) 249-1003
Fax: (904) 249-6789
E-Mail: scott@jbritz.com

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

Agent Name: Scott Gay
Mailing Address: 3948 S Third St #291, Jacksonville Bch, FL 32250

Telephone: (904) 249-1003
Fax: (904) 249-6789
E-Mail: scott@jbritz.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: RE:175661-0000; 216 1st ST S

Legal Description of property (attach copy of deed): See Attached Survey

Current Zoning Classification: 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)(12)

Describe the proposed conditional use and the reason for the request: Applicant seeks to rebuild on the footprint of the existing single family structure, and impervious area, contained on the subject parcel

Applicant Signature: [Signature] Date: 3-27-18

RECEIVED

PC#12-18

MAR 26 2018

PLANNING & DEVELOPMENT

March 23, 2018

City of Jacksonville Bch
11 N Third St
Jacksonville Bch, FL 32250

RE: Parcel 175661-0000
216 1st ST S
Jacksonville Bch, FL 32250

Dear Sir:

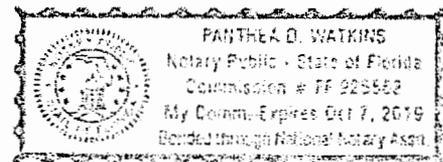
This will authorize Cresent 17, LLC or its assigns to submit the attached "Conditional Use Application" for the above referenced parcel

Furthermore, Scott Gay will represent Cresent 17, LLC before the Planning Commision.

Sincerely,

Anne Biondo Trust
Anne Biondo Trust

Panthea Watkins



RECEIVED

PC#12-18

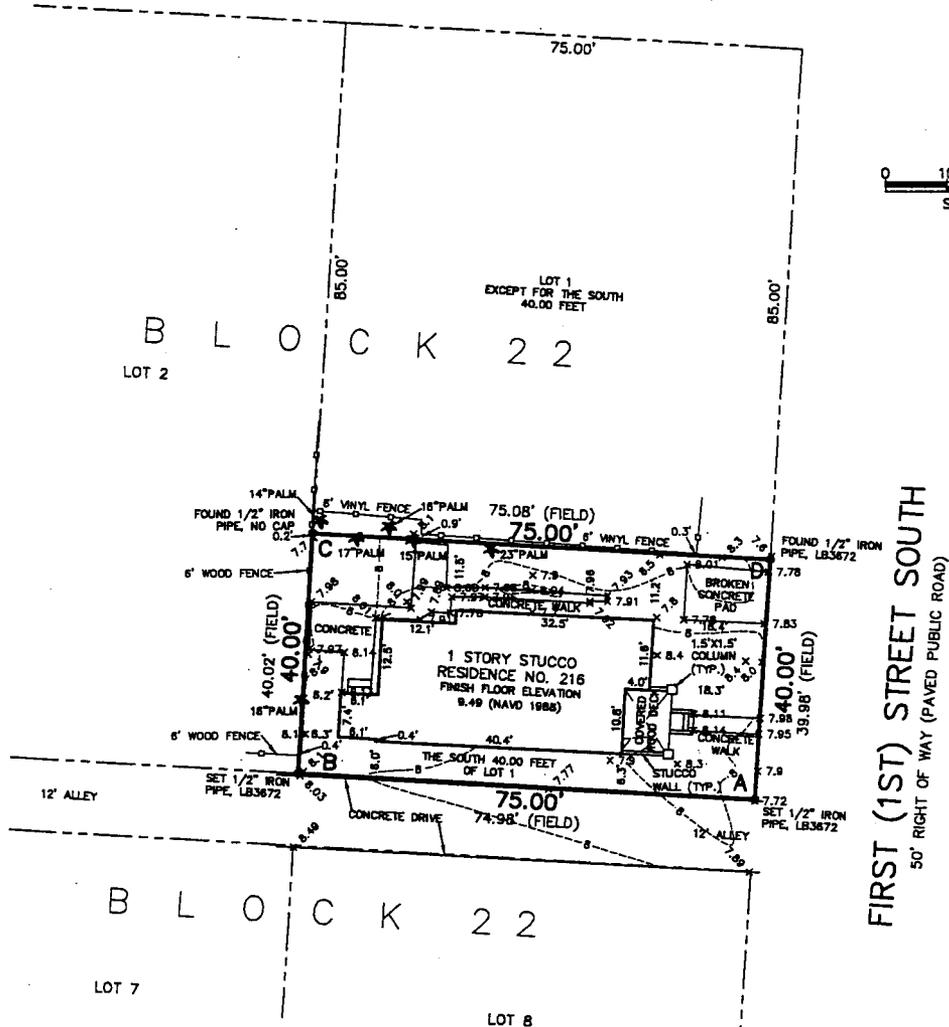
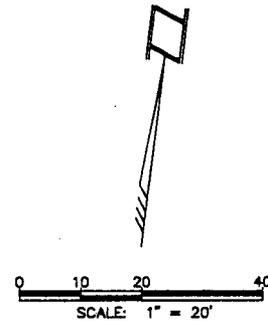
MAR 26 2018

MAP SHOWING SURVEY OF

THE SOUTH FORTY (40) FEET OF LOT 1, BLOCK 22, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PLANNING & DEVELOPMENT

SECOND (2ND) AVENUE SOUTH
(FORMERLY GRIFFITH AVENUE)
80' RIGHT OF WAY (PAVED PUBLIC ROAD)



IMPERVIOUS:
 BUILDING = 974 SQUARE FEET
 CONCRETE = 409 SQUARE FEET
 TOTAL LOT = 3001 SQUARE FEET
 PERCENTAGE OF IMPERVIOUS=46%

- NOTES:**
1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY WITH TREE LOCATION.
 2. NO BUILDING RESTRICTION LINE PER PLAT.
 3. INTERIOR ANGLES ARE AS FOLLOWS:
 A: 90°00'17"
 B: 90°07'58"
 C: 89°49'47"
 D: 90°01'58"
 4. BENCHMARK USED IS FOUND MAGNAIL & DISK, LB 3672 IN FRONT OF RESIDENCE NO. 319 1ST STREET SOUTH. ELEVATION = 7.61 (NAVD 1988) PER GPS OBSERVATION.
- 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.

THIS SURVEY WAS MADE FOR THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

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 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: DAF
 FILE: 2018-0378

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: MARCH 07, 2018
 SHEET 1 OF 1