

# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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Monday, June 24, 2019

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), Britton Sanders, Margo Moehring  
Alternates: Jon Walker, Bill Spann
3. **Approval of Minutes:** May 13, 2019 and May 28, 2019
4. **Correspondence:** Letter for PC#17-19
5. **Old Business:**
  - (A) PC#13-19 *Deferred from May 28, 2019 meeting*  
**Land Development Code Text Amendment Application** to amend the definition of "Pets, household" under Article IV. Definitions to permit female chickens and poultry and female dehorned goats, and to provide standards and regulations for coops and enclosures, where permitted. (Applicant – private sponsor)
6. **New Business:**
  - (A) PC#17-19 **103/105 North 8<sup>th</sup> Avenue**  
**Conditional Use Application** for the transfer of an approved multiple-family property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
7. **Planning Department Report:**
  - (A) The next meeting is scheduled for Monday, July 8, 2019 with three agenda items.

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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: June 17, 2019  
RE: June 24, 2019 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, June 24, 2019** Planning Commission meeting.

**OLD BUSINESS:**

**PC#13-19 Land Development Code Text Amendment Application**

Owner/  
Applicant: Marcello Bergo & Katrina Lane  
603 16<sup>th</sup> Street North  
Jacksonville Beach, FL 32250

Agent: Lindsay Haga, AICP  
England-Thims & Miller, Inc.

Request: **Land Development Code Text Amendment Approval** to amend the definition of “Pets, household” under Article IV. Definitions to permit female chickens and poultry and female dehorned goats, and to provide standards and regulations for coops and enclosures, where permitted. (Applicant – private sponsor)

Comments: The proposed Land Development Code Text Amendment was originally presented to the Planning Commission at the May 28, 2019 meeting. The details of the proposed amendment were discussed and the City’s attorney noted that she desired additional time to review the proposed amendments and discuss them with the applicant and staff.

Following a meeting between the applicant, staff and the City’s attorney, staff is now requesting that the application be deferred until the September 23, 2019 Planning Commission meeting to allow additional time for detailed discussions.

**NEW BUSINESS:**

**PC#17-19      Conditional Use Application**

**Owner:**            Daniel C. Elmaleh  
                         1879 South 1<sup>st</sup> Street  
                         Jacksonville Beach, FL 32250

**Applicant:**        JJQRS, LLC  
                         Augusto Quilon  
                         224 North 18<sup>th</sup> Avenue  
                         Jacksonville Beach, FL 32250

**Location:**        103/105 North 8<sup>th</sup> Avenue

**Request:**        **Conditional Use Approval** for the transfer of an approved multiple-family property 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 northwest corner of 1<sup>st</sup> Street North and 8<sup>th</sup> Avenue North, and has existed as an approved multiple-family residential property since 1996. The subject property originally received conditional use approval in 1995 under PC#01-95. The current owners are now selling the property, and the buyer is requesting to transfer the approved multiple-family property into his name.

Adjacent uses include multiple family to the north, south, east and west, and a restaurant to the southeast. The continued use of this property as a multiple-family residential use is consistent with the multi-family residential character of the area and should not negatively impact adjacent properties.

**Minutes of Planning Commission Meeting  
Held Monday, May 13, 2019, 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 7:05 PM by Vice-Chairman David Dahl.

**Roll Call**

*Chairman:* Greg Sutton (*absent*)  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders (*absent*)  
*Alternates:* Jon Scott Walker Bill Spann

Also present was Senior Planner Heather Ireland and City Attorney Denise May.

**Approval of Minutes** *None*

**Correspondence**

Ms. Ireland announced she received two letters and one email from the public regarding PC #9-19, and all were in favor of the conditional use approval.

**Ex-parte Communication**

Mr. Dahl commented he spoke with Steve Diebenow regarding the Marriot project and was sent related documentation, which he has not inspected yet. Ms. Ireland added this case would be discussed at the May 28, 2019, Planning Commission meeting.

**Old Business** *None*

**New Business**

(A) **PC#9-19** 1902 South 1<sup>st</sup> Street  
**Owner/** William and Ann Pinner  
**Applicant:** 1902 South 1<sup>st</sup> Street  
Jacksonville Beach, FL 32250

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

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located on the southwest corner of 19<sup>th</sup> Avenue South and 1<sup>st</sup> Street South and has existed as a single-family use since the house was constructed in 1906. The owners/applicants would like to build a new single-family dwelling. They were informed by staff that conditional use approval would be required, as the current house pre-dates the current Land Development Code as a legal nonconforming use.

Adjacent uses include multiple-family to the north and south, single-family to the west and single-family to the east across 1<sup>st</sup> Street South. The redevelopment of a single-family dwelling is consistent with the mixed residential character of the area and should not negatively impact adjacent properties. Given the small lot size (~4,200 sq. ft.) a single-family use would also be less impactful to the surrounding neighborhood than would be a permitted two-family use.

**Applicants:** William and Ann Pinner were present to discuss the application. Ms. Moehring commented the applicants' plan seems appropriate for single-family homes and questioned whether they considered plans of homes more resilient to storm surge. Mr. Pinner responded he had not progressed that far in building planning, but the two-story home would be constructed on an elevated slab.

**Public Hearing:**

No one spoke regarding the conditional use application.  
Mr. Dahl closed the public meeting.

**Discussion:**

There was no further discussion regarding this case.

**Motion:** It was moved by Mr. Spann and seconded by Mr. Walker, to approve the Conditional Use Application.

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl

The application was approved unanimously.

(B) **PC#11-19** 850 South 5th Avenue (former *First Missionary Baptist Church*)

**Owner:** DB & B Investments, LLC  
1639 Beach Blvd Suite 101  
Jacksonville Beach, FL 32250

**Applicant:** Hoose Homes and Investments, LLC  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Agent:** Alex Sifakis  
7563 Philips Highway Suite 208  
Jacksonville, FL 32256

**Conditional Use Approval** for a proposed 15-unit townhouse development, located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located on the south side of 5th Avenue South between 8<sup>th</sup> and 9<sup>th</sup> Streets South and consists of the entire north half of Block 59, Pablo Beach South. A vacant church

building exists on the east end of the property that was constructed in 1999. That church was never completed or occupied. The property is under new ownership, and the applicant is requesting concept plan for plat approval for a fifteen-unit townhouse development. Each proposed new lot is consistent with the required minimum lot sizes and widths for townhouse lots in *RM-1* zoning districts.

Adjacent uses include multifamily to the north, south, east and west. Directly to the south are six two-family dwellings. To the north, east and west are properties owned by the Jacksonville Housing Authority (JHA). Each of these JHA properties is being redeveloped with 16 new units each, with required parking provided on-site. The proposed townhouse project is consistent with both the existing and proposed multiple-family uses surrounding the subject property.

**Agent:** Alex Sifakis, 340 8<sup>th</sup> Street, Atlantic Beach, stated the three criteria the Commission would use in determining the conditional use for approval and added this property meets them.

The Commission must apply the following criteria as set forth in Section 34-503(6)(a-c). Namely whether the Concept Plan is:

1. Consistent with the Comprehensive Plan.
2. Compatible with surrounding land uses.
3. Design & Layout are not at such variance as to cause substantial depreciation in property values.

**Public Hearing:**

The following residents spoke in opposition to the Conditional Use Application:

- Mary Phillips, 934 10<sup>th</sup> street, Jacksonville Beach, stated she is opposed to the overdevelopment in Jacksonville Beach and does not want the application approved until a stipulation is put in affirming no variances would be required for this property.
- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach, expressed concerns regarding parking.
- Tony Komarek, 533 11<sup>th</sup> Avenue South, Jacksonville Beach, commented he is opposed to the overdevelopment in Jacksonville Beach and agrees with Mary Phillips. He added the developer, Mr. Sifakis, has unfinished construction projects throughout the City.

Mr. Sifakis responded to comments regarding density and stated the number of units in the application satisfies the regulations installed by the zoning laws. Regarding parking and if allowed a five-foot setback, he would be able to add rear parking and alleviate the issue. Without the variance, the project would still meet the minimum two-parking-spot requirement. In response to Mr. Komarek's comments, Mr. Sifakis stated the unfinished projects are paused due to complications with the City's variance laws.

Mr. Dahl closed the public meeting.

**Discussion:**

Mr. Walker questioned Ms. Ireland regarding RM zone clarification. Ms. Ireland stated RM-1 zone requires a limit of 20 units per acre, and RM-2 requires a limit of 40 units per acre, and this only applies to multi-family usage and not the townhomes proposed in this application.

City Attorney Denise May restated the criteria the Commission must consider in deciding on the application. Any variance conditions, if recommended by the Commission, would require altering

the Code. There are further steps to be taken by the applicant before the construction of the project can begin.

Ms. Moehring asked Ms. Ireland whether there have been discussions regarding concept plans, and Ms. Ireland noted the City Manager and the Director of Planning and Development are discussing this matter internally.

**Motion:** It was moved by Mr. Spann and seconded by Ms. Moehring, to approve the Conditional Use Application.

**Roll call vote:** Ayes –Margo Moehring, Jon Scott Walker, Bill Spann, and David Dahl

The application was approved unanimously.

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Tuesday, May 28, 2019. There is an ongoing search for a new Planning Commission member, and meetings would soon be streamed live. Commission training would be scheduled during June or July.

**Adjournment**

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

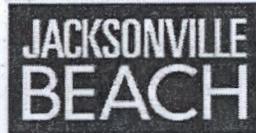
Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**Minutes of Planning Commission Meeting  
held Tuesday, May 28, 2019, 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 7:05 PM by Chairman Greg Sutton.

**Roll Call**

*Chairman:* Greg Sutton  
*Vice-Chairman:* David Dahl  
*Board Members:* Margo Moehring Britton Sanders  
*Alternates:* Jon Scott Walker Bill Spann

Also present were Senior Planner Heather Ireland, Director of Planning and Development Bill Mann, and Attorney Denise May.

**Approval of Minutes** *None*

**Correspondence**

Ms. Ireland announced she received several emails from the public regarding PC #10-19 in addition to the correspondence attached in the meeting agenda. Three are in opposition, and two are in favor of the application. Additionally, the Commission received a signed petition before the start of the meeting expressing opposition to the case.

**Old Business** *None*

**New Business**

(A) **PC#10-19** 412 North 1<sup>st</sup> Street (existing *Pier Cantina* Restaurant and parking lot)

**Owner:** 412 Boardwalk Inc.  
2275 Atlantic Blvd Suite 100  
Neptune Beach, FL 32266

**Applicant:** Jax Pier Lodging, LLLP  
505 Riverfront Parkway  
Chattanooga, TN 37421

**Agent:** Connelly & Wicker, Inc.  
10060 Skinner Lake Drive  
Jacksonville, FL 32246

**Redevelopment District: RD Rezoning Application** requesting to rezone real property from *Central Business District CBD* to *Redevelopment District: RD*, pursuant to Section 34-347 of the Jacksonville Beach Land Development Code, for a new oceanfront hotel project.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located on 1<sup>st</sup> Street North immediately South of the City's public pier parking lot and within the Downtown Community Redevelopment District. The property currently consists of three contiguous lots, one with an existing building (*Pier Cantina Restaurant*) on a portion of the lot, and the balance of the property containing a surface parking lot. The property is subject to a 2010 Consolidated Settlement Agreement that allows it to be developed to a maximum building height of 56 feet, under the provisions of the RD zoning standards, and in accordance with the CBD site design and lot layout standards that were in effect in 2010. The applicant approached city staff about a proposed oceanfront hotel project in early 2019. Since the proposed hotel with parking and amenities exceeds 50,000 square feet, rezoning from *Central Business District: CBD to Redevelopment District: RD* is required by code.

The proposed project is a 136-room *Springhill Suites* by *Marriot* Hotel, including approximately 600 square feet of separate retail space at the northwest corner, and oceanfront restaurant/bar/pool area. There will be access to the public boardwalk from the pool deck to the east side of the hotel. The development will provide 123 parking spaces on the ground floor, accessible by car from 1<sup>st</sup> street, and parking will be 100% valet service. The applicant will use the "payment in lieu of" program available to CBD businesses to address the balance of the required hotel parking spaces. Adjacent uses include the pier parking to the north, an existing restaurant/bar to the south, parking to the west across 1<sup>st</sup> Street and the Atlantic Ocean to the east.

The applicant's project narrative sets forth how the proposed oceanfront hotel achieves various objectives of the Downtown Community Redevelopment Plan and outlines the project's consistency with the City's 2030 Comprehensive Plan. The Hotel project will bring additional daytime population to the downtown area while providing amenities to the public along the boardwalk. Additionally, the project will serve as an anchor to development along 4<sup>th</sup> Avenue North, which pursuant to the 2007 Vision Plan is identified as the "Pier Corridor," an important east-west corridor where infill development is important to the Central Business District revitalization.

Prior to the presentation by the agent, Mr. Sutton inquired about the 2010 Consolidated Settlement Agreement based on the district circuit court ruling. Ms. May approached the Commission and stated this property has a history of lawsuits, which started in in 2006, following the City's decision in 2004 to limit building heights to 35 feet. The suit was settled in 2010 with the following terms:

- The building height allowed on this property is 56 feet.
- Development exceeding 50,000 square feet in gross floor area or 50 feet in height (as this one does) shall be processed under the provisions of 34-347 RD district zoning standards in accordance with the site design and layout standards of the CBD in Section 34-345 in effect at that time in 2010. No other amendments since that time can be applied.

Ms. May clarified the rezoning of the property to RD zoning is required by the settlement agreement.

**Agent:** Alex Grace, 8641 Seven Lakes Drive, Ooltewah, Tennessee, is representing the applicant, along with Steve [Diebenow], the Land Use attorney, and Rick [Welch], the engineer with Connolly & Wicker, Inc.

**Ex-parte:** Mr. Sutton had an informational discussion with Mr. Diebenow. Mr. Walker announced he met with Mr. Diebenow to get more insight about the case. Mr. Spann had a phone call from Steve but declined to discuss anything. Ms. Moehring stated she and Mr. Diebenow discussed the possibility of meeting, but they did not meet. Mr. Sanders announced he had a voicemail, but did not meet with Mr. Diebenow. Mr. Dahl stated he reported his ex-parte at the last Planning Commission hearing.

Steven Diebenow, One Independent Drive, Suite 1200, Jacksonville, approached the Commission and referred to the PowerPoint presentation he prepared to discuss the application [*on file*]. The majority of the application references were in relation to a 3-D drawing of the hotel's backside facing the ocean. The stairs in the design are open to the public, which would have access to the restaurant located on the east of the hotel. Mr. Diebenow added the owners wanted to create an oceanfront dining experience, as there are few in Jacksonville Beach. Mr. Diebenow stated it is consistent with the City's Comprehensive Plan. Parking would be available on the ground floor level of the hotel. The applicants acknowledged a shortage of parking spaces, and they would compensate by paying into the "payment in lieu of" on-site parking fund, which costs approximately \$40,000, per space, and they are approximately 12-15 spaces short. He explained the money goes into a parking fund specifically for the Central Business District.

Mr. Diebenow further stated prior to the Planning Commission meeting, he met with the Community Redevelopment Agency (CRA). The CRA suggested designating a space for the City's police and the applicants stated they are willing to look at that. The Agency also had questions about the circulation of foot traffic and accessibility to the restaurant. The applicants explained there are gates that limit access to certain areas to only those with key fobs or wristbands for secured access. Mr. Diebenow commented they are consistent with the court order, the RD zoning district, the CRA's suggestions, and the City's Comprehensive Plan.

Mr. Dahl questioned the applicants on regulatory drainage. Mr. Welch, 10060 Skinner Lake Drive, Suite 500, Jacksonville, approached the Commission to respond. He stated the west 3/4 of the site is included in the central City master stormwater system, but the beachfront is not, therefore additional water drainage supplements would be provided. Water drainage plans would be reviewed by the City's Public Works Department and the DEP at the state level. In response to Mr. Sanders' question regarding handicap access, Mr. Diebenow commented there would be American Disability Act (ADA) parking spaces available, and there would be elevator access from the entrance of the hotel that leads to the restaurant. Additionally, there is a public right-of-way on the 4<sup>th</sup> Street side of the hotel that provides access to the beach. All ADA access would be through the building itself.

Ms. Moehring commented from the perspective of storm surge, the parking lot might be a wash-through in the case of a hurricane. The applicants commented the hotel would undergo an approval process from the Florida Department of Environmental Protection (DEP) that deals with this matter. Mr. Mann commented the area in discussion covers the oceanfront 2/3 of the property.

**Public Hearing:**

The following spoke in opposition to the Conditional Use Application:

- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

- Mary Jones, 320 1<sup>st</sup> Street North, Unit 810, Jacksonville Beach
- Randy Lummus, 320 1<sup>st</sup> Street North, Suite 908, Jacksonville Beach
- Meade Coplan, 320 1<sup>st</sup> Street North, Suite 770, Jacksonville Beach
- Payton Richard, 320 1<sup>st</sup> Street North, Suite 905, Jacksonville Beach

Mr. Diebenow approached the Commission to respond to concerns. Regarding public safety, he stated the applicants spoke with the CRA about the addition of a police stop to maintain safety. Any drainage and traffic studies required would be done and paid for by the developers, and they would be available to the public. Mr. Diebenow added the applicants are not entitled to zoning by right, as it requires a process of approval by several boards and commented the CRA approval affirmed this project is consistent with the Downtown Vision Plan. He stated the garbage pickup and delivery process would not change.

Mr. Grace approached the Commission to address parking concerns. He stated there is not a lot of parking demand based on his experience and research on other similar hotels in Clearwater Beach and Miami. He also did not foresee parking issues regarding traffic and parking space accessibility. The guestrooms are located on floors 2-5, as the floors underneath can be used for parking and facilitating garbage pick-up. Transportation services can also drop off guests and visitors underneath the hotel canopy. Employee parking was discussed, and Mr. Grace stated high-peak visit times were calculated with the required number of hotel employees to accommodate the right amount of parking spaces.

Mr. Sutton closed the public meeting.

**Discussion:**

Mr. Sutton questioned staff about public parking. Mr. Mann responded the spaces to the north are an extension of 4<sup>th</sup> Avenue and lead directly to the ramp of the pier, but there is no public parking south of the property or on 1<sup>st</sup> Street at this property. Mr. Sanders questioned agents on aesthetical appeal of the building, and it was understood the drawings of the construction are only preliminary. Ms. Moehring questioned the staff on parking levels, and Mr. Mann responded some of the designs of the City's 2007 Vision Plan did not recognize coastal DEP permitting processes, and as it was acknowledged before, the only parking access available would be from 1<sup>st</sup> street.

Mr. Dahl asked about access to public records, and when negotiations between the developer and the DEP would occur. Mr. Mann responded the applicants have some flexibility with the construction and may not have to come before City boards. Mr. Mann explained the history of the "pay in lieu of" program, which has no relation to the 2010 settlement agreement. Regarding aesthetics, the applicants have no further plans to add aesthetic appeals to the top of the building but are open to ideas from the public. Mr. Dahl asked about public disclosure requirements, per resident comments from the public hearing. The settlement agreement was subject to a public meeting, and residents had an opportunity to attend, but there were no further required disclosures. Ms. May affirmed this. Mr. Mann stated anyone could go to City Hall to access a list of the properties that are grandfathered.

Mr. Sanders commented the applicants are short by 15 spots, and with 80% occupancy, they would still have available parking. Mr. Spann responded they are underselling the required parking spots. Ms. May commented the Land Development Code dictates the minimum required parking and

what the applicants offered is sufficient. Mr. Sanders complimented the project and added it is a family-friendly hotel with aesthetic appeal.

There was no further discussion regarding this case.

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

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, and Greg Sutton

The application was approved unanimously.

(B) **PC#12-19** 1600 Shetter Avenue (*Pablo Hamlet Senior Living*)

**Owner:** Beaches Elderly Housing Corp.  
360 Scarlet Bugler Lane South  
Jacksonville, FL 32225

**Applicant:** Melissa Gilreath, Elderly Housing Corp.  
115 South 3<sup>rd</sup> Street  
Jacksonville Beach, FL 32250

**Agent:** Brian E. Keintz, Connelley & Wicker Inc.  
10060 Skinner Lake Drive, Suite 500  
Jacksonville, FL 32246

**Planned Unit Development: PUD Rezoning Application** requesting to rezone real property from *Residential, multiple-family: RM-1* to *Planned Unit Development: PUD*, pursuant to section 34-348 of the Jacksonville Beach Land Development Code (*Pablo Hamlet Senior Living*) to accommodate additional dwelling units.

**Staff Report:**

Ms. Ireland read the following into record:

The subject property is located at the western most end of Shetter Avenue and has existed as the Pablo Hamlet senior living development since 2002. The property has always been a multi-family residential use since the buildings were constructed in 1980. The complex currently has a total of 104 residential dwelling units in two buildings. The owner has identified the need for additional housing units to accommodate the demand for senior living at the beach. There is currently a waitlist for housing at the facility. The property is zoned Residential, multiple-family: RM-1 which permits a maximum of 20 units per acre, however the future land use of the property of the 2030 Comprehensive Plan is High-Density Residential, which permits 21-40 units per acre.

The current density of the property is 19 dwelling units per acre, which does not provide the opportunity to add dwelling units. The new density with the proposed additional units will be approximately 30 dwelling units per acre, well under the maximum of 40 dwelling units per acre allowed by the 2030 Comprehensive Plan. In order to accommodate the additional 84 dwelling

units, the applicant was advised by staff that rezoning to *Planned Unit Development: PUD* would be necessary for the increase in density permitted by the Comprehensive Plan.

The proposed new site plan provided by the applicant shows two new buildings on the property, on the east and west ends of the existing campus with 42 dwelling units each. Additionally, two common rooms in the existing building would be converted into four new dwelling units. The site plan also shows 84 new parking spaces and a new community room that will be constructed between the two existing buildings. The parking provided is adequate for the additional dwelling units (1 space/dwelling unit for senior housing). If approved, the PUD ordinance will contain a stipulation that additional parking will be required if the facilities change from senior housing to open market apartment rentals.

Adjacent uses include a private school to the east and south, single-family further to the south, undeveloped wetlands to the west and north, and multiple-family residential to the northeast across Shetter Avenue. The demand for the addition of new dwelling units to this existing senior housing development has been demonstrated via the existing wait lists, both here and at Pablo Towers which the applicant also owns and manages. It is not anticipated that there will be any negative impact to the adjacent uses to the north and east, as the traffic generation of the existing dwelling is low, as can be exhibited by an analysis of the use of the parking lot.

**Agent:** Melissa Gilreath, 101 Palmera Court, Ponte Vedra, commented there is a three-year wait list at Pablo Hamlet and a five-year wait list at Pablo Towers. Hundreds were turned away due to a shortage in availability, and more housing is desperately needed. A parking survey was conducted, and it shows an average of 63 parked cars per day, as many of the residents do not drive. Gabriel Bow, 354 Royal Tern Road, Ponte Vedra, explained by expanding the building, they would also be renovating the facility. There are currently 192 parking spaces per LDC rules. Mr. Walker questioned about the services of the facility, and Ms. Gilreath responded this facility is independent and serves ages 62 and above, but 10% comprises of under-62, disabled residents. It is not an assisted living facility.

Discussion ensued regarding green space. The property has had no flooding in the past, and the new buildings would be added to its the east and west ends. Property surroundings and borders were discussed referencing a PowerPoint presentation for clarification. Ms. Moehring questioned Ms. Ireland on the decreasing of parking spaces as most residents do not drive, and Ms. Ireland stated the applicant elected to comply with LDC parking rules and not apply for a variance to decrease parking.

**Public Hearing:**

No one spoke regarding the application.  
Mr. Sutton closed the public meeting.

**Discussion:**

There was no further discussion regarding this application.

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

**Roll call vote:** Ayes –Margo Moehring, Britton Sanders, David Dahl, Jon Scott Walker, and Greg Sutton

The application was approved unanimously.

(C) **PC#13-19** Land Development Code Text Amendment Application

**Owner/  
Applicant:** Marcello Bergo & Katrina Lane  
603 16<sup>th</sup> Street North  
Jacksonville Beach, FL 32250

**Agent:** Lindsay Haga, AICP  
England-Thims & Miller, Inc.

**Land Development Code Text Amendment Application** to amend the definition of “Pets, household” under Article IV. Definitions to permit female chickens and poultry and female dehorned goats, and to provide standards and regulations for coops and enclosures, where permitted. (Applicant –private sponsor)

**Staff Report:**

Ms. Ireland read the following into record:

Chapter 5. Article I. of the City Code of Ordinances addresses “Animals and Fowl.” Chapter 5 specifically identifies which livestock animals are permitted to be kept in the city and how they should be kept. Flies, odors, loose animals, and noisy animals are considered a nuisance, and pigs are strictly prohibited, as outlined in the Chapter. Roosters are prohibited within 100 yards of another occupied dwelling (essentially making them completely prohibited). The majority of this Article has not been updated since 1976. Essentially, this Chapter does not regulate horses, mules, cows, cattle, and chicken or poultry (poultry includes turkeys, ducks, and geese).

Currently, the Land Development Code (LDC) exists in conflict with Chapter 5 of the City Code of Ordinances. Residential zoning districts permit doghouses and similar structures for housing household pets. Under Article IV. Definitions in the LDC, household pets include dogs, cats, hamsters, and birds, but exclude poultry and hoofed animals. While the “Animals and Fowl” section of Chapter 5 of the City Code may not prohibit certain livestock animals, the LDC prohibits residents from providing the required housing or pens for them based on the LDC definition of what is considered a household pet.

The applicant for this LDC Text Amendment Application, under the provisions of Chapter 5 of the City Code of Ordinances had, not incorrectly, been raising and caring for both miniature goats, and miniature hens to provide milk and eggs for her growing family. The applicant raised and housed these animals for years with no complaints from the neighbors to her or the City until recently. After involvement by Code Enforcement, the applicant rehomed her animals and met with City staff to discuss ways the LDC could be amended to allow the types of animals she kept on her property, and to establish requirements and standards of housing and care.

The text amendments, as proposed by the applicant, include the following:

- Amending the definition of "Pets, household" to include female chickens or poultry, and female dehorned miniature goats and to specifically exclude male animals of the same breed and horses, mules, cows, cattle, and hogs.
- Permitting up to 10 female chickens or ducks, and two female miniature goats at single-family residential uses only on lots of at least 5,000 square feet located in RS-1, RS-2, and RS-3 zoning districts.
- Standards and requirements for housing poultry and goats, including enclosure size, screening, fencing, setbacks, location, security, and feed storage.

The applicant's agent modeled the proposed LDC text amendments to be similar in scope and content to Atlantic Beach's and Neptune Beach's recent ordinances to permit backyard hens. Neither municipality has permitted miniature goats at this time. Both municipalities set a limit on permits, and neither has reached the maximum, nor has either city had any issues with any of the permitted properties, owner, or animals, as indicated by a discussion with their planning staff.

If these amendments are approved, violations of the proposed standards and requirements would be handled by both Animal Control and Code Enforcement as needed and appropriate, as proposed by the applicant, there would not be a registration program, but building permits would be required for coops and enclosures and the City would be able to document the location of the permitted animals through these permits. Building permits would allow staff to ensure setbacks, buffering, and other accessory structure requirements are met.

**Agent:** Lindsay Haga, Senior Planner with England-Thims & Miller, Inc., first readdressed the conflict in the LDC, and she then commented the main difference between the City of Jacksonville Beach and the cities of Atlantic Beach, Neptune Beach, and Jacksonville is the availability of a registry program. In this proposal, a registry program is eliminated. The applicant's double-frontage lot adds special attention to her case as it is visible to the public. She pointed this application is consistent with the Comprehensive Plan.

In response to Mr. Sutton's questions regarding the exclusion of male animals, Ms. Haga commented males tend to be more vocal and smellier. They are proposing to cap the number of poultry at no more than ten, and for goats, no more than two. These limits were derived based on the applicant's family's general food consumption information. The applicant is also compliant with the proposed square footage, and the property would also be screened.

Ms. Moehring questioned the applicant's proposal not to include registration and to replace it with permits, especially if other applicants have already-existing structures that would be compliant. Ms. Haga commented this would be a retroactive process with the City. Ms. Ireland commented on the permitting process. Ms. Haga added the environment offers an educational component to the public. Mr. Walker commented he could not envision goats as household pets. Mr. Spann asked about stench and noise complaints. Ms. Haga commented females tend to have a lower voice and should not cause a disturbance. Ms. Ireland added complaints would be considered an animal control issue.

Mr. Sanders inquired about limitation numbers set in the proposal in comparison to other Cities' numbers; Ms. Ireland informed the Commission Atlantic Beach set a limit of 50 permits, and it

currently has 12. They are limited to five hens and do not allow miniature goats. Neptune Beach's permit limit is 25, and it currently has six applications; they are also limited to five hens and do not allow miniature goats. Mr. Walker questioned the applicant if the animals would be free-range or cooped. Katrina Lane, 603 16<sup>th</sup> Street North, Jacksonville Beach, approached the Commission and responded the chickens were kept in a coop at night and let out during the day in an all-fenced yard. Their wings are safely clipped to prevent them from flying. She later spoke of the benefits of goats and the care demands of ducks and goats.

Mr. Sutton questioned Ms. May about Chapter 5 neutrality in the Code. Ms. May went over the provisions that would apply if this application was permitted and continued to define "nuisance" and included examples. She added she has concerns regarding language inconsistency and wished the text would be revisited. Mr. Sutton suggested to the applicant to withdraw her application for inspection by the City Attorney. Ms. Ireland questioned Ms. May and the Planning Commission if this case can be deferred. It was later agreed the case would be deferred to the June 24, 2019 meeting.

**Public Hearing:**

The following spoke in general about the Land Development Code Text Amendment Application:

- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

Mr. Sutton closed the public meeting.

**Discussion:**

Mr. Sutton commented the application is deferred until the second meeting in June.

**Motion:**

It was moved by Mr. Sanders and seconded by Ms. Moehring, to defer the Land Development Code Text Amendment Application to the June 24, 2019, Planning Commission meeting.

**Roll call vote:** Ayes –Britton Sanders, David Dahl, Margo Moehring, and Greg Sutton  
Nays– Jon Scott Walker

**Planning & Development Director's Report**

Ms. Ireland noted the next meeting is scheduled for Monday, June 10, 2019.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 9:00 P.M.

Submitted by: Sama Kaseer  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



# REZONING/TEXT AMENDMENT APPLICATION

Tuesday 5/28/19

PC No. 13-19

AS/400# 19-100060

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: Marcello Bergo & Katrina Lane  
Mailing Address: 603 16th Street North, Jacksonville Beach, 32250

Telephone: (839) 955-9725  
Fax: \_\_\_\_\_  
E-Mail: katrinamarie2012.kl@gmail.com

Applicant Name: same as above  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

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

Agent Name: Lindsay Haga, AICP, Senior Planner  
Mailing Address: England-Thims & Miller, Inc.

Telephone: (904) 642-8990  
Fax: \_\_\_\_\_  
E-Mail: hagal@etminc.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

Street address of property and/or Real Estate Number: n/a APR 26 2019

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): n/a PLANNING & DEVELOPMENT

Current Zoning Classification: n/a Future Land Use Map Designation: n/a

### TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Article IV Definitions, Section 34-41 General and Article VIII, Section 34-392(2)

	<u>REQUESTED INFORMATION</u>		<u>Attached?</u>	
	Yes	No	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: Lindsay Haga AGENT

Date: 4/24/19

**RECEIVED**

PC#13-19

APR 26 2019

PLANNING & DEVELOPMENT

**City of Jacksonville Beach  
Land Development Code  
Text AMENDMENT**

**Urban Farming:  
Backyard Poultry & Miniature Goats**

**PREPARED FOR:**

Marcello & Katrina Bergo  
603 16<sup>th</sup> Street North  
Jacksonville Beach, Florida 32250

**PREPARED BY:**

England-Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Phone: 904-642-8990  
Attention: Lindsay Haga, AICP

April 24, 2019

## City of Jacksonville Beach

### Land Development Code Text AMENDMENT

#### Urban Farming: Backyard Poultry & Miniature Goats

##### Request summary

In 2017, the surrounding cities of Jacksonville, Neptune Beach and Atlantic Beach adopted backyard hen pilot programs. The programs recognized the strong positive outcomes of urban farming: self-sufficiency, sustainability and recycling (kitchen scraps, grass clippings) to produce fresh eggs and milk. In addition to these individual quality of life benefits, urban farming also advances education and provides companionship of animal husbandry.

These programs did not overlook concerns typically voiced with introducing traditional uses in the urban environment. The regulations address noise, odor and sanitation by outlining site level standards, requirements to manage the animals and defining which animals are permitted. Together, the regulations address the goal of balancing quality of life with the protection of public health and protection from nuisance.

With this background, why then is the amendment necessary? The City of Jacksonville Beach Land Development Regulations appear to include two conflicting Chapters: *Chapter 5 Animals and Fowl* and *Chapter 34 Land Development Code Definitions and Supplementary Uses*. Chapter 5 permits poultry and backyard goats in addition to other fowl and hoofed animals, excluding swine. Chapter 34 excludes the same animals from the household pet definition. Citizens are caught between complying with one set of regulations and violating another. To close the loop and permit a coop, the proposed text amendments will modify the definition of household pets and modify the residential accessory structure standards to carry forward the restrictions to mitigate potential noise, odor and sanitation concerns. Lastly, the amendment is needed to clarify a general conception that the backyard poultry and miniature goats are permitted in the City of Jacksonville Beach, as reported in a July 2017 Florida Times Union article.

This package also includes a site survey and details for Mr. Marcello Bergo and Katrina Lane, homeowners residing at 603 16<sup>th</sup> Street North, Jacksonville Beach and the applicants proposing this amendment. The Bergo family home illustrates the impact of the regulatory conflict and more importantly illustrates the application of the regulations on a real backyard with neighbor support. We are fortunate to have Katrina lead the movement to allow backyard poultry and urban goats. She is a model property owner because of her experience with keeping hens, poultry and urban goats.

A recent citizen inquiry led to a Code Enforcement site visit to their home, citing the Chapter 34 violation with household pets. This event provided us with an opportunity to clarify the City's regulations. Together, we worked with Code Enforcement and Planning to identify the path forward once the animals were removed from the home. She was able to rehome the poultry and miniature goats within three weeks of the notification. The case is closed.

Ms. Lane researched Municode and read through Chapter 5 Animals and Fowl. Following these rules, she created a backyard enclosure that eliminated any concern with noise, odor and disease. She respected property lines by holding a setback for the coop and goat enclosure and planting a living screen of creeping vine. Not only did she locate the coops to be away from any open areas to minimize noise, she selected female poultry and goats -which are not particularly loud or frequent in any noise. The backyard poultry and miniature goats are supported by the neighborhood. Neighbors often visited, learning about the animals, their names and how they provide fresh eggs and milks for Katrina's family.

## **Proposed Text Amendments**

The attached redline drafts include amendments to Article IV Definitions, Section 34-41 General and Article VIII, Section 34-392(2). The amendments cover three areas identified by the model ordinances and resources (see Exhibits B, C): animals, accessory structures and permitting process.

### *Animals*

The definition for Household Pets is revised to specifically allow female poultry and female dehorned miniature goats. The definition is further revised to specifically exclude other fowl and male hoofed animals and/or any animal intended for slaughter. The amendment aims to permit backyard poultry for the local production of eggs and backyard miniature goats to produce milk as well as the companionship these animals provide.

The supplementary standards for Residential uses are revised to specifically limit backyard poultry and miniature goats to the RS-1, RS-2 and RS-3 zoning districts. Within this reference, the number of animals is limited to no more than ten (10) poultry and no more than two (2) dehorned goats older than eight (8) weeks.

### *Accessory Structures*

The supplementary standards require housing for the poultry and miniature goats, subject to current accessory structure setbacks with additional standards for size, height and screening requirements. Accessory structures include coops, enclosures and goat barns or sheds. These standards are site level restrictions that define property characteristics for animal welfare and productivity (lot size, enclosure size). The regulations also include requirements for managing the animals and structures and limiting use to personal consumption (i.e. no commercial activity on site).

### *Permitting process*

The coops, enclosures and goat barns will be reviewed through the existing building permit process. This simplifies permitting for both the homeowner and staff by avoiding a separate permitting or registry program and by providing a site plan review.

Chapter 34 Land Development Code, Article IV, Definitions

applies only to commercial message signs. For purposes of Article VIII, Division 4, Sign Standards of this chapter, all signs with noncommercial speech messages shall be deemed to be "on-site," regardless of location.

*Outdoor restaurant or bar* means any restaurant or bar, or portion thereof, which exists outside of the permanent exterior walls of the principal building(s) on a lot. This definition includes any deck or other area constructed and/or utilized on the roof of a structure.

*Owner* means any part or joint owner, tenant in common, tenant in partnership, joint tenant or tenant by the entirety with legal or beneficial title to whole or part of a building or land.

*Package liquor store* means any establishment devoted primarily to the sale of alcoholic beverages for consumption off-premises, which is licensed by the State of Florida to dispense or sell alcoholic beverages for consumption off-premises.

*Painted wall sign* means any sign painted on any surface or roof of any building.

*Parcel of land* means any quantity of land and water capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit, or which has been used or developed as a unit.

*Parking bay* means a parking module consisting of one (1) or more rows of parking spaces and the aisle from which motor vehicles enter and leave the spaces.

*Parking lot* means an off-street, ground level area or plot of land used for the storage or parking of vehicles.

*Parking space* means a space for the parking of a motor vehicle within a public or private parking area.

*Permanent sign* means any sign which is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall or building. Unless otherwise provided for herein, a sign other than a temporary sign shall be deemed a permanent sign unless otherwise indicated elsewhere in this Land Development Code.

*Pennant* means any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, which will flutter or swing in the wind.

*Person* means any person, individual, public or private corporation, firm, association, joint venture, partnership, municipality, governmental agency, political subdivision, public officer or any other entity whatsoever or any combination of such, jointly or severally.

*Personal wireless service* means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access facilities and those defined by the Communications Act, including but not limited to, the transmission and reception of radio microwave signals used for communication, data, cellular phone, personal communication services, enhanced specialized mobile radio, and any other wireless services licensed by the FCC and unlicensed wireless services.

*Personal wireless service facility or personal wireless service facilities* means facilities used for the provision of personal wireless service including any freestanding facility, antennae, distributed antennae system, and/or small cell technology. Personal wireless service facilities include, but are not limited to, utility poles, towers, monopoles, communications facilities, and other facilities, equipment, and appurtenances that are used in the delivery or transmission of personal wireless services,

*Personal wireless service provider* means a company licensed by the Federal Communications Commission (FCC) that provides personal wireless service. A builder or owner of a personal wireless service facility is not a personal wireless service provider unless licensed to provide personal wireless services.

*Pets, household* means any domestic animal such as cats, dogs, hamsters, ~~and birds~~, female chickens or poultry and female dehorned miniature goats other than poultry that are customarily kept for personal use including collection of eggs or milk and/or enjoyment, within the home or residential lot. Poultry, hoofed animals of any type Male poultry (geese, turkeys, peafowl), male goats and/or horned goats, horses, mules.

cows, cattle, hogs, predatory animals, or any animal which is normally raised ~~to provide food for slaughter or commercial sale for people~~ shall not be considered as household pets.

*Pharmacy* means a retail store where prescription and other medicines and related products are dispensed and sold retail as the principal use, and where the retail sale of other miscellaneous goods may also be permitted.

*Planned unit development* means a development of land that is under unified control and is planned for and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features or improvements.

*Planning and development director* means the person appointed to direct the Planning and Development Department of the City of Jacksonville Beach.

*Planning commission* means the Jacksonville Beach Planning Commission.

*Plant nurseries* means an agricultural endeavor devoted exclusively to the raising of ornamental plants for sale or transplanting.

*Plat* means a map or drawing upon which an exact representation of a subdivision and other information is presented in compliance with the requirements of Article IX, Subdivision Standards.

*Pole sign* means a ground sign that is supported by one or more poles and otherwise separated from the ground by air. A *pole sign* is not a *monument sign*, another type of *ground sign*.

*Portable sign* means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this division, a cold air inflatable sign shall be considered to be a portable sign.

*Porte-cochere* means a porch or portico-like structure at a main or secondary entrance to a building, through which it is possible for a vehicle to pass, in order for the occupants to enter or exit under cover, protected from the weather.

*Potable water facilities* means the planning of, engineering for, acquisition of land for, or construction of potable water facilities necessary to meet the LOS for potable water facilities.

*Preserve area* means vegetative areas required to be preserved under the jurisdiction of DER, SJRWMD or other governmental regulatory agencies.

*Proportionate share mitigation* means an applicant's voluntary provision of public school facilities proportionate to a development proposal's impact on school capacity. Proportionate share mitigation options may include contribution of or payment for land acquisition; construction or expansion of, or payment for construction of public school facilities; or the creation of mitigation banking based on the construction of public school facilities, in exchange for the right to sell capacity credits to other residential development affecting those facilities. Proportionate share mitigation must be identified in a work program, unless the school district has committed itself in a proportionate share mitigation agreement to include the mitigation in the work program during the next annual update to the work program.

*Proportionate share mitigation agreement* means a voluntary, legally-binding commitment to provide proportionate share mitigation to ensure public school concurrency can be achieved, where school capacity would not otherwise be adequate to support the demand resulting from approval of a development proposal at the time the development proposal is being considered. The applicant, school district and the city shall be parties to a proportionate share mitigation agreement.

*Projecting sign* means any sign affixed perpendicular, or at any angle to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

*Protected tree* means any tree, except those which are hereinafter exempted in section 34-424(b), with a DBH of six (6) inches or more.

Sec. 34-392. - Accessory uses and structures.

Accessory uses and structures are permitted in all zoning districts provided that such uses and structures are customarily incidental and clearly subordinate to a permitted use and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as the permitted use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion thereof shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the zoning district where they are located and shall be subject to the following requirements.

- (1) *Setbacks.* Detached accessory structures shall observe the following setback requirements from adjacent property lines:
  - a. *Generally.* Detached accessory structures excluding temporary structures may be located in a required rear yard but shall be no closer than five (5) feet from any interior lot line. Street side and front yard setbacks shall be maintained on corner lots for the full length and width of the lot. Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard, but shall not project more than three (3) feet into any required yard in a residential district.
  - b. *Oceanfront lots.* A detached accessory building may be constructed in the required setback area of the front yard of any oceanfront lot provided that the following conditions are met:
    1. The accessory building shall not extend beyond the width of the principal building.
    2. The accessory building shall not exceed fifteen (15) feet in height above grade.
    3. A landscape buffer strip with a minimum width of fifteen (15) feet from the front or rear property line shall be established and maintained, exclusive of required walks and driveways.
- (2) *Household pets.* Household pets, such as cats, dogs, hamsters, or birds, along with related doghouses and pens, are a permitted accessory use to residential uses in all zoning districts, provided the number of such pets over six (6) months in age shall not exceed three (3), and the keeping of four (4) or more dogs, six (6) months of age or older, shall be considered a kennel. Household pets, such as female chickens, poultry and female miniature dehorned goats, along with related coops, sheds and enclosures are also a permitted accessory use to single-family residential uses only in the RS-1, RS-2, and RS-3 zoning districts which have a minimum lot size of 5,000 square feet, provided the number of such poultry shall not exceed a total of ten (10) and the number of such miniature goats shall not exceed two (2) which are eight (8) weeks and older.

a. Doghouses and pens shall follow the standards listed below in Section 34-392(3).

b. Coops and enclosures for those household pets such as poultry (female chickens or ducks) shall be subject to the following supplemental design regulations:

1. Poultry shall be kept within a coop or enclosure (a fenced or wired in area, pen or run, required in conjunction with a coop to provide an outside exercise area free from predators and of a size that allows access to a foraging area, sunlight, etc.) at all times. A coop is herein defined as a covered house, structure or room that will provide poultry with shelter from weather and with a roosting area protected from predators.
2. The coop shall be screened from the neighbors' view, using an opaque fence and/or landscape screen.

3. Any coop and/or fenced enclosure shall be located in the rear yard of the property, unless the property is deemed to have double frontage. No coop, enclosure or hens shall be allowed in any front or side yard (corner lots and through lots shall be excluded from side setback restriction) unless as otherwise described above.
4. All coops will be required to obtain a building permit from the Building and Zoning Department.
5. The coop shall be covered and ventilated, and a fenced enclosure/run is required that is well drained so that there is no accumulation of moisture. The coop and enclosure shall be completely secured from predators, including openings, ventilation holes, doors and gates.
6. The coop plus enclosure together shall provide a minimum of two (2) feet wide and three (3) square feet per chicken or duck and be of sufficient size to afford free movement of the poultry. The coop may not be taller than six (6) feet measured from the natural grade, and must be easily accessible for cleaning and maintenance.
7. All stored feed shall be kept in a rodent and predator proof container.

c. Sheds or goat barns and enclosures for those household pets such as female miniature goats shall be subject to the following supplemental design regulations:

1. Miniature goats shall be kept in a four (4) sided shed or goat barn a minimum of two hundred (200) square feet and an enclosure (a fenced or wired in area, pen or run, required in conjunction with a shed to provide an outside exercise area free from predators and of a size that allows access to a foraging area, sunlight, etc.) at all times. A shed or goat barn is herein defined as a covered four-sided house, structure or room that will provide goats with shelter from weather and protected from predators.
2. The shed or goat barn shall be screened from the neighbors' view, using an opaque fence and/or landscape screen.
3. Any shed or goat barn and/or fenced enclosure shall be located in the rear yard of the property, unless the property is deemed to have double frontage. No shed, barn or enclosure shall be allowed in any front or side yard (corner lots and through lots shall be excluded from side setback restriction) unless as otherwise described above.

4. All sheds and barns will be required to obtain a building permit from the Building and Zoning Department.
5. The shed or barn shall be covered and ventilated, and a fenced enclosure/run is required that is well drained so that there is no accumulation of moisture.
6. The shed or barn plus enclosure together shall provide a minimum of 500 square feet for the free movement of two (2) goats. Additional exercise area may include a fenced rear yard (or front and side yards for corner and through lots).
7. The shed or barn may not be taller than six (6) feet measured from the natural grade, and must be easily accessible for cleaning and maintenance.
8. All stored feed shall be kept in a rodent and predator proof container.

- (3) *Residential accessory uses.* Accessory uses and structures in any residential zoning district shall include non-commercial greenhouses, gardens, detached garages and carports, piers, docks, and boat houses or shelters, utility sheds and workshops, swimming pools, tennis courts, private golfing facilities, barbecue pits, non-commercial antenna structures for television and radio, children's playhouses or play equipment, and similar uses or structures which:
  - a. Do not exceed fifteen (15) feet in height,
  - b. The combined ground floor area of all enclosed, detached accessory use buildings shall not exceed six hundred twenty-five (625) square feet,
  - c. Do not involve the conduct of business of any kind;
  - d. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood; and
  - e. Do not involve operations or structures not in keeping with the character of the residential neighborhood.
- (4) *Pools.* Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for swimming or bathing purposes.
  - a. *General.* A private swimming pool shall be allowed in any residential zoning district as an accessory use only if it fully complies with the following standards:
    1. The pool shall be used solely for the enjoyment of the occupants of the principal use on the property or their guests.
    2. The pool shall be located, designed, operated, and maintained so as not to interfere with the rights of the adjoining properties.
    3. The pool shall be located no closer than five (5) feet from any property line, provided, however, that it shall not be located in any required front yard nor encroach into any required side yard.

4. The pool shall be constructed and enclosed in compliance with the requirements set forth in the Standard Swimming Pool Code as adopted or amended by the city.
  - b. *Oceanfront lots.* Below ground swimming pools and a related pump house no more than fifteen (15) feet in height may be constructed in the required front and rear yards if a landscape buffer strip is provided and maintained, with a minimum width of fifteen (15) feet from the property line, exclusive of required walks and driveways.
  - c. *Screen enclosures.* A screen enclosure constructed around and over a swimming pool shall be considered a part of the principal structure and shall comply with the standards with the dimensional standards and requirements of section 34-336 et seq., of the LDC, except that the screen enclosure, whether attached to or detached from the principal structure, may be constructed to within five (5) of the rear property line.
- (5) *Communications antennae on structures in C-1, CBD and RM-2 zoning districts.* Communications antennae and related equipment may be located as accessory structures on principle structures in commercial, limited: C-1, Central business district: CBD, and Residential, multiple-family: RM-2 zoning districts including, but not limited to, buildings, water towers, and essential public utility structures, subject to the following conditions:
- a. No portion of the communications facility, including all antenna and equipment components, may extend more than twenty (20) feet above the structure on which it is located.
  - b. Facility components shall be located, designed, and screened or otherwise treated to blend with the existing natural or built surroundings so as to reduce visual impacts to the extent feasible considering the technological requirements of the proposed communications service and the need to be compatible with neighboring uses and the character of the community.
  - c. Proof, in writing, must be submitted with building permit application materials that the facility conforms with regulations of the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA), and that the existing structure is structurally capable to accept the proposed facility.
  - d. No communications facility shall be designed and or sited such that it poses a potential hazard to humans, on-site improvements, or surrounding properties.

(Ord. No. 7500, § 8.2(B), 8-19-91; Ord. No. 97-7714, § 1, 8-4-97; Ord. No. 2004-7880, § 1, 7-19-04)

## Consistency Analysis with 2030 Comprehensive Plan

The following sections identify relevant goals, objectives and policies the proposed text amendments most clearly support and advance. Any goal, objective or policy not listed is considered not directly applicable to the requested accessory residential use of backyard poultry and miniature goats.

### Future Land Use Element

#### Goal LU.1

**Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.**

The proposed amendment furthers Goal LU.1 by allowing single family homeowners to sustain a healthy lifestyle, enhancing their quality of life with locally grown fresh food and addressing energy conservation through opportunities to recycle and limit daily trips to buy needed food for the household.

#### Objective LU.1.1

**Future growth and development will be managed through the preparation, adoption, implementation, and enforcement of land development regulations in accordance with Chapter 163.3202, Florida Statutes.**

The amendments address the specific accessory residential uses within the RS-1, 2 and 3 Zoning Districts providing clear and concise regulations to protect the public health, safety and welfare of residents of Jacksonville Beach.

#### Policy LU.1.1.1

**Adopt (or revise existing) land development regulations that will contain the specific provisions required to implement the adopted Comprehensive Plan Elements, and which as a minimum:**

**(2) Regulate the use of land and water consistent with this Future Land Use Element and ensure the compatibility of adjacent land uses and provide for open space;**

The supplemental design standards provide for appropriate setbacks, lot size and housing enclosure size to support animal welfare, screening to maintain neighborhood character and compatibility.

#### Policy LU.1.1.3

**Prepare, adopt, and enforce regulatory measures to promote and enhance the visual appearance of the City such as sign controls, tree preservation and landscaping requirements, and nuisance laws. Encourage the use of street furniture in appropriate pedestrian areas**

The regulations limit the backyard poultry and miniature goats in number and to female species, require enclosures to prevent roaming and housing for animal welfare. The standards also include screening of the enclosures to maintain neighborhood character.

#### Objective LU1.5

**The City supports and will adopt innovative land development regulations to facilitate development of projects which are environmentally sensitive, encourage economical and efficient use of land, reduce**

housing costs, and promote the implementation of this Future Land Use Element and the other elements of this Comprehensive Plan by December 31, 2012.

While this policy includes a specific deadline, the amendments comply with the intent which is to adopt regulations that encourage the efficient use of land and encourage the economical use of land. In addition, these amendments will provide an opportunity for continued recycling or composting as well as eliminating some daily trips to purchase food.

**Objective LU 1.6**

**Energy Efficiency. Promote compact, mixed-use, and energy efficient development arranged to encourage pedestrians, bicycle and transit use, leading to a more sustainable community and a reduction in greenhouse gases (GHGs).**

Backyard poultry and miniature goats provide the individual with a way to become more self-sustaining as well as to reduce demand on commercial agriculture. Urban farms as proposed give neighbors, kids, family and friends an opportunity to learn about locally source food – a living classroom to promote energy conservation and sustainability.

**Solid Waste Management Element**

**Objective SW.1.2**

**The City shall encourage technological innovations in waste disposal, recycling, reduction, and reuse through conformance with Florida statutes in accordance with Policy SW.1.2.1**

**Policy SW.1.2.1**

**Continue residential recycling program to maintain a level where 30 percent of the wastes generated are recycled, annually.**

Food waste and scraps feed the backyard poultry and miniature goats. Overtime this may result in an overall individual reduction in solid waste generation. The backyard program does promote sustainability which is often in combination with other efforts to reduce waste production.

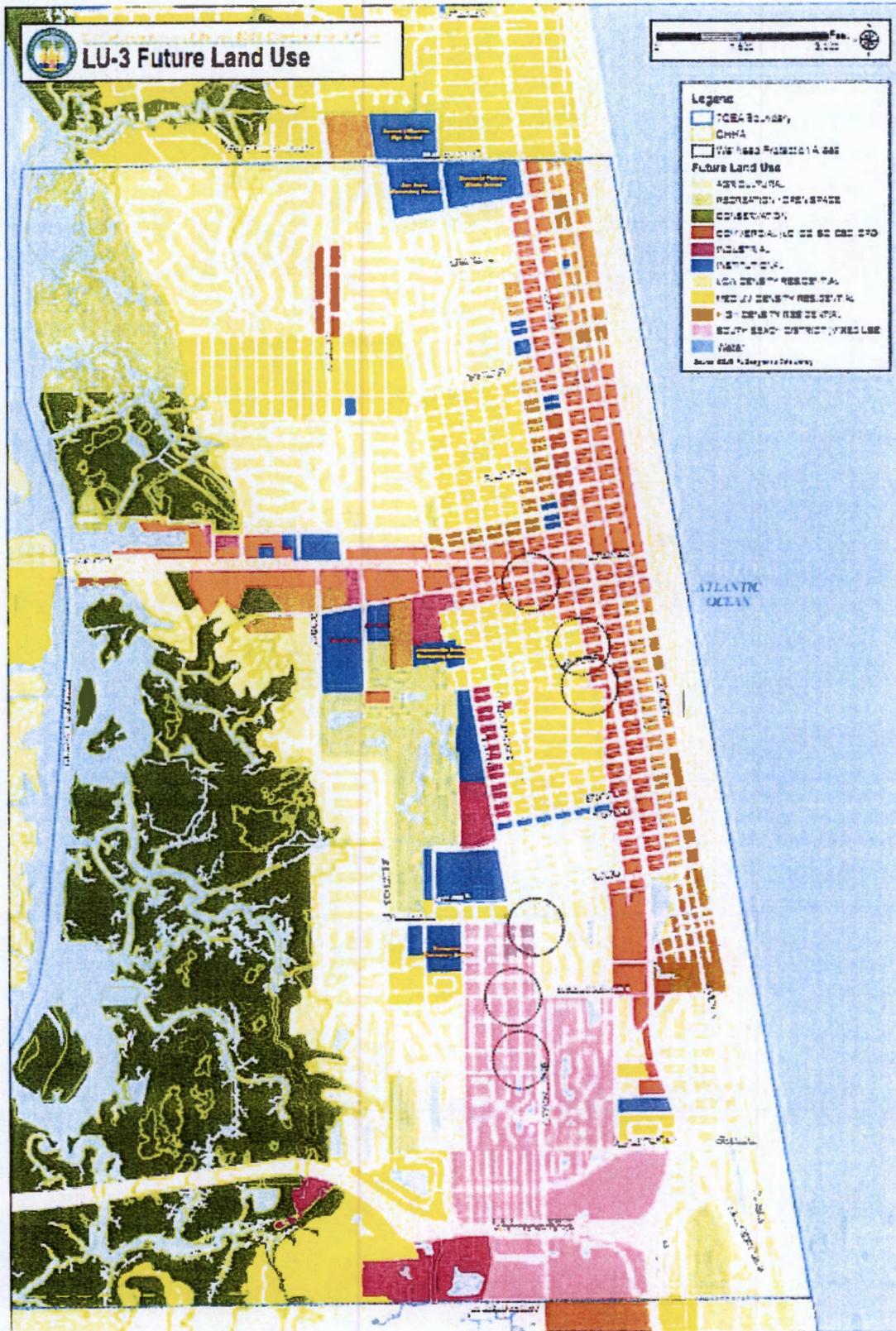
**Goal IG.1**

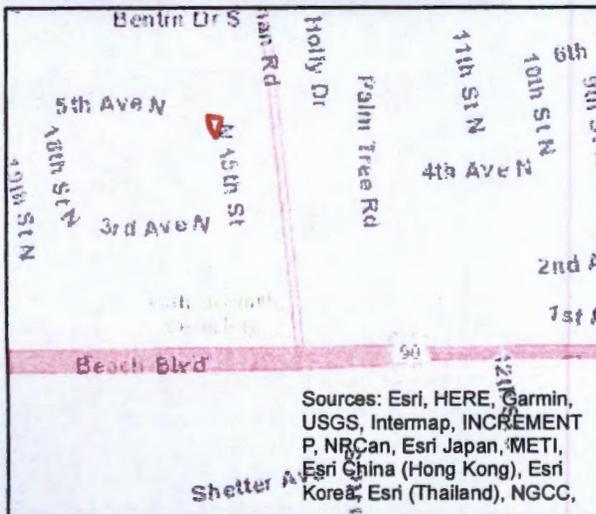
**Implement the goals, objectives and policies of the Comprehensive Plan through improved coordination and cooperation with St. Johns County, Neptune Beach, Jacksonville, Ponte Vedra MSD, and the regional and State entities and agencies affecting Jacksonville Beach.**

**Objective IG.1.1**

**The City shall continue to ensure that all neighboring jurisdictions are consulted with before making major land use decisions by entering into interlocal agreements, involvement in the Development of Regional Impact process and participation in the Regional Planning Council's informal mediation process.**

These regulations provide consistency between the Beach Cities and the City of Jacksonville to equalize the land development regulations and avoid homeowner confusion between what is allowed at home within very similar communities.



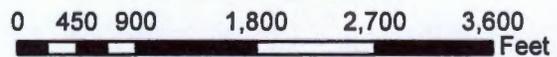


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC,

Urban Farms  
Residential Lot

Duval County Parcels  
NearMap Aerial

Source: ETM, NEARMAP, City of Jacksonville



**ETM** England-Thims & Miller, Inc.  
VISION • EXPERIENCE • RESULTS  
14775 Old St. Augustine Road Jacksonville, FL 32258  
904-642-8990 • Fax: 904-646-8485 • www.etmnc.com



# MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, BLOCK 4, PINE GROVE UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGE 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



16TH STREET NORTH  
50' RIGHT-OF-WAY

15TH STREET NORTH  
50' RIGHT-OF-WAY

FOUND 1/2" IRON PIPE  
NO IDENTIFICATION  
FOUND 1/2" IRON PIPE  
NO IDENTIFICATION (6.0' EAST)

FOUND 1/2" IRON PIPE  
NO IDENTIFICATION (4.66' WEST)  
FOUND 1/2" IRON PIPE  
NO IDENTIFICATION

FOUND 1/2" IRON PIPE  
NO IDENTIFICATION  
FOUND 1/2" IRON PIPE  
NO IDENTIFICATION (6.0' EAST)

577°54'49"W  
30.79' (MEASURED)  
ARC=43.35° DELTA=158°30'00"  
RADIUS=15.67'  
29.00' (PLAT)  
ARC=39.36° DELTA=150°19'47"  
RADIUS=15.00'

6" WOOD FENCE (LIVING DRIVE)  
115.46' (MEASURED)  
ARC=115.92° DELTA=1742.41" RADIUS=375.00'  
115.40' (PLAT)  
ARC=39.36° DELTA=150°19'47"  
RADIUS=375.00'

**NOTES:**

THIS PROPERTY LIES IN FLOOD ZONE 'X' PER FLOOD INSURANCE RATE MAP (FIRM) - DUVAL COUNTY COMMUNITY No. 120078 (CITY OF JACKSONVILLE BEACH) MAP/PANEL No. 12031C-0418-H, REVISED JUNE 3, 2013.  
BEARINGS BASED ON THE NORTH LINE OF LOT 6 AS BEING S 81°48'00" E  
20' BUILDING RESTRICTION LINE (B.R.L.) BY PLAT  
OHE DENOTES OVERHEAD ELECTRIC LINES  
ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 4  
—X— DENOTES 6" CHAIN LINK FENCE  
—//— DENOTES 6" WOOD FENCE  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO:  
MARCELLO S. BERGO  
TITLE2LAND, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
RICHARD T. MOREHEAD TITLE & ESCROW, INC

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5317 Florida Administrative Code.

DURDEN  
SURVEYING AND MAPPING, INC.



# CONDITIONAL USE APPLICATION

PC No. 17-19  
AS/400# 19-100083  
HEARING DATE 6/24/19

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 \$500.00.

### APPLICANT INFORMATION

Land Owner's Name: DANIEL C. ELMALEH  
Mailing Address: 1879 SOUTH 1ST ST  
JACKSONVILLE BEACH, FL 32250

Telephone: 904-955-1881  
Fax: \_\_\_\_\_  
E-Mail: DANELMO54@GMAIL.COM

Applicant Name: JQRS, LLC, c/o AUGUSTO GUILON  
Mailing Address: 224 18TH AVE. N.  
JACKSONVILLE BEACH FL, 32250

Telephone: 9043395120  
Fax: 913-1210-0997  
E-Mail: JQRS.LLC@gmail.com

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

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: RECEIVED  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
MAY 17 2019

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: 103/105 8<sup>1/2</sup> AVE NORTH BE #174428-0000

Legal Description of property (attach copy of deed): EAST 46' OF LOT 1, EAST 46' OF THE SOUTH 18' OF LOT 2 BLOCK 92 ACCORDING TO PLAT OF PABLO BEACH, FLA

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: TRANSFER OF CONDITIONAL USE

Applicant Signature: [Signature]

Date: 5/17/19

**THIS INSTRUMENT PREPARED BY:**

**Barbara J. Lamb  
Watson & Osborne, P.A.  
208 Ponte Vedra Park Drive, Suite 101  
Ponte Vedra Beach, Florida 32082**

**RECORD AND RETURN TO:**

**Daniel C. Elmaleh  
218 Seagate Avenue  
Neptune Beach, FL 32266**

**RE PARCEL ID #: 174428-0000  
BUYER'S TIN: 074-44-8190**

**FOR RECORDER**

**Book 8160 Pg 1062**

**Bk: 8160  
Pg: 1062 - 1063  
Doc# 95165255  
Filed & Recorded  
08/25/95  
01:46:18 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 10.50  
DEED \$ 175.00**

**WARRANTY DEED**

1300  
0501  
THIS WARRANTY DEED made this 28th day of July, 1995 by Martha Ann Murray Carter, a single woman, hereinafter called Grantor, and whose address is C/O Satilla Care Center, 1600 Riverside Ave., Waycross, GA 30601 to Daniel C. Elmaleh, a single person, hereinafter called Grantee and whose address is 218 Seagate Avenue, Neptune Beach, FL 32266.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the 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 and NO/100 Dollars 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, lying and being in Duval County, Florida, viz:

The East 46 feet of Lot 1, and the East 46 feet of the South 18 feet of Lot 2, Block 92, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, according to plat thereof as recorded in Plat Book 5, page 66, of the current public records of Duval County, Florida.

05/15/2019

Daniel Elmaleh

FL RE Broker

1879 South First Street

Jacksonville Beach, FL 32250

**RECEIVED**

PC# 17-19

MAY 17 2019

PLANNING & DEVELOPMENT

**RE; 103-105 8<sup>th</sup> Avenue North, JB FL, 32250 Conditional Use Transfer Application**

Dear Planning and Development;

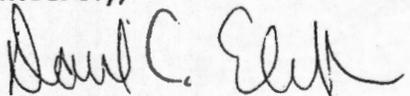
I am the property owner of the above referenced Conditional Use Application

and hereby approve Transfer of the Conditional Use to the Applicant.

Please call me if you have any questions in advance of the June 24<sup>th</sup> hearing

to authorize the Applicant

Sincerely,



Daniel C. Elmaleh

Addendum B to Purchase and Sale Agreement dated May 5, 2019 between Daniel Elmajeh Seller and JJQRS LLC Buyer:

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PC#17-19

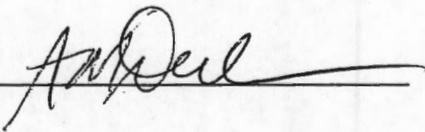
MAY 17 2019

- 1) Buyer and Seller have entered into an Agreement with the City of Jacksonville Beach to transfer Sellers existing Conditional Use Zoning Classification on 103 8<sup>th</sup> Ave North to Buyer.

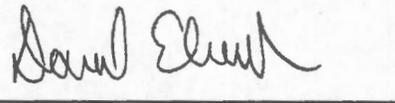
This Purchase Agreement is now contingent on the successful transfer of that Application to the Seller, to be determined at a City hearing to be held on June 24, 2019. Buyer or Buyers Agent shall pay the Application fee and attend the zoning meeting. Seller shall provide any and all documentation required to obtain approvals.

- 2) Section 3 Title Exam and Date of Closing; shall be extended to on or before June 28, 2019.

BUYER;

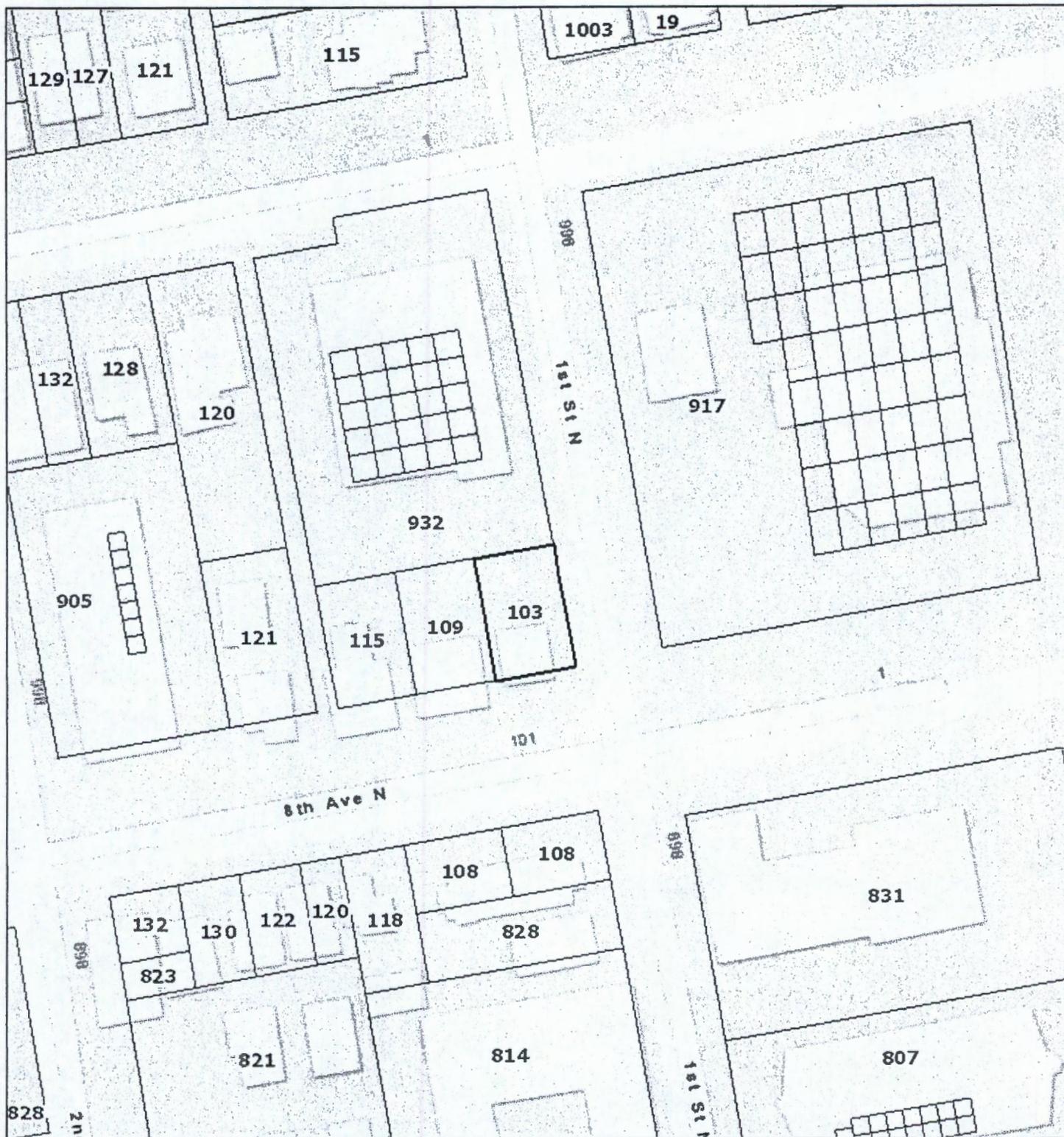
  
\_\_\_\_\_

SELLER:

  
\_\_\_\_\_

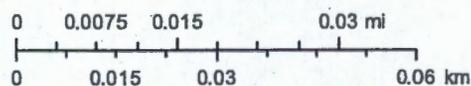
# Duval Map

PC#17-19



May 20, 2019

1:1,128



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

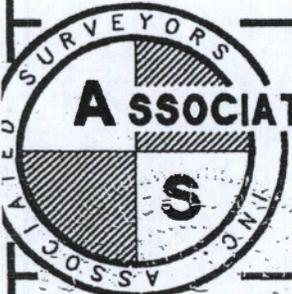
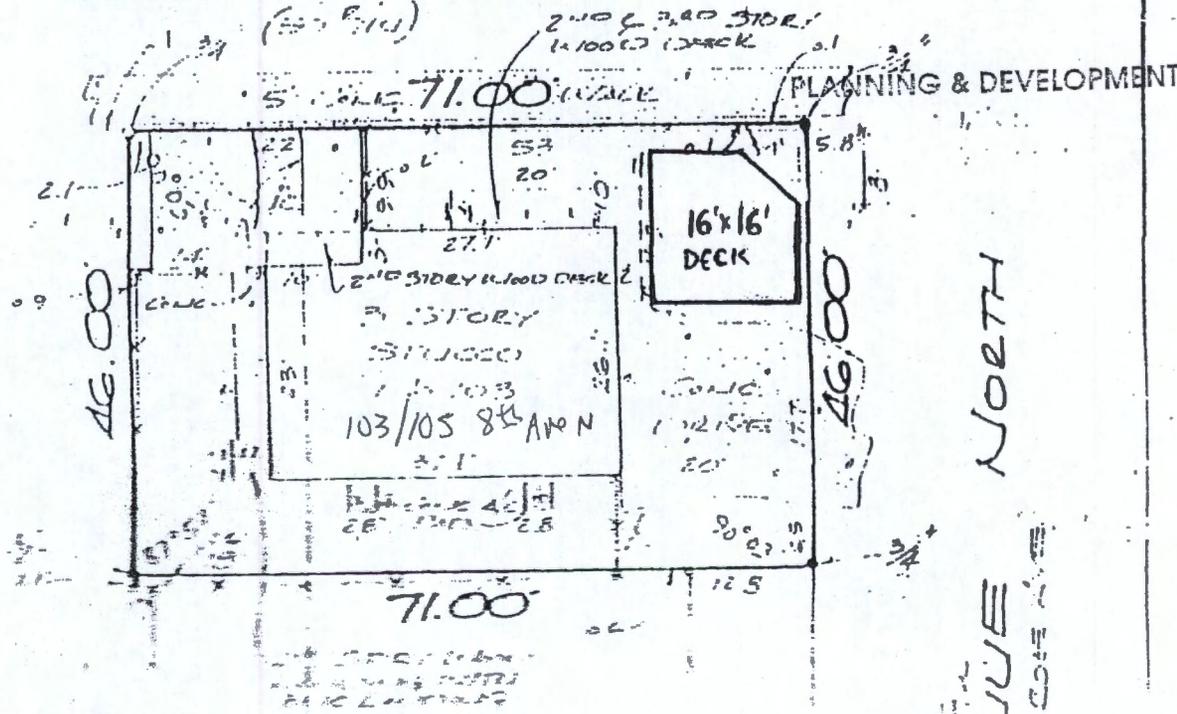
# MAP SHOWING BOUNDARY SURVEY OF

THE EAST 46 FEET OF LOT 1 AND THE EAST 46 FEET OF THE SOUTH 18 FEET OF LOT 2, BLOCK 92, ACCORDING TO THE PLAT OF "FABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF PART OF NORTHERN PORTION OF FABLO BEACH, FLORIDA", AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: DANIEL C. FIMALEN, FIRST AMERICAN TITLE INSURANCE COMPANY, INDEPENDENCE MORTGAGE CORPORATION OF AMERICA AND WATSON & OSBORNE, P.A.

RECEIVED  
PC#17-19  
MAY 17 2019

1<sup>ST</sup> STREET NORTH



## ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS  
P.O. BOX 382017  
5915 CEDAR HILLS BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

*Charles L. Starling*  
BY: CHARLES L. STARLING  
FLORIDA CERTIFICATE NO. 4579

JOB NO. 10217  
SCALE: 1" = 20'

DATE 2 - 28 - 1995  
DRAFTER C.L.S.

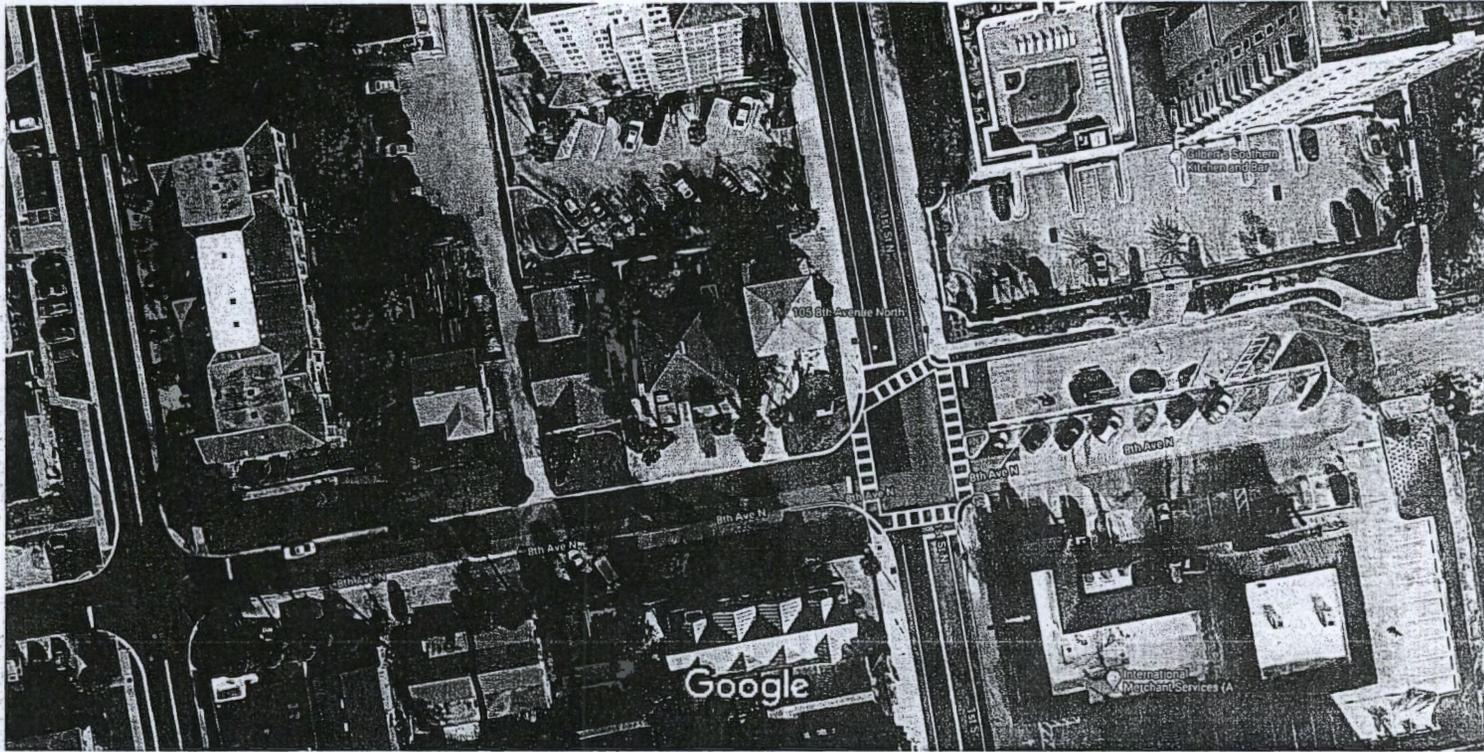
### GENERAL NOTES:

1. BEARINGS ARE BASED ON ANGLES ARE SHOWN ON THIS SURVEY
2. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 120078-0001 DATED 4-17-1989
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLES, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
7. THIS SURVEY IS NOT VALID UNLESS SURVEYOR'S OFFICIAL SEAL IS EMBOSSED HEREON.

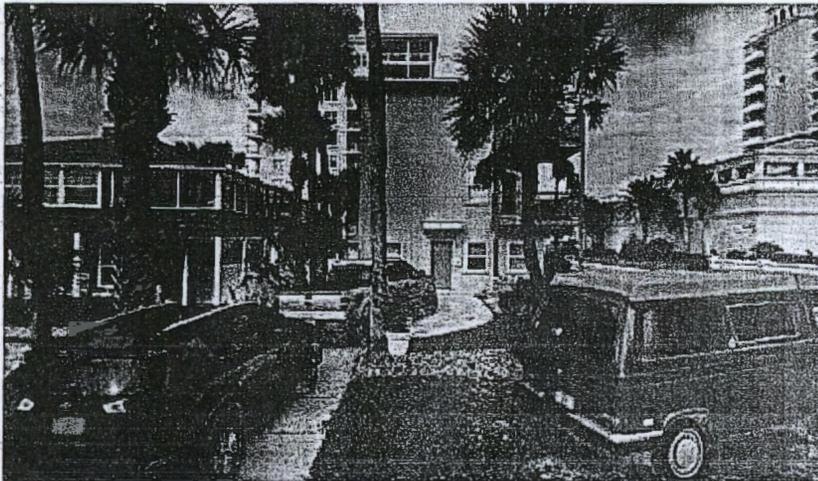
### LEGEND/ABBREVIATIONS

○	SET IRON PIPE MARKED "ASSOC. SURVEY" OR L.B. 5488	P.C.	=	POINT OF CURVE
●	FOUND IRON PIN OR PIPE	P.T.	=	POINT OF TANGENCY
■	FOUND CONCRETE MONUMENT	P.R.C.	=	POINT OF REVERSE CURVE
X	CROSS CUT OR DRILL HOLE	P.C.C.	=	POINT OF COMPOUND CURVE
X-X	CHAIN LINK FENCE	C/L	=	CENTERLINE
W-W	WIRE FENCE	I.P.	=	IRON PIPE OR PIN
□-□	WOOD FENCE	O.R.V.	=	OFFICIAL RECORDS VOLUME
Δ	=	B.R.L.	=	BUILDING RESTRICTION LINE
R	=	R/W	=	RIGHT OF WAY
A	=	P.L.S.	=	PROFESSIONAL LAND SURVEYOR
		N.T.S.	=	NOT TO SCALE

# Google Maps 105 8th Ave N



Imagery ©2019 Google, Map data ©2019 Google 20 ft



RECEIVED  
 PC# 17-19  
 MAY 17 2019

PLANNING & DEVELOPMENT

## 105 8th Ave N

Jacksonville Beach, FL 32250



Directions



Save



Nearby



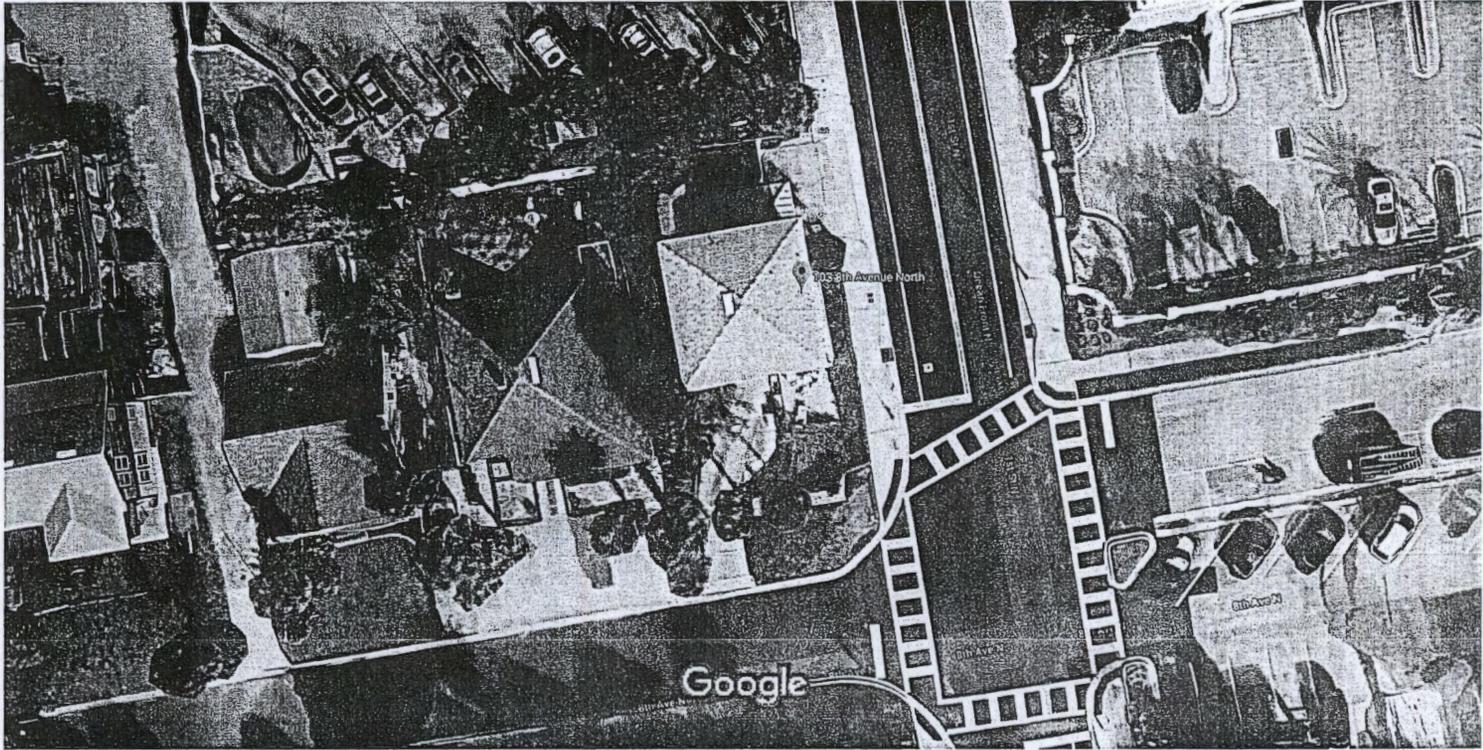
Send to your phone



Share

### Photos

# Google Maps 103 8th Ave N



Imagery ©2019 Google, Map data ©2019 Google 10 ft



RECEIVED

PC# 17-19

MAY 17 2019

PLANNING & DEVELOPMENT

## 103 8th Ave N

Jacksonville Beach, FL 32250



Directions



Save



Nearby



Send to your phone



Share

### Photos

Reference for PC#1719

# City of Jacksonville Beach



904 / 249-2381

• ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

January 13, 1995

Mr. Daniel Elmaleh  
3518 Sanctuary Blvd.  
Jacksonville Beach, FL 32250

RE: Case No. PC-01-95

Dear Mr. Elmaleh:

The City of Jacksonville Beach Planning Commission met on Monday, January 9, 1995 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for a conditional use to allow construction of a multiple family dwelling in a C-1 zoning district. Your request was granted as written.

You are required to obtain a building permit before beginning construction. Please submit your application to the building department attention J. Lawrence Cooper.

If you have any questions, please feel free to contact my office at 247-6231.

Sincerely,

Denise J. Morgan  
Administrative Secretary

RECEIVED

5/20/2019

MAY 22 2019

George and Jennifer Lomax  
109 8th Avenue North  
Jacksonville Beach, FL 32250  
904-534-2772

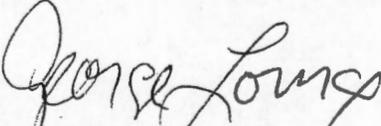
PLANNING & DEVELOPMENT

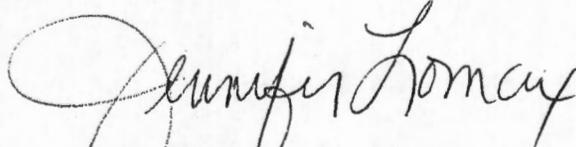
RE:103-105 8th Avenue North, Jacksonville Beach FL 32250  
Conditional Use Transfer Application

Dear Planning and Development,

We are the adjacent (west) property owners to Daniel Elmaleh at 103 8th Avenue North. We support his application to transfer the existing Residential Conditional Use to the new buyer applicant. This property has been a residence for 25 years and should remain residential.

Thank you for your consideration.

  
George Lomax

  
Jennifer Lomax