



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, July 8, 2019

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. **Oath of Office** – Colleen White
3. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Jon Scott Walker: Alternates: Bill Spann, Colleen White
4. **Approval of Minutes:** None
5. **Correspondence:** None
6. **New Business:**

(A) PC#20-19 122 South 9th Street

Concept Plan for 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.

(B) PC#21-19 304 North 3rd Street

Conditional Use Application for the transfer of ownership of an approved automotive repair establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code.

(C) PC#22-19 528 Beach Blvd

Conditional Use Application for the transfer of approved outdoor restaurant seating for a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

6. Planning Department Report:

(A) The next meeting is scheduled for Monday, July 22, 2019.

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: July 1, 2019
RE: July 8, 2019 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, July 8, 2019** Planning Commission meeting.

NEW BUSINESS:

PC#20-19 Concept Plan for Plat Application

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

Location: 122 South 9th Street (RE#175656-0000).

Request: **Concept Plan for 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 as a six unit, fee-simple townhouse project. Each of the individual lots shown on the proposed concept plat exceeds the minimum lot size and street frontage requirements 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#21-19

Conditional Use Application

Owner:

L.T.I. Inc. / Phil Adams
1219 Creek View Way
Ponte Vedra Beach, FL 32082

Applicant:

The Pep Boys, Mannie, Moe & Jack, Inc.
3111 W. Allegheny Avenue
Philadelphia, PA 19132

Location:

304 North 3rd Street (Currently *RPM Automotive*)

Request:

Conditional Use Approval for the transfer of ownership of an approved automotive repair establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code.

Comments:

The subject property is current in use as an auto repair establishment on the northwest corner of 3rd Street North and 2nd Avenue North and has existed under various ownerships since 1998 (see attached approval letters). The applicant would like to purchase the business from the current proprietor, RMP Automotive. Since conditional use approval is not transferable, the applicant was advised by staff that applying for the conditional use in their name would be required.

Adjacent uses include a fraternal lodge facility to the west, an auto parts store across the alley to the north, a microbrewery to the south, and a mixed-use commercial building across 3rd St. to the east. The character of this mixed commercial area should not be negatively impacted by the continued operation of an existing automobile repair business under new ownership.

PC#22-19

Conditional Use Application

Owner: Five Points LLC
8650 Old Kings Road Suite #12
Jacksonville, FL 32217

Applicant: Skcratch Kitchen
528 Beach Boulevard
Jacksonville Beach, FL 32250

Location: 528 Beach Boulevard (former *Jimmy Hula's*)

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

Comments: The subject property is located on the south side of Beach Boulevard, between 5th Street and 6th Street South. The applicant is proposing to open a new restaurant (*Skcratch Kitchen*) in the existing building most recently occupied by a *Jimmy Hula's* restaurant. The building was originally constructed in 1979 as a *Wendy's* restaurant.

The applicant is renovating the existing building and wants to utilize the existing outdoor seating area on the east side of the building and add a small outdoor area on the northwest side. The outdoor seating was approved for the previous applicant/tenant under PC#16-16 in May of 2016. The applicant was advised by staff that conditional use is not transferable and that they would be required to obtain conditional use approval to use the outdoor seating in the new tenants name.

Adjacent properties include a restaurant directly to the east, commercial uses directly to the south across Shetter Avenue, a package liquor store to the west across 6th Street South, and City's Historical Park and commercial uses to the north across Beach Blvd. The reuse of this recently vacated commercial property for a new restaurant with outdoor seating should complement the neighboring properties and existing commercial establishments.



CONCEPT PLAN FOR PLAT APPLICATION

PC No. 20-19

AS/400# 19-100095

HEARING DATE 7/8/19

A concept plan for plat is required to be submitted for the division and/or transfer of three (3) or more parcels of land. This form is intended for submittal, along with the required attachments, with all requests for approval of a concept plan for plat. Pursuant to Section 34-503 of the Jacksonville Beach Land Development Code, if a proposed development is subject to the terms of Article IX. Subdivision Standards and has not received a development order for a preliminary development plan for PUD or RD zoning district classification, it shall be required to receive approval of a concept plan for plat. All applications shall be accompanied by a nonrefundable fee of \$250.00, payable by check only. An application for concept plan approval shall include the information and attachments listed below.

DEVELOPMENT INFORMATION

Land Owner's Name: DNA Investments Florida, LLC
Mailing Address: 9799 Mining Dr #1
Jacksonville, FL 32257

Telephone: 9043053112
Fax: RECEIVED
E-Mail: _____

Developer Name: same
Mailing Address: _____

Telephone: JUL - 1 2019
Fax: _____
E-Mail: _____

PLANNING & DEVELOPMEN

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

Agent Name: David Palaj
Mailing Address: _____

Telephone: 904-305-3112
Fax: _____
E-Mail: davidpalaje@comcast.net

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.

PROPERTY AND PROJECT DATA

Project Name: Six-unit fee simple townhouses (Bluewater)

Property Address(es): 122 S. 9th Street (130)

List All Real Estate/Parcel Number(s): 175656-0000

Legal Description of Property: Lots 7, 8, Block 20, Pabla Beach South

Current Use of Property: Vacant

Proposed Use of Property: 6-unit townhouse

Current Zoning Classification: RM-1

Future Land Use Map Designation: MDR

REQUIRED DOCUMENTATION

	Attached?		
	Yes	No	N/A
1. Attach copies of all applicable deeds, plats, easements, boundary survey etc.			
2. Concept plan of the proposed plat, which includes the square footage and dimensions of each lot and block layout and the proposed traffic circulation system on ledger-sized paper (11"x17")			
3. Signed and sealed boundary survey prepared by a registered land surveyor showing all existing improvements			

Applicant Signature: _____

Date: 6-4-19

Section 34-503 (6) STANDARDS APPLICABLE TO CONCEPT PLAN FOR PLAT

When considering an application for concept plan for plat, the planning commission shall consider whether and the extent to which:

- (a) The concept plan is consistent with the goals, objectives, and policies of the comprehensive plan.
- (b) The concept plan is compatible with surrounding land uses.
- (c) The concept plan is adequately designed so that the general layout of the proposed development will be compatible with surround land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

RECEIVED

JUN - 4 2019

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May 15, 2019

DNA

Investments Florida LLC
9799 Mining Drive Unit 1
Jacksonville FL 32257
904 305-3112

To : COJB Planning Commission

Re : 122 ^{9th Street} ~~25th Avenue~~ South Jacksonville Beach FL 32250 (130 S. 9th St.)

Concept Plat Application for a proposed six-unit fee simple townhouse development for property located in a Residential, multi- family: RM1 Zoning district for the above property.

Enclosed is the check \$ 250.00 for application fee.

Sincerely

David Palaj



Meeting of 7/8/2019

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MAY 17 2019

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Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: DNA/CAINE
Sales Price: \$500,000.00

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WARRANTY DEED

THIS INDENTURE, made this 2nd day of August, 2017, by John Burnie Caine and Karen I. Caine, his wife, whose address is PO Box 11934, Jacksonville, FL 32239, hereinafter called the Grantor, to DNA Investments Florida LLC, a Florida limited liability company, whose address is 9799 Mining Drive #1, Jacksonville, Florida 32257, hereinafter called the Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, Grantee's heirs and assigns forever, the following described land, situate lying and being in Duval County, Florida, to wit:

Lots 7 and 8, Block 20, Pablo Beach South, according to map or plat thereof as recorded in Plat Book 3, Page 28, of the public records of Duval County, Florida.

Parcel ID Number: 175656-0000

Subject to Covenants, Restrictions and Easements of Record. Subject also to taxes for 2017 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Signatures of Grantors on Following Page

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Prepared by:
Alexandra B. Griffin, Esq.
Head, Moss, Fulton & Griffin, P.A.
1530 Business Center Drive, Suite 4
Fleming Island, Florida 32003
File Number: DNA/CAINE
Sales Price: \$500,000.00

JUN - 4 2019

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of two witnesses:

Witness No. 1

Witness Sign Name *ABG* *John Burnie Caine* (Seal)
Witness Print Name AB Griffin John Burnie Caine

Witness No. 2

Witness Sign Name *Brophy* *Karen I. Caine* (Seal)
Witness Print Name Jennifer Brophy Karen I. Caine

State of Florida
County of Clay

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 2nd day of August, 2017, by John Burnie Caine and Karen I. Caine, his wife, () who are personally known to me or who have produced *valid ID* as identification.

Notary Sign Name: *ABG*
Notary Print Name: _____
Notary Public, State of Florida
Notary Commission Expires: _____
Notary Commission Number: _____

(Affix Notary Stamp)



LEGEND	
●	FOUND 1/2" IRON (NO CAP)
○	SET 1/2" IRON (LB 1704)
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
IP	IRON PIPE
CLF	CHAIN LINK FENCE
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
-	FENCE, AS NOTED, W/TIES TO FACE

**MAP SHOWING BOUNDARY SURVEY OF
LOTS 7 AND 8, BLOCK 20 AS SHOWN
ON MAP OF PABLO BEACH SOUTH
AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE
CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA**

**CERTIFIED TO:
JOHN & KAREN CAINE**

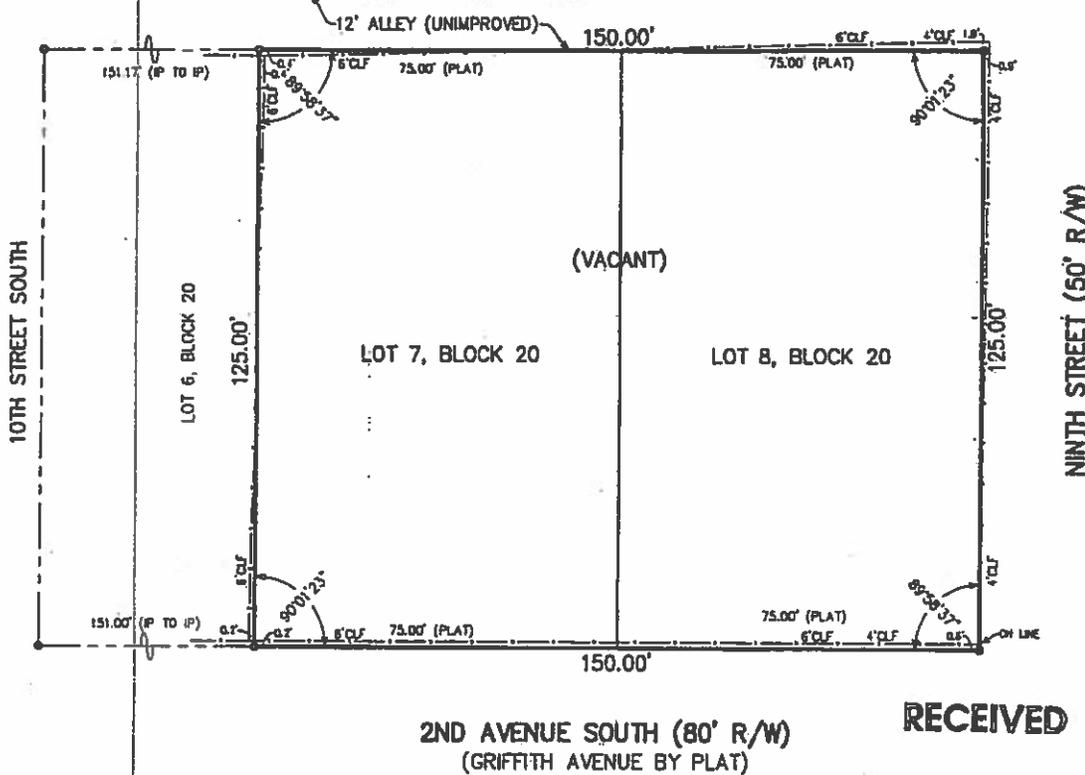
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JUN - 4 2019

NOTES:

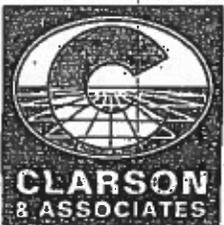
1. NORTH ARROW SHOWN HEREON IS APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY. TRUE NORTH MAY VARY.
2. THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, FIRM PANEL NO. 12031C-D417H, DATED JUNE 3, 2013.
3. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.

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OCT - 9 2017
17-100189
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I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN.

SURVEYED: MAY 17, 2017
SCALE: 1"=30'
FIELD BOOK: 903 PAGE: 34
DRAFTED BY: RAE SURVEYOR: WDP

CLARSON AND ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
1843 HALDO AVE., JACKSONVILLE, FL 32202
(904) 398-2823 LB NO. 1704
William D. Pinkston
REGISTERED SURVEYOR NO. 8793, FLORIDA
WILLIAM D. PINKSTON
SURVEY NOT VALID WITHOUT REGISTERED SURVEYOR'S SEAL



CONDITIONAL USE APPLICATION

PC No. 21-19
AS/400# 19-100103
HEARING DATE 7/8/19

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 non-refundable fee of \$500.00.

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APPLICANT INFORMATION

JUN 11 2019

Land Owner's Name: L.T.I., INC. / Phil Adams
Mailing Address: 1219 Creek View Way Ponte Verda Beach, FL. 32082

Telephone: _____
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

Applicant Name: The Pep Boys Mannie, Moe & Jack, INC.
Mailing Address: 3111 W. Allegheny Ave. Philadelphia, PA. 19132

Telephone: (215) 430-9095
Fax: (215) 430-4436
E-Mail: Douglas.Shade@pepboys.com

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

Agent Name: N/A
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 304 3rd. Street North Jacksonville Beach, FL. 32250

Legal Description of property (attach copy of deed): E 25 Ft Lot 7 + Lot 8, Block 34, Palms Beach N.

Current Zoning Classification: C-1 Future Land Use Map Designation: Comm

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)(6)
Conditional Use Approval Transfer

Describe the proposed conditional use and the reason for the request: _____
Automotive repair service and tire center.

Applicant Signature: Date: 6/6/19

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JUN 11 2019

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LETTER OF AUTHORIZATION

Date: 6/6/19

To whom it may concern,

I, L.T.I., INC./Phil Adams, authorized agent or the owner for the property located at, 304 3rd Street North Jacksonville Beach, FL 32250, do hereby authorize The Pep Boys, Mannie, Moe & Jack, INC. and /or their agents, to obtain all Condition Use Approval Transfer on the property listed above.

Property Owner Information:

Name: L.T.I., INC./Phil Adams

Address: 1219 Creek View Way
Ponte Verda Beach, FL 32082

Signature: 

Date: 6/6/2019

304 3rd St N



Imagery ©2019 Google, Map data ©2019 Google 50 ft

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JUN 11 2019

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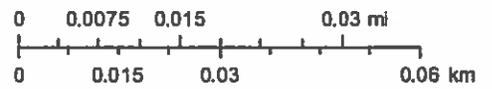
Duval Map

PC#21-19



June 11, 2019

1:1,128



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

Reference for PC #21-19

August 31, 2006

RPM Automotive
Attn: Gary Schumacher
9148 Philips Highway
Jacksonville, FL 32256

RE: Planning Commission Case PC#25-06
Transfer of ownership for an automotive repair shop in C-1 zoning district

Dear Mr. Schumacher:

The City of Jacksonville Beach Planning Commission met on Monday, August 28, 2006 in the Council Chambers to consider your application for conditional use approval for transfer of ownership for an automotive repair shop in a *Commercial Limited: C-1* zoning district, pursuant to Section 34-342 (d)(6) of the Jacksonville Beach Land Development Code. Your request was approved.

Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Chandra M. Tolman
Senior Secretary
Planning & Development
City of Jacksonville Beach



Reference for PC#21-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

September 13, 2005

Terry Essick
801 Atlantic Boulevard
Atlantic Beach, FL 32233

RE: Planning Commission Case PC#13-05
304 North 3rd Street

Dear Mr. Essick:

The City of Jacksonville Beach Planning Commission met on Monday, September 12, 2005 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for approval of an existing automotive repair shop in a *Commercial Limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code, in conjunction with the transfer of ownership of the business. Your request was approved.

Should you have any additional questions relative to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Chandra Tolman
Senior Secretary
Planning & Development
City of Jacksonville Beach



Reference for PC#21-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

December 23, 2003

Tim Oermann
2354 La Vista Lane
Orange Park, FL 32003

RE: Planning Commission Case PC# 57-03
304 North 3rd Street

Dear Mr. Oermann:

The City of Jacksonville Beach Planning Commission met on Monday December 22, 2003 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code to allow an existing automotive repair business in a Commercial, limited: C-1. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6232.

Sincerely,

Marie Hobbs
Permit Specialist



City of Jacksonville Beach

Reference for PC#21-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

January 14, 2003

Robert Black
25737 S.E. 42 Way
Issaquah, WA 98029

RE: Planning Commission Case PC# 03-03
304 North 3rd Street

Dear Mr. Black:

The City of Jacksonville Beach Planning Commission met on Monday, January 13, 2003 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code to allow an existing automotive repair facility in a Commercial, limited: C-1 zone to allow for change of ownership. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6232.

Sincerely,

Marie Hobbs
Permit Specialist



Reference for PC#21-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

September 24, 2002

Mark Sutton
P.O. Box 550612
Jacksonville, FL 32255

RE: Planning Commission Case PC# 39-02
304 North 3rd Street

Dear Mr. Sutton:

The City of Jacksonville Beach Planning Commission met on Monday, September 23, 2002 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code to allow an automotive repair facility in a Commercial, limited: C-1 zoning district, to allow transfer of ownership of an existing conditional use business. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6232.

Sincerely,

Marie Hobbs
Permit Specialist



City of Jacksonville Beach

Reference for PC# 21-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

January 12, 1999

Mr. Tim Millard
527 Holly Drive
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC# 37-98
304 North 3rd Street

Dear Mr. Millard:

The City of Jacksonville Beach Planning Commission met on Monday, January 11, 1999 in the Council Chambers to consider your conditional use application.

As indicated in the application, the request was for an approval of a conditional use to Section 34-342 (d) (6) of the City of Jacksonville Beach Land Development Code for an automotive repair facility in a Commercial Limited: C-1 zone. Your request was granted as written.

Should you have any further questions relative to this matter, please feel free to contact me at (904) 247-6231.

Sincerely,

Marie Hobbs
Administrative Secretary



CONDITIONAL USE APPLICATION

RECEIVED

JUN - 7 2019

PC No. 22-19

AS/400# 19-100106

HEARING DATE 7/8/19

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 \$500.00.

APPLICANT INFORMATION

Land Owner's Name: FIVE POINTS LLC C/O TSG REALTY
Mailing Address: 8650 OLD KINGS RD. S. #12
JACKSONVILLE FL, 32217

Telephone: (904) 744-5965
Fax: (904) 744-5995
E-Mail: PAM.HOWARD@TSGREALTY.COM

Applicant Name: SKRATCH KITCHEN (RYAN VERMEY)
Mailing Address: 528 BEACH BLVD.
JACKSONVILLE BEACH FL, 32250

Telephone: (904) 514-5665
Fax: _____
E-Mail: VERMEYARCHITECT@gmail.com

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 528 BEACH BLVD, JAX. BEACH FL 32250

Legal Description of property (attach copy of deed): LOTS 3, 4, 5 AND 6, BLOCK "B" MUNDY DRIVE TERRACE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 96 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

Current Zoning Classification: C-2 Future Land Use Map Designation: CC

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

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

Describe the proposed conditional use and the reason for the request: TO ALLOW EXISTING OUTDOOR PATIO SEATING TO CONTINUE TO BE USED

Applicant Signature:

Date: 5/22/19

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

Chandra Medford

PC#22-19

From: Building Inspection Division
Sent: Friday, June 7, 2019 2:13 PM
To: Chandra Medford
Subject: 528 Beach Blvd Plans
Attachments: image001.jpg

From: ryan vermey <vermeyarchitect@gmail.com>
Sent: Friday, June 7, 2019 2:00 PM
To: Building Inspection Division <buildinginspection@jaxbchfl.net>
Subject: Fwd: 528 Beach Blvd Plans

----- Forwarded message -----

From: <pam.howard@tsgrealty.com>
Date: Fri, Jun 7, 2019, 1:02 PM
Subject: RE: 528 Beach Blvd Plans
To: ryan vermey <vermeyarchitect@gmail.com>

Ryan-

The landlord of 528 Beach Blvd gives you permission to use the existing outdoor patio if approved by Jacksonville Beach

Do you need anything more than this?

Pamela D. Howard

Property Manager / Agent for Owner

TSG Realty

8650 Old Kings Rd South Suite 12

Jacksonville, Florida 32217

904-744-5965 X302 / 904-744-5995 (Fax)

pam.howard@tsgrealty.com

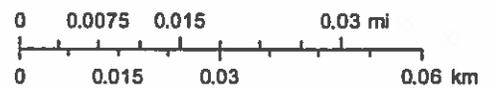
Duval Map

PC#22-19



June 11, 2019

1:1,128



Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

RECEIVED

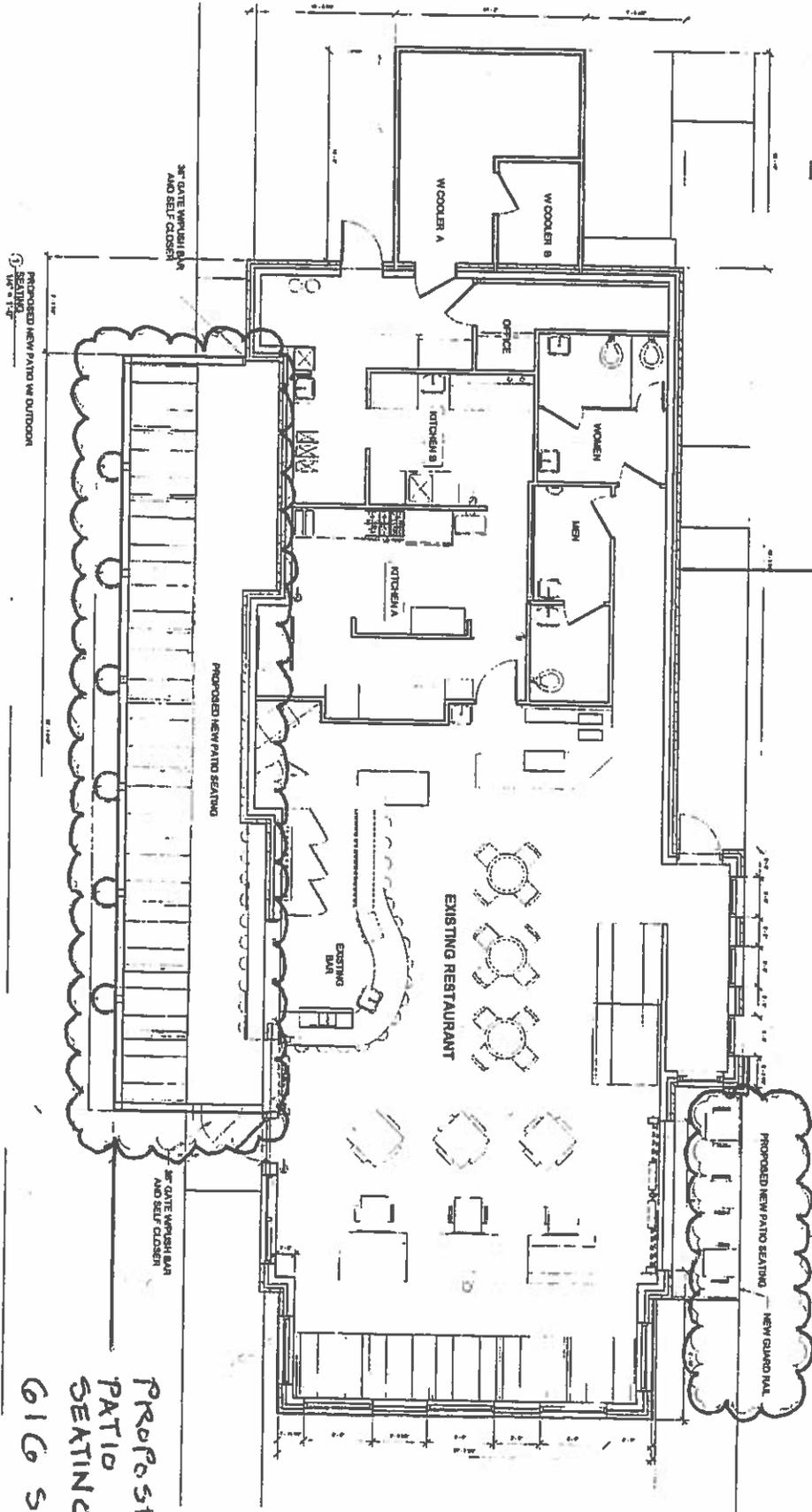
PC#22-19

JUN - 7 2019

PLANNING & DEVELOPMENT

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