



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, July 22, 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. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Jon Scott Walker
Alternates: Colleen White, Bill Spann
3. **Approval of Minutes:** June 10, 2019
4. **Correspondence:** None
5. **Old Business:**
 - (A) **PC#16-19** *Deferred from the June 10, 2019 meeting*
Land Development Code Text Amendment Application requesting to amend Chapter 34. Land Development Code to define and regulate short-term vacation rentals, where permitted.
6. **New Business:**
 - (A) **PC#23-19** **1198 Beach Boulevard #9**
Conditional Use Application for proposed outdoor restaurant seating at a new restaurant located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code. (Applicant – *Bento*)
 - (B) **PC#24-19** **Ponte Vedra Golf Course**
Conditional Use Application for the expansion of an existing private golf course located in a *Residential, single-family: RS-1* zoning district, pursuant to Section 34-336(d)(7) of the Jacksonville Beach Land Development Code.
 - (C) **PC#25-19** **2115 North 12th Avenue**
Concept Plan for Plat Application for a proposed 10 lot single-family residential subdivision for property located in a *Residential, single-family: RS-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

(A) The next meeting is tentatively scheduled for Monday, August 12, 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.

**Minutes of Planning Commission Meeting
Held Monday, June 10, 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 (*absent*)

Also present were Senior Planner Heather Ireland, Director of Planning and Development Bill Mann, Interim Fire Chief/Fire Marshall Steve Sciotto, and Acting City Attorney Denise May.

Approval of Minutes

The following minutes were unanimously approved:

- March 11, 2019
- April 8, 2019
- April 22, 2019

Correspondence

Ms. Ireland commented she received two emails regarding PC #15-19 and one email regarding PC #16-19 with redlined comments on the proposed Ordinance No. 2019-8118.

Old Business *None*

New Business

(A) PC#14-19 Land Development Code Text Amendment Application

Applicant: Edward Malin, Shetter Ave., LLC
13 Roscoe Boulevard North
Ponte Vedra Beach, FL 32082

Land Development Code Text Amendment Application requesting to amend Land Development Code Section 34-343(d) to add "Craft Distillery" to the list of Conditional Uses in the *Commercial, general: C-2* zoning district.

Staff Report:

Ms. Ireland read the following into record:

The applicant is the owner of Angie's Subs, which is located at 1436 Beach Boulevard on the southeast corner of Beach Boulevard and 15th Street South. The applicant plans to redevelop the property with a reimagined Angie's Subs and a barbeque restaurant and partner with a local craft distillery (*Jacksontucky*). *Jacksontucky* currently exists as a small approved craft distillery on

Shetter Avenue but desires to expand its operations and improve its visibility by partnering with, and relocating to, the *Angie's* property as part of the applicant's proposed redevelopment project.

Currently, restaurants are permitted uses in C-2 zoning, but craft distilleries are not. Craft distilleries are a listed conditional use in *Industrial: I-1* zoning districts, as described in the applicant's application. In order for the redevelopment project to be permitted, the applicant is applying to add craft distilleries to the list of conditional uses in the C-2 zoning district. Craft distilleries are similar to microbreweries, which are a listed conditional use in C-2 zoning.

"Craft distillery" is defined by Florida Statute as a licensed distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on premises. As a conditional use, a craft distillery in C-2 zoning would require approval by the Planning Commission on a case by case basis.

Applicant:

Edward Malin, 1436 Beach Boulevard, Jacksonville Beach, approached the Commission for discussion. Mr. Sanders questioned the applicant about the designated spaces for each of the businesses discussed in the staff report. Mr. Malin responded the design is to be determined, as this is the first step in the project approval process, but he prefers the distillery be situated in the east corner of the lot and the smokehouse be situated behind it; *Angie's* size and location would depend on the layout of the parking.

The footprint of the distillery is about 5,000 square feet, and it would be open space, multi-story. Mr. Sanders commented this is an impressive improvement and followed with parking concerns. Mr. Malin responded the distillery should not pose a parking issue as it would have few employees, but the restaurant would require the most amount of spaces, along with *Angie's*. However, different operation times may facilitate parking.

Public Hearing:

The following spoke in support of the Conditional Use Application:

- Chuck McCue, 1908 3rd Street, Neptune Beach

Mr. Sutton closed the public meeting.

Discussion:

Mr. Dahl presented a question for the Interim Fire Chief on the fire requirements for the distillery should this project be built. Chief Sciotto commented this could not be determined until plans are finalized.

Motion: It was moved by Mr. Dahl and seconded by Mr. Sanders, to approve the Land Development Code Text Amendment Application.

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

The application was approved unanimously

(B) PC#15-19 102 North 6th Avenue, Suites 10-11

Owner: 1036 Beach Blvd., Inc.
2440 Mayport Road #7
Jacksonville, FL 32233

Applicant: Trulieve
3494 Martin Hurst Road
Tallahassee, FL 32312

Conditional Use Approval for a proposed Medical Marijuana Treatment Center Dispensary, located in the *Central Business District: CBD* zoning district, pursuant to section 34-345 (d)(11) of the Jacksonville Beach Land Development Code. (Applicant – *Trulieve*)

Staff Report:

Ms. Ireland read the following into record:

The subject property is located on the south side of 6th Avenue North between 1st and 2nd Streets and is a commercial shopping center with a variety of commercial tenants. The tenant spaces were most recently occupied by a magazine publishing office. The applicant was advised by staff that, pursuant to Ordinance No. 2018-8104, conditional use approval is required for medical marijuana dispensaries in the *Central Business District: CBD* zoning district.

Adjacent uses include vacant commercial property to the north across 6th Avenue, restaurants and bars to the west across 2nd Street, a historic hotel to the east across 1st street, offices, multiple-family residential, and a bar to the south, and various commercial uses in the balance of the shopping center.

Dispensing facilities are subject to limited hours of operation from 7:00 am to 9:00 pm, and may not be located with 500 feet of another dispensing facility or school. There are no other dispensing facilities in Jacksonville Beach within 500 feet of this location, and no elementary, middle, or secondary schools exist within 500 feet. The proposed use should not negatively impact adjacent properties.

Agent:

Daniel Sparks, 735 Northeast 39th Street, Oakland Park, first spoke of Trulieve's history as being the first licensed dispensing organization and added it serves over 50% of the approximately-300,000 patients in the state of Florida. There would be no cultivation, manufacturing, or consumption in this dispensary. Their headquarters and cultivation centers are located in the Tallahassee area. Only registered patients would be able to obtain their medication from this location. Trulieve sells over 150 pre-packaged, sealed, and tracked products that treat multiple ailments.

Patients must first visit a qualified physician in order to be granted a registration card to purchase cannabis medicine. The patient would visit the dispensary to purchase medication and receive consultation after showing their registration card to the security staff upon entering the facility. Trulieve would be a retail store. He referred to a PowerPoint presentation with images of the proposed construction [*on file*] and pointed to its interior in explanation of the patients' purchasing process.

Mr. Sanders commented he appreciated the low visibility and professional design and asked Mr. Sparks about the security measures being taken. Mr. Sparks commented the front doors are unlocked during the permitted operating hours. Patients are immediately greeted by security staff upon entering the lobby area and given a chance to show their registration card. The overall goal of the facility is not to have lines forming outside, which is why there is a waiting room. Pick-up orders are where patients can receive their medication in a short time period. Regarding odor, the majority of the rooms would have carbon filtration that would reduce the odor of the medication.

Ms. Moehring asked about parking and employee count. Mr. Sparks stated approximately 10-20 employees would be working in the facility at one time. If parking becomes an issue, patients would be encouraged to pre-order their medication online.

Chief Sciotto approached the Commission and added the maximum occupancy for the dispensary and waiting areas is 70 people and explained the reasoning behind this requirement. Ms. Ireland commented a shopping center parking standard would be used to determine the minimum parking spaces. Mr. Sanders questioned the agent on the typical waiting load for the dispensary. Mr. Sparks stated outside of the grand opening, less than 70 people would be present at one time. The facility's foot traffic is similar to a typical pharmacy's.

Public Hearing:

The following was opposed to the Conditional Use Application, but preferred not to speak:

- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

The following spoke in opposition to the Conditional Use Application:

- Bobby Welton, 1032 First Street South #2

The following spoke in favor of the Conditional Use Application:

- Elias Honides, 329 West 6th Street, Jacksonville, property manager of the proposed project; addressed security and parking concerns. He commented parking had not been a concern.
- Chuck McCue, 1908 3rd Street, Neptune Beach

Mr. Sutton closed the public meeting.

Discussion:

Mr. Sanders questioned Mr. Sparks about the duration of the purchase process. Mr. Sparks stated it could vary from just a couple of minutes for a pick-up that was pre-ordered, up to 20 minutes.

Ms. Ireland commented she is unsure of the extent the Commission can limit occupancy.

Mr. Dahl asked Ms. May about how the Commission's vote would interface with the Florida Statutes. Ms. May approached the Commission and spoke of Chapter 381 of the Florida Statutes, which regulates medical marijuana dispensaries. When the City inspected the chapter, it determined the Central Business District in Jacksonville Beach is an area of the permissible, conditional use. Chapter 381 addresses some issues the City cannot regulate, like distance requirement, and requests marijuana facilities be treated as pharmacies. She later referred to the Commission's criteria in determining this case. Facilities may not operate from 9:00 pm to 7:00 am, products must be locked in secured vaults, security must be present at all times, and law enforcement reporting is also required.

Motion: It was moved by Mr. Sanders and seconded by Ms. Moehring, 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#16-19 Land Development Code Text Amendment Application

Applicant: Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Land Development Code Text Amendment Application requesting to amend Chapter 34. Land Development Code to define and regulate short-term vacation rentals, where permitted.

Staff Report:

Ms. Ireland read the following into record:

Following the receipt of complaints regarding occupant conduct and parking problems at a short-term rental (STR) property in the city in the Spring of 2018, and also upon learning that there were a large number of STRs throughout the city, the City Manager asked staff to look into ways that the City could address some of the problems with certain types of STRs. This includes primarily those located in single-family, two-family, and townhouse dwelling properties, and especially for properties located in established lower density residential neighborhoods.

In 2011 Florida House Bill 883 pre-empted local regulations on the restriction and prohibitions on vacation rentals based solely on their classification, use, or occupancy. At that time the city had no regulations addressing what are now referred to as short-term rentals. In 2014, Senate Bill 356 rescinded portions of the 2011 preemption but provided that local governments could still not prohibit or regulate the frequency or duration of STRs. What local governments could still regulate at that time, and can currently regulate, including registration and licensing, public safety, noise, trash accumulation, parking, and occupancy levels.

The City Attorney, with assistance from Planning, Police, and Fire Department staff has compiled a proposed set of STR regulations for consideration and approval by the Planning Commission and City Council. If approved, these regulations will become a new section, Section 34-411 – Short Term Vacation Rentals, of Article VIII. Supplemental Standards of the Land Development Code.

City Attorney:

Ms. May approached the Commission. She explained the purpose of this application arose after many residential complaints regarding short-term rentals were brought to the City's attention. Several post-2011 jurisdictions and models were researched in constructing this ordinance, which includes Flagler County, Panama City, City of St. Augustine, City of Hallandale Beach, City of Largo, City of Cape Coral, and the City of Jacksonville. According to these jurisdictions, short-term rentals can be regulated, but not their frequency or regulation. Condominium units and homes

within a Home Owners Association are also not regulated by this ordinance, as they are already governed by bylaws. Home shares, in which owners and renters are together sharing the property, are also not regulated. Ms. May then elaborated on important provisions in the proposed ordinance:

- This ordinance requires a registration process. Upon registration with the City; proof of registration with other governmental entities, including the State (Department of Revenue), County, Department of Business and Professional Regulation, and Local Business Tax.
- Standards for the maintenance of short-term rentals in this ordinance are already-installed State laws that should currently be followed by renters: swimming pools, sleeping rooms, smoke and carbon monoxide detections, fire extinguishers, and automatic sprinkler systems are all currently regulated by the State of Florida under Chapters 509 and 515 of the 2018 Florida Statutes. The same applies to City standards, like the City's Noise Ordinance that installs "quiet hours" from 10:00 pm to 7:00 am.
- What is subject to the debate of the Planning Commission is determining the maximum occupancy and the way it is defined. Ways it can be defined include the square footage of the home, number of persons per bedroom, and full air-conditioned bathrooms. Maximum occupancy would determine solid waste handling and parking standards.
- Informative standards and provisions would be included in the short-term rental lease agreements to notify the occupants of allowances and restrictions.
- An initial inspection would be required to ensure compliance with fire and building codes.
- The ordinance would require the designation of a responsible party available 24/7 to respond to issues.
- Those that do not comply would go before the Special Magistrate. Vested rights would be considered. The City understands this transition will take time. Therefore, any rentals deemed not abiding after the installation of the ordinance would be given time to transition.

Ms. Moehring commented she is unclear about the standards for air-conditioned full bathrooms. Ms. May responded an air-conditioned bathroom includes a sink, toilet, tub, and is part of the living space of the house, per building and fire officials' codes. Mr. Sanders questioned if there would be a public workshop to inform the residents of these changes. Ms. May responded this had been discussed by City Council three times, and a public workshop would be held on June 27, 2019, at 5:30 pm to address residents. He later questioned how Ms. May distinguished the cities in which she used as examples in the creation of this ordinance from others, and she responded the regulations installed by her example cities were tried and tested in courts and later refined.

Upon discussion and complaints of the length of the ordinances, Ms. May commented while some of the provisions written in the ordinance can be removed, that does not mean they would not be applicable as they remain enforced by the State of Florida. Mr. Walker stated examples of different short-term regulations other states have installed and questioned how the decision regarding maximum occupancy can be made. Ms. May stated this is determined by this Commission and added the recommendations she previously offered were determined by not just herself, but other City officials. The method of determining maximum occupancy should not be arbitrary and unreasonable.

Public Hearing:

The following were opposed to the text amendment application, but preferred not to speak:

- Evan Greenfield, 1800 The Greens Way #208, Jacksonville Beach
- Lisa Phipps, 127 10th Avenue South, Jacksonville Beach

- Michelle Steffen, 2043 A 2nd Street South, Jacksonville Beach
- Connie Gilbert, 2100 Ocean Drive South, Jacksonville Beach
- Colin Thomas, 1124 17th Street North, Jacksonville Beach
- Gabriel Prieto, 950 16th Avenue North, Jacksonville Beach

The following spoke in opposition to the text amendment application:

- Chuck McCue, 1908 3rd Street, Neptune Beach
- Jeanell Wilson, 2014 South Oceanfront, Jacksonville Beach
- Greg Phipps, 127 10th Avenue South, Jacksonville Beach
- Kristian Boehler, 2260 Beach Boulevard, Jacksonville Beach
- William Gilbert, 2100 Ocean Drive South, Jacksonville Beach
- Nancy Garcia, representative of Northeast Florida Association of Realtors, 4130 South 3rd Street, Jacksonville Beach
- Evan Raita, 731 6th Avenue South, Jacksonville Beach
- Gretchen Kornutik, 1722 Mayview Road, Jacksonville
- Bobby Welton, 1032 1st Street South #2, Jacksonville Beach

The following spoke in favor of text amendment application:

- Tony Komarek, 533 11th Avenue South, Jacksonville Beach
- Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach
- Michael Barker, 213 Tallwood Road, Jacksonville Beach
- Michael Drog, 124 11th Avenue South, Unit B, Jacksonville Beach
- Bruce Jacobi, 210 Tallwood Road, Jacksonville Beach

Mr. Sutton closed the public meeting.

Discussion:

Ms. May approached the Commission to address some concerns. The State of Florida already allows and defines short-term rental, and this cannot be debated by the City. Short-term rentals are considered public lodging establishments under the Division of Hotels and Restaurants and are regulated by its laws. The ordinance is not adding more restrictive regulations but is asking for property owners to register and pay taxes. Only eight business tax receipts for short-term rentals were granted by the City Clerk's office, but there are at least 400 rentals in the City according to the testimony of the public.

Mr. Sanders asked about who would be performing inspections. Chief Sciotto presented himself before the Commission and commented the initial inspection would be conducted by a Fire official, and later by a Code or Building official from the Planning and Development Department. Mr. Sanders inquired about what constitutes a "person" and whether it includes both adults and children or solely adults. Ms. May commented she would research this topic and added ages 16 and up are normally considered adults in this type of regulation. Mr. Sanders commented this decision is being rushed as more clarification is needed and believes this case should be delayed until after the public workshop. Mr. Dahl agreed and added Council would be the determining body that would allow or deny this ordinance. Mr. Walker agreed with Mr. Dahl's and Mr. Sanders' comments. Ms. Moehring commented she did not fully understand the ordinance.

Ex-Parte:

Mr. Sanders commented he spoke with Jeanell Wilson regarding this case via phone call. Ms. Moehring also communicated with Ms. Wilson about the process.

Motion: It was moved by Mr. Sanders and seconded by Ms. Moehring, to delay voting on the Land Development Code Text Amendment Application until after the public workshop on June 27, 2019.

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

The motion to delay was approved 3-2.

Ms. May asked for a firm date. Ms. Ireland stated there may not be enough time to advertise before the meeting immediately following the public workshop, so the following meeting date of July 22, 2019, was given.

(D) PC#19-19 Land Development Code Text Amendment Application

Applicant: Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Land Development Code Text Amendment Application requesting to amend Section 34-408 of the Land Development Code to modify the proximity requirements for Medical Marijuana Treatment Center Dispensing Facilities for consistency with Florida Statute 381.986.

Staff Report:

Ms. Ireland read the following into record:

In February of 2018, City Council approved Ordinance 2018-8104 that permitted medical marijuana dispensing facilities within the City, and established regulations under a new Section 34-408 of the Land Development Code. The State of Florida requires that if a municipality permits dispensing facilities, they cannot regulate them more stringently than pharmacies. Section 34-408(a)(1) established proximity requirements for dispensaries to be 500 feet from another dispensary and 500 feet from any school.

In order to maintain consistency and compliance with the latest version of Florida Statute 381.986(11)(c), the City is requesting to amend Section 34-408 of the Land Development Code to remove the proximity requirement that dispensaries be at least 500 feet from one another, as this requirement is not also applied to pharmacies, and is not required by Florida Statute.

When Section 34-408 was drafted, it was not intended to be stricter than Florida State Statute required, and pursuant to Florida Statute 381.986, dispensing facilities only have to be 500 feet away from any public or private school. As proposed, dispensing facilities are still permitted by right in C-2 zoning districts, and those located in C-1 or CBD zoning districts will still be required to request conditional use approval for specific locations, and hours of operation will remain limited to 7:00 am to 9:00 pm, pursuant to Florida Statute 381.986(8).

Staff: Ms. Moehring questioned if the Florida statute in the discussion was changed from when it was first adopted. Ms. Ireland responded it might have changed, but it is best for the City to stay consistent and approve based on the most current statute available.

Public Hearing:

No one came before the Commission to speak regarding this application.
Mr. Sutton closed the public meeting.

Discussion:

There was no further discussion regarding this case.

Motion: It was moved by Mr. Sanders and seconded by Mr. Dahl, to approve the Land Development Code Text Amendment Application.

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

The application was approved unanimously.

Planning & Development Director's Report

Ms. Ireland noted the next meeting is scheduled for Monday, June 24, 2019. Mr. Sutton advised he would not be in attendance.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 9:30 P.M.

Submitted by: Sama Kaseer
Administrative Assistant

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: July 15, 2019
RE: July 22, 2019 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, July 22, 2019** Planning Commission meeting.

OLD BUSINESS:

PC#16-19 Land Development Code Text Amendment Application

Applicant: Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250

Request: **Land Development Code Text Amendment Application** requesting to amend Chapter 34. Land Development Code to define and regulate short-term vacation rentals, where permitted.

Comments: Following the receipt of complaints regarding occupant conduct and parking problems at a short-term rental (STR) property in the city in the Spring of 2018, and also upon learning that there were a large number of STRs throughout the city, the City Manager asked staff to look into ways that the City could address some of the problems with certain types of STRs.

The City Attorney, with assistance from Planning, Police, and Fire Department staff compiled a proposed set of STR regulations for consideration and approval by the Planning Commission and City Council. At the June 10, 2019 Planning Commission meeting, the Planning Commission voted to defer the application until after a scheduled public workshop.

On June 27, 2019 the City held a public workshop which resulted in changes to the proposed regulations. If approved, these regulations will become a new section, Section 34-411 – Short Term Vacation Rentals, of Article VIII. Supplemental Standards of the Land Development Code. The City Attorney will provide details on the proposed changes.

NEW BUSINESS:

PC# 23-19 Conditional Use Application

Owner: Hasteh, LLC
3982 Alhambra Dr W.
Jacksonville, FL 32207

Applicant: Bento Jax Beach, LLC
PO Box 3831
Orlando, FL 32082

Agent: George Fong
2555 Temple Trail, Suite 102
Winter Park, FL 32789

Location: 1198 Beach Boulevard, Suite 9

Request: **Conditional Use Approval** for proposed outdoor restaurant seating at a new restaurant located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the southwest corner of Beach Boulevard and 12th Street South. The applicant wishes to rent a tenant space on the western most end of a new commercial building for a new restaurant (*Bento*) and has proposed outdoor patio seating on the west side of the building. The applicant was informed by staff that conditional use approval would be required for the use of the proposed outdoor restaurant seating.

Adjacent uses include commercial to the west, commercial to the south across the shopping center parking lot, commercial to the north across Beach Boulevard, and future commercial in the balance of the new building. The proposed outdoor patio seating is consistent with similar restaurant establishments in the area, and should not negatively impact adjacent properties. The area of the proposed outdoor seating shown on the site plan is below the maximum 25% of the indoor restaurant space, as provided in Section 34-407 of the Land Development Code.

PC# 24-19 Conditional Use Application

Owners: Ponte Vedra Corp
 200 Ponte Vedra Blvd
 Pone Vedra Beach, FL 32082

 Southside Boulevard Land Company
 9540 San Jose Blvd
 Jacksonville, FL 32257

Applicants: Ponte Vedra Corp
 200 Ponte Vedra Blvd
 Pone Vedra Beach, FL 32082

 Southside Boulevard Land Company
 9540 San Jose Blvd
 Jacksonville, FL 32257

Agent: Prosser, Inc.
 13901 Sutton Park Drive South, Suite 200
 Jacksonville, FL 32224

Location: Ponte Vedra Golf Course

Request: **Conditional Use Approval** for the expansion of an existing private golf course located in a *Residential, single-family: RS-1* zoning district, pursuant to Section 34-336(d)(7) of the Jacksonville Beach Land Development Code.

Comments: The subject property is the existing Ponte Vedra Inn and Club Ocean Course that has existed since the late 1920's. The north portion of the Ocean Course is located in Jacksonville Beach and surrounded by single-family homes. Due to increased demand for the driving range located on Pablo Road in Ponte Vedra, there is a need to expand the number of tees to accommodate the growing number of members and guests. This expansion will result in a need to shift the golf course to the north, expanding the course north into an area that is currently undeveloped property. The north boundary of the golf course property is Ponce De Leon Boulevard in Jacksonville Beach.

Adjacent uses are single family to the north, east and west, and the balance of the golf course to the south, expanding into St. Johns County. The proposed expansion of the existing golf course to the north should not negatively impact adjacent properties.

PC#25-19 Concept Plan for Plat Application

Owner: Ocean Forest, LLC
 1912 Nightfall Drive
 Neptune Beach, FL 32266

Applicant: Ossi Development
 1112 3rd Street, Suite 4
 Neptune Beach, FL 32266

Agent: Chuck Kennedy, P.E.
 Connelly and Wicker, Inc.
 10060 Skinner Lake Drive, Suite 500
 Jacksonville, FL 32246

Location: 2115 12th Avenue North

Request: **Concept Plan for Plat Approval** for a proposed 10 lot single-family residential subdivision for property located in a *Residential, single-family: RS-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located at the north side of 12th Avenue North, west of Pinewood Drive in the Ocean Forest neighborhood. The property contains over two and a half acres, and has been used as a private school child day care center by the Lighthouse Christian Fellowship since 1999. The owners are proposing to redevelop the subject property into a ten lot single-family subdivision under the *Residential, single-family: RS-2* zoning standards.

All ten of the proposed lots meet or exceed the RS-2 lot size and dimensional standards. On-site privately maintained stormwater retention is proposed for the southeast corner of the property. Adjacent uses include single-family properties and a city maintained drainage ditch to the north and east. The proposed ten lot subdivision is consistent with the existing single-family uses surrounding the property and as shown meets the RS-2 zoning standards.

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2019-8118

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA AMENDING CHAPTER 34. LAND DEVELOPMENT CODE, ARTICLE VIII. SITE DEVELOPMENT STANDARDS, DIVISION 2. SUPPLEMENTAL STANDARDS, CREATING A NEW SECTION 34-411 SHORT TERM VACATION RENTALS, AS AUTHORIZED BY CHAPTER 163.3202, FLORIDA STATUTES; AMENDING CHAPTER 34. LAND DEVELOPMENT CODE, ARTICLE IV. DEFINITIONS PROVIDING DEFINITIONS; AMENDING CHAPTER 34. LAND DEVELOPMENT CODE, ARTICLE VII. ZONING DISTRICTS, DIVISION 2. ZONING DISTRICTS, SECTION 34-336. RESIDENTIAL, SINGLE-FAMILY: RS-1, SECTION 34-337. RESIDENTIAL SINGLE-FAMILY: RS-2, SECTION 34-338. RESIDENTIAL, SINGLE-FAMILY: RS-3, SECTION 34-339. RESIDENTIAL MULTIPLE-FAMILY: RM-1, SECTION 34-340. RESIDENTIAL, MULTIPLE-FAMILY: RM-2, SECTION 34-341. COMMERCIAL PROFESSIONAL OFFICE: CPO, SECTION 34-342. COMMERCIAL LIMITED: C-1, SECTION 34-343. COMMERCIAL GENERAL: C-2, SECTION 34-345. CENTRAL BUSINESS DISTRICT: CBD; PROVIDING THAT SHORT TERM VACATION RENTALS ARE A PERMITTED USE; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, AND PROVIDING FOR AN EFFECTIVE DATE:

WHEREAS, the City of Jacksonville Beach has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida; Chapters 163 & 166, Florida Statutes; and

WHEREAS, prior to 2011 Florida's cities and counties regulated local land use issues and decisions under the Home Rule authority granted them by the Florida Constitution; and

WHEREAS, in 2011 the Florida Legislature enacted House Bill 883 (Chapter 2011-119, Laws of Florida) which preempted the local regulation, restriction or prohibition of vacation rentals based solely on their classification, use or occupancy; and

WHEREAS, the preemption to the state provided little oversight of vacation rentals such as staffing for mandatory or randomized inspections of vacation rentals and applied relaxed standards for vacation rentals when compared to hotels, motels, and bed and breakfast establishments; and

WHEREAS, in 2014 the Florida Legislature enacted Senate Bill 356 (Chapter 2014-71, Laws of Florida) which rescinded portions of the previous preemption but provided that local governments may not prohibit or regulate the frequency or duration of short term vacation rentals; and

WHEREAS, Chapter 2014-71, Laws of Florida returned some local control back to communities to mitigate the effects of short term vacation rentals to make them safer, more compatible with existing neighborhood uses, and accountable for proper operation; and

WHEREAS, short term vacation rentals cannot be prohibited and are therefore a permitted use in all zoning districts where residential uses are a permitted or conditional use; and

WHEREAS, single-family, two-family, and townhouse neighborhoods and their required infrastructure are generally designed to accommodate typical residential homes; and

WHEREAS, local governments apply design standards tailored for residential neighborhoods for their roads, driveways, emergency services planning, public shelters, emergency evacuation plans, solid waste collection, utilities, buffers, other infrastructure impacts along with the corresponding fair and proportionate impact/connection fees; and

WHEREAS, short term vacation rentals located in residential neighborhoods without regulation or standards for mitigation may create disproportional impacts related to their size, excessive occupancy, and lack of proper facilities; and

WHEREAS, permanent residents of single-family, two-family, and townhouse dwelling units inherently understand and know their physical surroundings, to include any safety gaps and potential risks to life and safety due to daily familiarity; and

WHEREAS, due to the transient nature of the occupancy short term vacation rental, occupants are unfamiliar with local hurricane evacuation plans, the location of fire extinguishers, residence exit routes, pool and home safety features and similar life safety measures as would readily be provided to guests in traditional lodging establishments; and

WHEREAS, short term vacation rentals may be created in single-family, two-family, or townhouses built prior to current building codes that require minimum life safety improvements, such as smoke detectors, carbon monoxide detectors, pool alarms, pool safety drains, and other such life safety equipment; and

WHEREAS, transient public lodging establishments such as vacation rentals are required to comply with the Florida Building Code and the Florida Fire Prevention code regarding life safety equipment, inspections, and enforcement programs; and

WHEREAS, short term vacation rentals located within established neighborhoods may disturb the quiet enjoyment of the neighborhood, lower property values, and burden the design layout of typical residential neighborhoods; and

WHEREAS, short term vacation rentals located within established single-family, two-family, and townhouse neighborhoods may create compatibility impacts, including but not limited to, excessive noise, on-street parking, accumulation of trash, and diminished public safety; and

WHEREAS, traditional lodging establishments (hotels, motels, and bed & breakfast inns) are restricted to commercial and other non-residential zoning districts where the intensity of use is separated from the quiet residential uses; and

WHEREAS, traditional lodging establishments must meet stricter development standards, undergo annual or bi-annual inspections, and meet more stringent operational and business requirements; and

WHEREAS, traditionally lodging establishments typically must make roadway improvements and/or pay higher transportation, water, sewer, and other impact fees to offset the infrastructure demands created by their use; and

WHEREAS, Chapter 720 Florida Statutes provides for the formation and operation of homeowners' associations, independent of government authority; and

WHEREAS, such homeowners' associations may or may not exist in all single- and two-family residential neighborhoods; and

WHEREAS, such homeowners' associations typically employ property managers and employees or contracted vendors to monitor maintenance, upkeep, security and/or operation of the property on a frequent basis; and

WHEREAS, homeowners' associations are governed by covenants, restrictions and bylaws of the governing associations; and

WHEREAS, such homeowners' associations which allow short term vacation rentals are not regulated locally at this time, but may be in the future if deemed necessary in the interest of the public health, safety, and welfare; and

WHEREAS, multi-unit condominium buildings which allow short term vacation rental units are subject to Florida Statutes Chapter 718 and typically to covenants, restrictions, and bylaws thereof; and

WHEREAS, multi-unit condominium buildings are typically constructed to more stringent building code, fire code, and other life safety code standards including sprinkler systems, interconnected fire alarm systems, fire alarm panels, emergency lighting, exit signs, fire extinguishers, and fire wall separation between occupancies; and

WHEREAS, multi-unit condominium buildings are routinely inspected for fire and life safety code compliance including fire sprinkler systems, interconnected fire alarm systems, fire alarm panels, fire pumps, emergency lighting, exit signs, backflow prevention, elevator operation, and communications; and

WHEREAS, many multi-unit condominium buildings have on-site property managers and employees or contracted vendors to provide maintenance, upkeep, security and/or operation of the property on a frequent basis; and

WHEREAS, multi-unit condominium buildings which allow short term vacation rentals are not regulated locally at this time, but may be in the future if deemed necessary in the interest of the public health, safety, and welfare; and

WHEREAS, whenever one (1) or more property owner permanently resides at the short term vacation rental located within the same structure the number of renters is minimized and the owner is present to directly manage the property; and

WHEREAS, an on-site owner permanently residing in a short term vacation rental is likely to manage the short term vacation rental more restrictively because there is a direct, vested interest in its use and maintenance; and

WHEREAS, owner-occupied short term vacation rentals are not regulated locally at this time, but may be in the future if deemed necessary in the interest of the public health, safety, and welfare; and

WHEREAS, permanent residents within residential neighborhoods often establish long-term friendships, social norms, and a sense of community which often leads to mutual respect among property owners; and

WHEREAS, a permanent residence is typically the largest investment a family will make in their lifetime, with the homestead held sacred in popular culture as the heart and center of the family unit; and

WHEREAS, permanent residents within established residential neighborhoods deserve the right to tranquility and peaceful enjoyment of their home without intrusion by an excessive number of transient occupants; and

WHEREAS, the City of Jacksonville Beach promotes tourism, including appreciation and enjoyment of its pristine beaches, fishing pier, boardwalk, historic sites, and entertainment options; and

WHEREAS, many local governments in the State of Florida, and across the nation, have instituted standards to minimize the potential negative impacts of short term vacation rentals on the permanent residents; and

WHEREAS, the City of Jacksonville Beach has experienced a significant increase in the construction of new, oversized structures and the repurposing of existing residential homes for the primary purpose of serving as short term vacation rentals for up to as many as seventeen (17) individuals; and

WHEREAS, although family size per residence varies, the most recent data from the 2010 U.S. Census indicates the City of Jacksonville Beach average family size is 2.74 persons; and

WHEREAS, the 2010 U.S. Census data further indicates the average household size in the City of Jacksonville Beach is 2.11 persons; and

WHEREAS, the operation of short term vacation rentals in established neighborhoods in the City of Jacksonville Beach may create a large disparity in short term vacation rental impacts with more than six (6) times the average occupancy of established owner-occupied residences making the higher occupancy of the short term vacation rental homes incompatible with established neighborhood; and

WHEREAS, utility usage by short term vacation rentals may exceed the usage levels anticipated at the time of initial permitting as a single-family, two-family, or townhouse residence, creating a disparity between the impact and connection fees paid and the system impacts caused by their increased demand; and

WHEREAS, the State of Florida through its existing regulatory framework provides for licensing, maintenance, and inspection of hotels and motels; however no similar regulatory framework exists for vacation rentals; and

WHEREAS, current vacation rental industry practice is to set maximum limits upon the number of transient occupants within a short term vacation rental unit, but lack provisions for verification and enforcement; and

WHEREAS, current vacation rental industry practice is to charge a flat rental fee for the term of the lease, regardless of transient occupancy count, which may incentivize lessees of oversized structures used as short term vacation rentals to increase the transient occupant count to spread out the cost burden for the rental term among as many payers as possible; and

WHEREAS, the City of Jacksonville Beach desires to encourage short term vacation rentals that are safe, compatible with the character of the neighborhood, provide positive impacts for tourism, increase property values, and achieve greater neighborhood compatibility; and

WHEREAS, the City of Jacksonville Beach seeks to balance respect for private property rights and incompatibility concerns between the investors in short term vacation rentals and the families investment in permanent single-family, two-family, or townhouse residences in established residential neighborhoods through the use of reasonable rules, regulations, and development standards; and

WHEREAS, these regulations are deemed necessary to preserve property values and to protect the health, safety, and general welfare of permanent residents, property owners, investors, transient occupants, and visitors alike; and

WHEREAS, these regulations are being promulgated to supplement, but not replace, any existing federal or state law, regulation, or other controls within established residential neighborhoods served by a homeowners' association or condominium associations; and

WHEREAS, the City of Jacksonville Beach seeks to regulate vacation rental use of single-family, two-family, and townhouses subject to initial inspection requirements, ongoing compliance with these regulations, issuance of and annual renewal of local business tax receipt for short term vacation rental use; and

WHEREAS, these regulations do not prohibit or regulate duration or frequency of vacation rentals, but are intended to address the frequent change of transient occupants housed within single-family, two-family, and townhouse dwellings within established residential neighborhoods; and

WHEREAS, the application of minimum life safety requirements to short term vacation rentals, as required by state law for transient public lodging establishments, ensures that transient occupants are provided the same minimum level of protection as is required by current statutes, regulations, and codes for hotels, motels, and dormitories; and

WHEREAS, a maximum occupancy of sixteen (16) persons within any short term vacation rental in any zoning district is appropriate because any occupancy of greater than sixteen (16) persons falls within a commercial classification of hotel or dormitory for the purposes of the National Fire Protection Association (NFPA) 101 Life Safety Code; and

WHEREAS, for purposes of compliance with the National Fire Protection Association (NFPA) 101 Life Safety Code, occupancies of sixteen (16) or fewer persons may be provided in single-family, two-family, or townhouse short term vacation rentals without consideration as a hotel or dormitory and provisions of related life safety requirements; and

WHEREAS, the minimum residential safety standards, as adopted by the Florida Legislature as the Residential Swimming Pool Safety Act include provision of swimming pool, spa, and hot tub barriers or alarms so as to reduce the likelihood of child and elder drowning; and

WHEREAS, bedrooms as so designated within short term vacation rentals shall be considered the equivalent of bedrooms as defined by Florida Statute 381.0065, as may be amended from time to time; and

WHEREAS, because of the high occupancy and transient nature of occupants within many short term vacation rentals, fire safety becomes important; and

WHEREAS, Section 509.215, Florida Statutes, provides the fire safety requirements for transient public lodging establishments such as vacation rentals; and

WHEREAS, short term vacation rentals, as defined herein, must comply with the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101 Life Safety Code, Florida Building Code, Florida Administrative Code Chapters 61C and 69A-43, and Section 509.215, Florida Statutes; and

WHEREAS, in the event of an emergency, the presence of posted building exit routes can reduce the risk to transient occupants who are unfamiliar with the short term vacation rental unit; and

WHEREAS, site specific short term vacation rental standards, such as, minimum parking standards, solid waste handling and containment, and the enforcement of quiet hours, serve to maintain the decorum that exists among owners in established residential neighborhoods and are better assured by having these same standards conveyed to transient occupants through the duration of their rental; and

WHEREAS, transient public lodging establishments and vacation rentals are subject to additional regulatory requirements beyond those normally required of single-family, two-family, and townhouse residences, including business licensing by the State of Florida Department of Business and Professional Regulation's Division of Hotels and Restaurants, obtaining county and local business tax receipts, and collecting and remitting various sales taxes to state and local government; and

WHEREAS, a short term vacation rental is a commercial lodging activity; and

WHEREAS, some short term vacation rentals are being used exclusively as rentals by investors and/or home owners; and

WHEREAS, the establishment of minimum business practices, such as the provision of both lease-specific and property-specific information to lessees, and the designation of a local short term vacation rental responsible party, ensures that the private property rights of the short term vacation rental owner are balanced with the needs of the residents of the City of Jacksonville Beach to protect visitors and tourists and to preserve the general welfare through its limited regulatory power; and

WHEREAS, the City of Jacksonville Beach, through its existing regulatory framework, will issue registration certificates to short term vacation rentals conforming to those standards, which will in turn provide a level playing field amongst all providers of short term vacation rental units; and

WHEREAS, it is the intent of the City of Jacksonville Beach to provide for the establishment of an enforcement mechanism for those short term vacation rentals which do not adhere to the standards on

an initial or continuing basis, with the overall goal of the short term vacation rental program being compliance with established standards and not punitive in scope; and

WHEREAS, the City of Jacksonville Beach Planning Commission held a duly noticed public hearing on **July 22, 2019** and recommended approval of this ordinance; and

WHEREAS, the City Council of the City of Jacksonville Beach held a duly noticed public hearing on **August 5, 2019** and approved this ordinance on first reading; and

WHEREAS, the City Council of the City of Jacksonville Beach finds the proposed amendment will serve to protect the health and safety of residents, adjacent residential uses, and the general neighborhood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Recitals. The above recitals are ratified and confirmed as being true and correct and are made a part of this Ordinance and adopted as legislative findings.

SECTION 2. Amendment of City Code. That Chapter 34, Article IV. Definitions is hereby amended to add definitions, in proper alphabetical order as follows¹:

Section 34-41. General

Bedroom shall be as defined in Florida Statutes s. 381.0065, as may be amended, and means:

1. A room that can be used for sleeping and that:
 - a. For site-built dwellings, has a minimum of 70 square feet of conditioned space;
 - b. For manufactured homes, is constructed according to the standards of the United States Department of Housing and Urban Development and has a minimum of 50 square feet of floor area;
 - c. Is located along an exterior wall;
 - d. Has a closet and a door or an entrance where a door could be reasonably installed; and
 - e. Has an emergency means of escape and rescue opening to the outside in accordance with the Florida Building Code.
2. A room may not be considered a bedroom if it is used to access another room except a bathroom or closet.

¹ (~~strikethrough~~ text indicates deletions, underline text indicates additions).

3. “Bedroom” does not include a hallway, bathroom, kitchen, living room, family room, dining room, den, breakfast nook, pantry, laundry room, sunroom, recreation room, media/video room, or exercise room.

Collective Registration means a Short Term Vacation Rental Registration Certificate issued by the City of Jacksonville Beach to a licensed agent who represents a collective group of Short Term Vacation Rental units found on separate locations. A collective registration may not be issued for more than 75 Short Term Vacation Rental units per Registration Certificate.

Licensed Agent means the operator of a management company that has been licensed by the dwelling or unit owner, through a rental agreement or contract between the two parties, to hold out the dwelling or unit for rent on a transient basis. A licensed agent is not required to hold a license from the Division of Real Estate.

Short term vacation rental means

1. Any individually or collectively owned single-family, two-family, or townhouse dwelling unit that is also a Transient Public Lodging Establishment as defined below.

2. Single-family, two-family, or townhouse dwellings subject to deed restrictions and covenants of a home-owners association, condominium units, timeshare projects, and owner-occupied dwelling units renting fifty percent (50%) or less shall not be subject to the regulations of this ordinance.

Transient occupancy means occupancy when it is the intention of the parties that the occupancy will be temporary. There is a rebuttable presumption that, when the dwelling unit occupied is not the sole residence of the guest, the occupancy is transient.

Transient public lodging establishment means any individually or collectively owned single-family, two-family, or townhouse dwelling unit which is rented to guests more than three times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests, as defined in Florida Statutes 509.013(4)(a), as may be amended.

SECTION 3. That Chapter 34, Article VIII, Division 2 of the City of Jacksonville Beach Code of Ordinances and Land Development Code is hereby amended by adding new Section 34-411 to read as follows:

Section 34-411 – Short Term Vacation Rentals.

(a) Applicability. This section shall apply to short term vacation rentals as defined in section 34-41.

(b) Short term vacation rental minimum requirements. Short term vacation rentals shall be permitted in all zoning districts where residential use is a permitted or conditional use provided they are in compliance with this section. No person shall rent or lease all or any portion of a dwelling unit as a short term vacation rental as defined in section 34-41 without initially and on a continuing basis:

- (1) Obtaining a short term vacation rental registration certificate from the City of Jacksonville Beach pursuant to this section;
- (2) Providing proof of a county business tax receipt from the Consolidated City of Jacksonville pursuant to its ordinances, as may be amended;
- (3) Providing proof of a local business tax receipt from the City of Jacksonville Beach pursuant to Chapter 15 of the Code of Ordinances, as may be amended;
- (4) Providing proof of a Florida Department of Revenue certificate of registration for purposes of collecting and remitting tourist development taxes, sales surtaxes, and transient rental taxes;
- (5) Providing proof of a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and
- (6) As demonstrated through an affidavit:
 - a. Maintaining initial and ongoing compliance with Short Term Vacation Rental Standards contained herein;
 - b. Maintaining compliance with the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101 Life Safety Code, Florida Building Code, and Section 509.215, Florida Statutes; and
 - c. Maintaining compliance with any local, state, and federal laws, regulations, and standards as may be applicable or amended including Florida Administrative Code Chapters 61C and 69A-43, as may be amended.

(c) Short Term Vacation Rental Standards. The following Standards shall govern the use of any short term vacation rental as a permitted use:

- (1) Maximum Occupancy. Maximum occupancy will be limited to two (2) persons per bedroom or one (1) per one hundred fifty (150) square feet, whichever is less, except that under no condition shall maximum occupancy exceed sixteen (16) occupants per short term vacation rental unit.
- (2) Parking Standards. Based on the maximum occupancy as defined in Section 34-411(c)(1), minimum off-street parking shall be provided as one (1) space

per three (3) transient occupants based on total maximum occupancy calculated per short term vacation rental. Garage spaces shall count if the space is open and available and the transient occupants are given vehicular access to the garage. On-street or grass parking shall not be permitted.

- (3) Solid Waste handling and containment. Based on the maximum as defined in Section 34-411(c)(1), one (1) trash storage container shall be provided for every four (4) transient occupants or fraction thereof. Appropriate screening and storage requirements for trash storage containers shall apply per any development approval or local neighborhood standard, whichever is more restrictive. For purposes of this section, a trash storage container shall be a commercially available thirty-five (35) gallon or greater capacity container with a lid that securely fastens to the container so as to prevent spills and animal access. The container shall be placed at curbside on the day of solid waste pickup and removed from curbside no later than sunrise the following day.
 - (4) Minimum short term vacation rental lease agreement wording. The short term vacation rental lease agreement shall contain the minimum information as provided for in subsection 34-411(h).
 - (5) Minimum short term vacation rental information required postings. The short term vacation rental shall be provided with posted material as required pursuant to subsection 34-411(i).
 - (6) Designation of a Short Term Vacation Rental Responsible Party capable of meeting the duties required pursuant to subsection 34-411(g) shall be required.
 - (7) Advertising. Any advertising of the short term vacation rental unit shall conform to information included in the Short Term Vacation Rental Registration Certificate and property's approval, particularly as it pertains to maximum occupancy.
 - (8) Other standards. Any other standards contained within the City of Jacksonville Beach Land Development Code to include, but not limited to, noise limits, setbacks, stormwater, and similar provision shall be applicable.
- (d) Short Term Vacation Rental Registration Certificate. To verify compliance with these Short Term Vacation Rental Standards, any property owner who wishes to use his or her dwelling unit as a short term vacation rental must first apply for and receive a Short Term Vacation Rental Registration Certificate from the City of Jacksonville Beach. The following requirements further apply:
- (1) The Short Term Vacation Rental Registration Certificate shall be renewed annually for as long as the unit is used as a short term vacation rental.

- (2) Short Term Vacation Rental Registration Certificates may be issued as a single or collective registration certificate.
 - (3) An annual single or collective Short Term Vacation Rental Registration Certificate fee shall be paid in an amount as determined by Resolution of the City Council of the City of Jacksonville Beach.
 - (4) Short Term Vacation Rental Registration Certificate fees shall be implemented to cover the costs of administration of the Short Term Vacation Rental Registration Certificate, Inspection, and enforcement programs.
 - (5) Failure to comply with any of the requirements of this section shall be grounds for revocation or suspension of the Short Term Vacation Rental Registration Certificate in accordance with the requirements contained herein.
- (e) Application for a Short Term Vacation Rental Registration Certificate. Each property owner seeking initial issuance, annual renewal, transfer of ownership, or modification of a Short Term Vacation Rental Registration Certificate shall submit a City of Jacksonville Beach Short Term Vacation Rental Application in a form specified by the City, along with an application fee in an amount as determined by Resolution of the City Council of the City of Jacksonville Beach.
- (1) A complete application for initial, transfer of ownership, or modification of a Short Term Vacation Rental Registration Certificate shall demonstrate compliance with the Short Term Vacation Rental Standards above through the following submittals:
 - a. A completed application with all required documentation of Section 34-411(b) and all applicable fees.
 - b. Copies of the required short term rental postings shall be provided.
 - c. A blank sample of the required short term vacation rental lease agreement and lessee information demonstrating compliance with all required lease terms shall be provided.
 - d. Any other required information necessary to demonstrate compliance with the Short Term Vacation Rental Standards contained herein or as may be amended.
 - (2) Registration Certificate renewals or transfers. A Short Term Vacation Rental Registration Certificate holder must apply annually for a renewal of the Registration Certificate by October 1 of each year. If no changes have occurred since the issuance of the most recent Short Term Vacation Rental Registration Certificate, no additional submittals are required to accompany the renewal or transfer of a Short Term Vacation Rental Registration Certificate Application.

(3) Modification of Short Term Vacation Rental Registration Certificate. An application for modification of a Short Term Vacation Rental Registration Certificate is necessary where any of the following apply:

- a. The gross square footage of the Short Term Vacation Rental unit has increased; or
- b. The number of bedrooms is proposed to increase; or
- c. The occupancy is otherwise proposed to increase.
- d. If an inspection of a modification to a Short Term Vacation Rental Registration Certificate is required, the modification in usage or occupancy may not occur until after successful inspection; however, pending such successful inspection the current Registration Certificate shall remain valid.

(f) Initial and routine compliance inspections of Short Term Vacation Rentals.

(1) An inspection of the Short Term Vacation Rental unit for compliance with this section is required prior to issuance of an initial Short Term Vacation Rental Registration Certificate.

- a. The local fire official or designee shall be allowed entry and perform all inspections as permitted or required under this section or by Section 10-3.04 and Section 10-3.05, City of Jacksonville Beach Code of Ordinances.
- b. If violations are found, all violations must be corrected and the Short Term Vacation Rental unit must be re-inspected prior to issuance of the initial Short Term Vacation Rental Registration Certificate.
- c. An exception to the correction of violations as required in this subsection is made for any Short Term Vacation Rental seeking vested rights pursuant to subsection 34-411(m) to the extent that a vesting determination specifically provides such exemption.

(2) Once issued, a Short Term Vacation Rental unit must be properly maintained in accordance with the Short Term Vacation Rental Standards as defined in the section and may be re-inspected at the time of transfer of ownership, modification, or upon receipt of complaint related to non-compliance with the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101 Life Safety Code, Florida Building Code, and Section 509.215, Florida Statutes.

- a. For an inspection, all violations must be corrected and re-inspected within thirty (30) calendar days.
 - b. Failure to correct inspection deficiencies in the timeframe provided shall result in the suspension of the Short Term Vacation Rental Registration Certificate until such time as the violation(s) is/are corrected and re-inspected.
- (3) The inspections shall be made by appointment with the Short Term Vacation Rental Responsible Party.
- a. If the inspector(s) has made an appointment with the Short Term Vacation Rental Responsible Party to complete an inspection and the Short Term Vacation Rental Responsible Party fails to admit the inspector(s) at the scheduled time, the owner shall be charged a "no show" fee in an amount as determined by Resolution of the City Council of the City of Jacksonville Beach to cover the inspection expense incurred.
- (4) If the inspector(s) is denied admittance by the Short Term Vacation Rental Responsible Party or if the Short Term Vacation Rental unit is not passed in at least three (3) attempts to complete an initial or subsequent inspection, the inspector(s) shall provide notice of failure of inspection to the owner address as listed on the most recent Short Term Vacation Rental Registration Certificate or as listed on the Duval County Property Appraiser database.
- a. For an initial inspection, the notice of failure of inspection results in the Registration Certificate not being issued; the Short Term Vacation Rental is not permitted to operate without a valid Registration Certificate.
 - b. For a subsequent inspection, the notice of failure of inspection is considered a violation pursuant to subsection 34-411(f)(2) above and is subject to enforcement as provided herein.
- (g) Short Term Vacation Rental Responsible Party.
- (1) The purpose of the Short Term Vacation Rental Responsible Party is to respond to routine inspections, non-routine complaints, and any other more immediate problems related to the Short Term Vacation Rental of the property.
 - (2) The property owner or licensed agent may serve in this capacity or shall otherwise designate a Short Term Vacation Rental Responsible Party to act on their behalf.

(3) Any person eighteen (18) years of age or older may be designated by the owner or licensed agent provided they can perform the duties listed in subsection 34-411(g)(4) below.

(4) The duties of the Short Term Vacation Rental Responsible Party, whether the property owner or licensed agent, are as follows:

a. Be available by landline or mobile telephone at the listed phone number twenty-four (24) hours a day, seven (7) days a week and capable of handling any issues arising from the Short Term Vacation Rental use;

b. If necessary, be willing and able to come to the Short Term Vacation Rental unit within two (2) hours following notification from an occupant, the owner, or an official of the City of Jacksonville Beach to address issues related to the Short Term Vacation Rental.

c. Be authorized to receive service of any legal notice on behalf of the owner for violations of this section;

d. Be able to produce copies of the executed rental or lease agreement for current transient occupants, as needed by local authorities; and

e. Otherwise monitor the Short Term Vacation Rental unit at least once weekly to assure continued compliance with the requirements of this section.

(5) A property owner may change his or her designation of a Short Term Vacation Rental Responsible Party temporarily or permanently. However, there shall be only one (1) Short Term Vacation Rental Responsible Party for each Short Term Vacation Rental at any given time. To change the designated Short Term Vacation Rental Responsible Party, the property owner shall notify the City of Jacksonville Beach in writing on a form provided by the City for that purpose before any change in the designated Short Term Vacation Rental Responsible Party.

(h) Short Term Vacation Rental Lease Agreement minimum provisions. The rental or lease agreement must contain the following minimum information:

(1) Maximum occupancy of the Short Term Vacation Rental unit as permitted on the Short Term Vacation Rental Registration Certificate;

(2) The total number of vehicles allowed for the Short Term Vacation Rental unit not to exceed the number of off-street parking spaces available as designated on the Short Term Vacation Rental Registration Certificate; and

- (3) A statement that all transient occupants must evacuate from the Short Term Vacation Rental upon posting of any evacuation order issued by local, state, or federal authorities.
- (4) An executed copy of each lease agreement shall be maintained by the designated Responsible Party and made available for review by City fire, police, building or code enforcement officials upon request.

(i) Required Short Term Vacation Rental Postings:

- (1) On the back of or next to the main entrance door or on the refrigerator there shall be provided as a single page document the following information:
 - a. The name, address, and phone number of the Short Term Vacation Rental Responsible Party;
 - b. The maximum occupancy of the unit;
 - c. Notice that quiet hours are to be observed between 10:00 p.m. and 7:00 a.m. daily or in compliance with any and all City regulations;
 - d. The maximum number of vehicles that can be parked at the unit along with the location of the off-street parking spaces;
 - e. The days of solid waste pick-up and recycling;
 - f. Notice of sea turtle nesting season restrictions and sea turtle lighting usage as applicable;
 - g. The emergency numbers for local police and fire; and
 - h. The location of the nearest hospital.
- (2) If the Short Term Vacation Rental is composed of three (3) or more occupied floors, on the third floor above ground level and higher floors there shall be posted, next to the interior door of each bedroom or sleeping area a legible copy of the building evacuation map.

(j) Offenses and Violations.

- (1) Non-compliance with any provision of this section or its subsections shall constitute a violation of the City of Jacksonville Beach Code of Ordinances.
- (2) Separate Violations. Each day a violation exists shall constitute a separate and distinct violation, except that occupancy violations shall be governed by subsection 34-411(l).

(k) Remedies/enforcement. Violations of this section shall be subject to penalties as part of a progressive enforcement program with the primary focus on compliance and compatibility with adjoining properties, versus penalties and legal actions. To accomplish a safe and effective vacation rental program it is vital that a Short Term Vacation Rental Responsible Party is responsive and responsible in the management of the property for compliance with this section. Code enforcement activities will be in accordance with Florida Statutes Chapter 162 and the City of Jacksonville Beach Code of Ordinances.

(1) Warnings. Warnings shall be issued for first time violations and a reasonable time to correct the violation will be given. Such warnings may include notice to other agencies for follow up by such agencies, such as the Department of Business and Professional Regulation, the Department of Revenue, the Duval County Tax Collector, and the Duval County Property Appraiser, as applicable. Non-compliance with a correction compliance period shall result in the issuance of notice of violation.

(2) Fines. Fines per violation shall be as provided in Section 162.09, Florida Statutes, as may be amended, for per day, repeat, and irreparable or irreversible in nature violations.

(3) Enforcement Proceedings. Prosecution of code violations shall utilize Part 1 of Florida Statutes Chapter 162. The City Code Enforcement Special Magistrate shall be authorized to hold hearings, assess fines, and order other relief as provided in City of Jacksonville Beach Code of Ordinances, Chapter 2, Article VI.

(4) Additional Remedies. Nothing contained herein shall prevent the City of Jacksonville Beach from seeking all other available remedies which may include, but is not limited to, suspension or revocation of a Short Term Vacation Rental Registration Certificate, injunctive relief, liens, and other civil and criminal penalties as provided by law, as well as referral to other enforcing agencies.

(l) Suspension of Short Term Vacation Rental Registration Certificate. In addition to any fines and other remedies described herein or provided for by law, the City may suspend a Short Term Vacation Rental Registration Certificate for multiple violations of the maximum occupancy limits in any continuous thirty-six (36) month period, in accordance with the following:

(1) Suspension timeframes.

a. Upon a fourth (4th) violation of the maximum occupancy limits the Short Term Vacation Rental Registration Certificate shall be suspended for a period of seven (7) calendar days.

b. Upon a fifth (5th) violation of the maximum occupancy limits the Short Term Vacation Rental Registration Certificate shall be suspended for a period of thirty (30) calendar days.

c. For each additional violation of the maximum occupancy limits the Short Term Vacation Rental Registration Certificate shall be suspended for an additional thirty (30) calendar days up to a maximum period of twelve (12) months. For example the sixth (6th) violation shall be for sixty (60) calendar days; the seventh (7th) violation shall be for ninety (90) calendar days, etc.

(2) Suspension restrictions. A short term vacation rental may not provide transient occupancy during any period of suspension of a Short Term Vacation Rental Registration Certificate.

a. The suspension shall begin immediately following notice, commencing either:

1. At the end of the current vacation rental lease period; or
2. Within thirty (30) calendar days, whichever date commences earlier, or as otherwise determined by the Code Enforcement Special Magistrate.

b. Operation during any period of suspension shall be deemed a repeat violation pursuant to subsection 34-411(k)(2) and shall be subject to daily fines up to five hundred dollars (\$500) or to the maximum amount as otherwise provided in Florida Statutes for repeat violations for each day that the short term vacation rental operates during a period of violation.

c. Upon a finding of a violation that is irreparable or irreversible in nature maximum fines as provided by Section 162.09(2) shall be imposed.

(3) Number of violations. For purposes of this section only, violations shall be considered per the rental period or per every seven (7) days, whichever is less, and for only those violations in which a code enforcement notice of violation was issued. Violations could potentially occur multiple times over the same rental period.

(m) Vesting. Existing, legally-established short term vacation rentals as defined in 34-411(a) as of January 1, 2019 may become vested in the ways described below, provided they are otherwise in compliance with all other requirements contained herein.

To qualify for vesting, an existing short term vacation rental shall have until December 1, 2019 to make full and complete application for a Short Term Vacation Rental

Registration Certificate and until March 1, 2020 to receive a Short Term Vacation Rental Registration Certificate in compliance with this Section of the Code of Ordinances of the City of Jacksonville Beach.

- (1) Rental agreement vesting. It is recognized that there may exist rental or lease agreement(s) for short term vacation rentals upon the effective date of this ordinance which may not be in compliance with the terms of this Section. Rental agreements entered into prior to the effective date of this ordinance for the twelve (12) month period following shall be considered vested. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the Short Term Vacation Rental Registration Certificate application process and providing copies of such rental or lease agreement(s).
- (2) Temporary vesting of certain safety requirements. Some existing short term vacation rentals may not meet the minimum life safety requirements as required in the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101 Life Safety Code, Florida Building Code, and Section 509.215, Florida Statutes. Correcting these measures may take some time to secure a licensed contractor, obtain the necessary permits, and complete the work. All short term vacation rentals shall have six (6) months from the effective date of this ordinance, or March 1, 2020, whichever is later, to comply with the physical changes required. No special vesting process or fee shall be required to obtain this vesting benefit other than demonstrating eligibility through the Short Term Vacation Rental Registration Certificate application process.
- (3) All vesting determinations and appeals.
 - a. All vesting determinations shall be made administratively by the Planning and Development Director.
 - b. An applicant may appeal an administrative determination by filing a petition with the City Manager within ten (10) business days of such determination.
 - c. The City Manager shall address the appeal within thirty (30) calendar days of receipt of a petition and consider only the Short Term Vacation Rental Application, the documents provided in support of vesting, the written petition of the applicant, and determination of staff.
 - d. The City Manager shall reverse the decision of the Planning and Development Director only if there is substantial competent evidence to support reversal.
 - e. The decision of the City Manager shall constitute final administrative action.

(4) A vested use shall not transfer to a subsequent owner. A vested use is not transferrable to another short term vacation rental.

(5) If a vested use ceases for a period of six (6) months, then the vesting shall be considered to have lapsed and the short term vacation rental will be subject to all Short Term Vacation Rental Requirements as if a new application.

SECTION 4. Amending Section 34-336. – Residential, single-family: RS-1, subsection (b) *Permitted uses* to read as follows:

...

(3) Short term vacation rentals.

...

SECTION 5. Amending Section 34-337. – Residential, single-family: RS-2, subsection (b) *Permitted uses* to read as follows:

...

(3) Short term vacation rentals.

...

SECTION 6. Amending Section 34-338. – Residential, single-family: RS-3, subsection (b) *Permitted uses* to read as follows:

...

(5) Short term vacation rentals.

...

SECTION 7. Amending Section 34-339. – Residential, multiple-family: RM-1, subsection (b) *Permitted uses* to read as follows:

...

(7) Short term vacation rentals.

...

SECTION 8. Amending Section 34-340. – Residential, multiple-family: RM-2, subsection (b) *Permitted uses* to read as follows:

...

(7) Short term vacation rentals.

...

SECTION 9. Amending Section 34-341. – Commercial professional office: CPO, subsection (b) *Permitted uses* to read as follows:

...

(10) Short term vacation rentals.

...

SECTION 10. Amending Section 34-342. – Commercial limited: C-1, subsection (b) *Permitted uses* to read as follows:

...

(27) Short term vacation rentals.

...

SECTION 11. Amending Section 34-343. – Commercial general: C-2, subsection (b) *Permitted uses* to read as follows:

...

(33) Short term vacation rentals.

...

SECTION 12. Amending Section 34-345. – Central business district: CBD, subsection (b) *Permitted uses* to read as follows:

...

- (26) Short term vacation rentals.

...

SECTION 13. SEVERABILITY. It is hereby declared to be the intention of the City Council for the City of Jacksonville Beach that the sections, paragraphs, sentences, clauses, and phrases of this Code are severable. If any phrase, clause, sentence, paragraph or section of this Code shall be declared to be unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Code.

SECTION 14. CONFLICTING ORDINANCES. All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this ordinance are repealed to the extent of conflict or inconsistency herewith.

SECTION 15. EFFECTIVE DATE. This ordinance shall take effect upon its adoption in accordance with applicable law.

AUTHENTICATED THIS _____ DAY OF _____, A.D., 2019.

William C. Latham, Mayor

Laurie Scott, City Clerk

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2033-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ESTABLISHING FEES RELATED TO SHORT TERM VACATION RENTALS; PROVIDING FOR REFUNDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 34, Article VIII, Division 2 of the Code of Ordinances of the City of Jacksonville Beach, Florida, provides for the fees to be established related to Short Term Vacation Rentals by resolution of the City Council; and

WHEREAS, the City Council of the City of Jacksonville Beach desires to establish such rates and schedule of fees for the administrative processing and enforcement of its Short Term Vacation Rental regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. As provided in Section 34-411 of the City of Jacksonville Beach Land Development Code, the schedule of such fees and related enforcement fines is established as follows:

SHORT TERM VACATION RENTAL FEES	FEE
Initial & Annual Registration Certificate (Single & Collective)	\$150
Initial & Annual Collective Registration Certificate Per Unit Fee (for every unit above 1)	\$10
Registration Certificate Transfer of Ownership	\$150
Registration Certificate Modification	\$150
Inspection "No Show"	\$100

SECTION 2. Refunds shall be available upon request of the property owner, subject to the following:

- A. If any application related to short term vacation rentals has not been distributed for departmental/staff review and receipt of requested refund has been received by the Planning and Development Department within thirty (30) days of submittal of an application, a full refund may be requested.

- B. If departmental/staff review has begun on any application and a request for a refund is received by the Planning and Development Department within thirty (30) days of submittal of an application, a partial refund of fifty percent (50%) of application fees may be requested.
- C. If a Short Term Vacation Rental Registration Certificate has been issued, denied, revoked, or suspended, whether for an initial, renewal, transfer, or modification Registration Certificate, no refund may be requested.
- D. All refund requests will be expeditiously processed and refunded amounts will not be unreasonably withheld by the City.

SECTION 3. The fees listed herein and the refund policy as listed herein shall be collected by the Planning and Development Department and allocated to appropriate accounts created for collection of such fees. Through this Resolution, the City Council authorizes the creation of appropriate accounts for the collection, accounting, disbursement, and refund of such fees as needed.

SECTION 4. This Short Term Vacation Rental program is the first such regulatory program of this nature enacted in the City of Jacksonville Beach. The identification of fees is based on research of other jurisdictions and best estimates. The City will review the fees and labor and expense associated with processing Registration Certificates, required inspections, and enforcement and modify the fee schedule as appropriate.

SECTION 5. It is hereby declared to be the intention of the City Council for the City of Jacksonville Beach that the sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable. If any phrase, clause, sentence, paragraph or section of this Resolution shall be declared to be unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Resolution.

SECTION 6. All ordinances, resolutions, official determinations or parts thereof previously adopted or entered by the City or any of its officials and in conflict with this Resolution are repealed to the extent of conflict or inconsistency herewith.

SECTION 7. This Resolution shall take effect upon its adoption in accordance with applicable law.

AUTHENTICATED THIS ____ DAY OF _____, A.D., 2019.

William C. Latham, Mayor

Laurie Scott, City Clerk

DRAFT



CONDITIONAL USE APPLICATION

RECEIVED

PC No. 23-19

AS/400# 19-100113

JUN 24 2019

HEARING DATE 7/22/19

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: Hasteh, LLC (Greg LeCounte)
Mailing Address: 3982 Alhambra Dr W
Jacksonville FL 32207

Telephone: (904) 402-7283
Fax: _____
E-Mail: greg@ashcoinc.net

Applicant Name: Bento Jax Beach LLC
Mailing Address: PO Box 3831
Orlando FL 32802

Telephone: (352) 222-8293
Fax: _____
E-Mail: johnnytung@live.com

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

Agent Name: George Fong
Mailing Address: 2555 Temple Trail Suite 102
Winter Park FL 32789

Telephone: (407) 467-3692
Fax: (407) 936-1355
E-Mail: gfong@gdpdesignbuild.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 1198 Beach Blvd #9 Jacksonville Beach FL 32250

Legal Description of property (attach copy of deed): See attached

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: Proposed outdoor seating for new restaurant

Applicant Signature:

Date: 6/24/19

Duval Map

PC#23-19

0	1161	0	1121	1101
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BEACH BLVD

177502.0050
1198

1200

12TH ST S

1120

19

12TH ST S

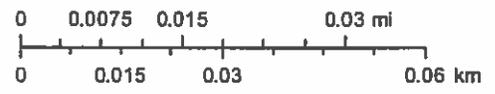
91

SHETTER AVE

1160

June 21, 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

PC#23-19

EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, U.S. HIGHWAY 90, STATE ROAD 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF TWELFTH (12th) STREET (A 70 FOOT RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1174, PAGE 472 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 08°12'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.90 FEET ; THENCE SOUTH 81°47'20" WEST, A DISTANCE OF 264.00 FEET; THENCE NORTH 08°12'40" WEST, A DISTANCE OF 131.44 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 266.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,009 SQUARE FEET, MORE OR LESS.

PARCEL I.D. NO.: 177502-0000



CONDITIONAL USE APPLICATION

PC No. 24-19
AS/400# 19-100114
HEARING DATE 7/22/19

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: See attached
Mailing Address: _____

Telephone: _____
Fax: RECEIVED
E-Mail: _____

Applicant Name: Same as above
Mailing Address: _____

Telephone: JUN 21 2019
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

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

Agent Name: Prosser, Inc.
Mailing Address: 13901 Sutton Park Dr. South, Suite 200
Jacksonville, FL 32224

Telephone: (904) 739-3655
Fax: _____
E-Mail: bdavis@prosserinc.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 0 Ponce De Leon, Jacksonville Beach, FL

Legal Description of property (attach copy of deed): 181758 0010, 180383 0010, 181758 1000

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

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

Code section(s) applicable to the requested conditional use: 34-336 (d)(7) Golf Course Allowance

Describe the proposed conditional use and the reason for the request: _____

The PV Corp. is renovating its ocean course and requires the addition of a new Par 3 within the city of Jacksonville Beach. This use consistent historically and is permitted as a condition use. Additionally, Parcels 180383 0010 and 181758 100 are apart of this application although are already in use as a golf.

Applicant Signature: 
Dale Hansen

Date: 6/26/2019

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:

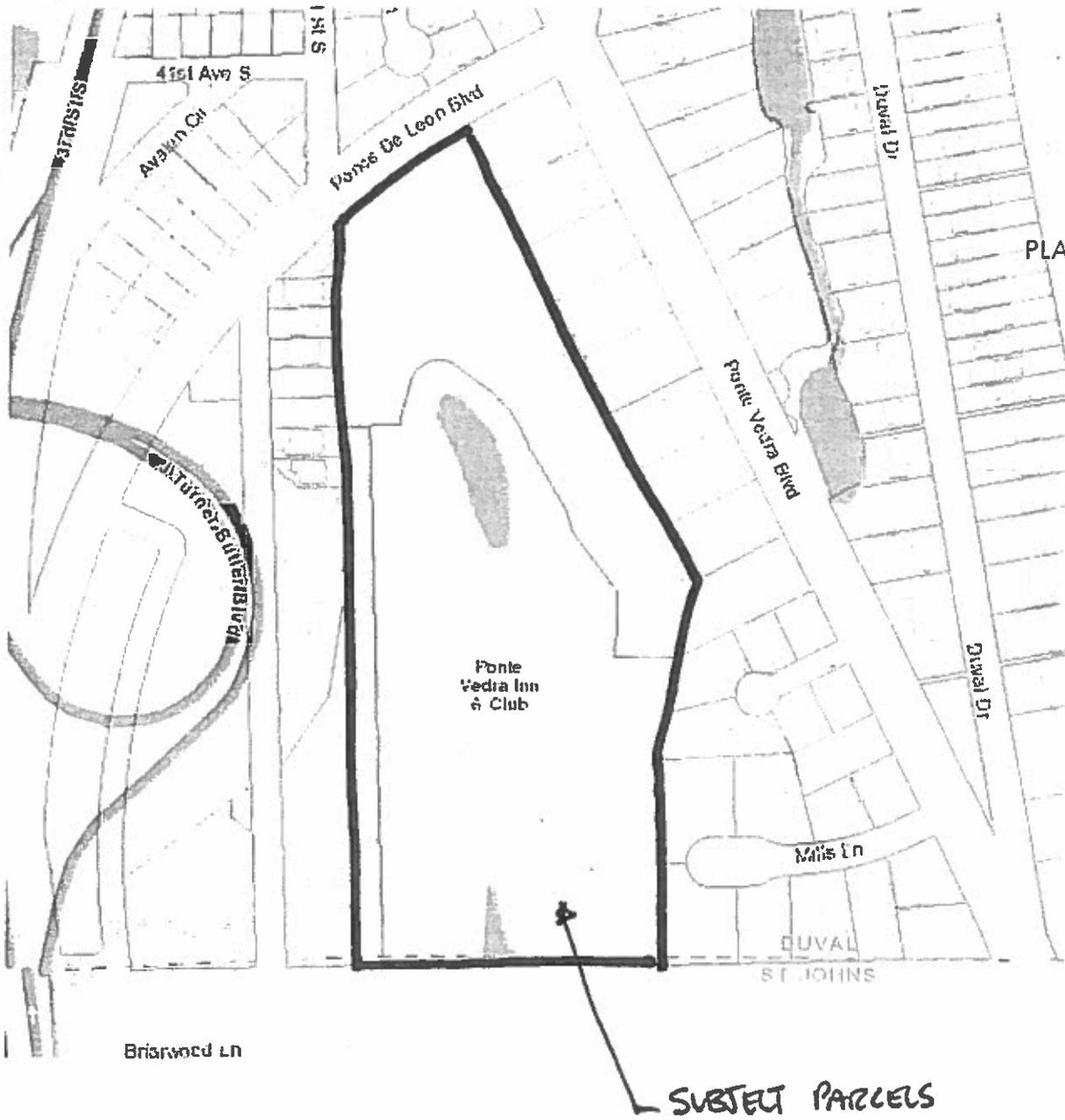
- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land 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.

RECEIVED

PC#24-19

JUN 21 2019

PLANNING & DEVELOPMENT

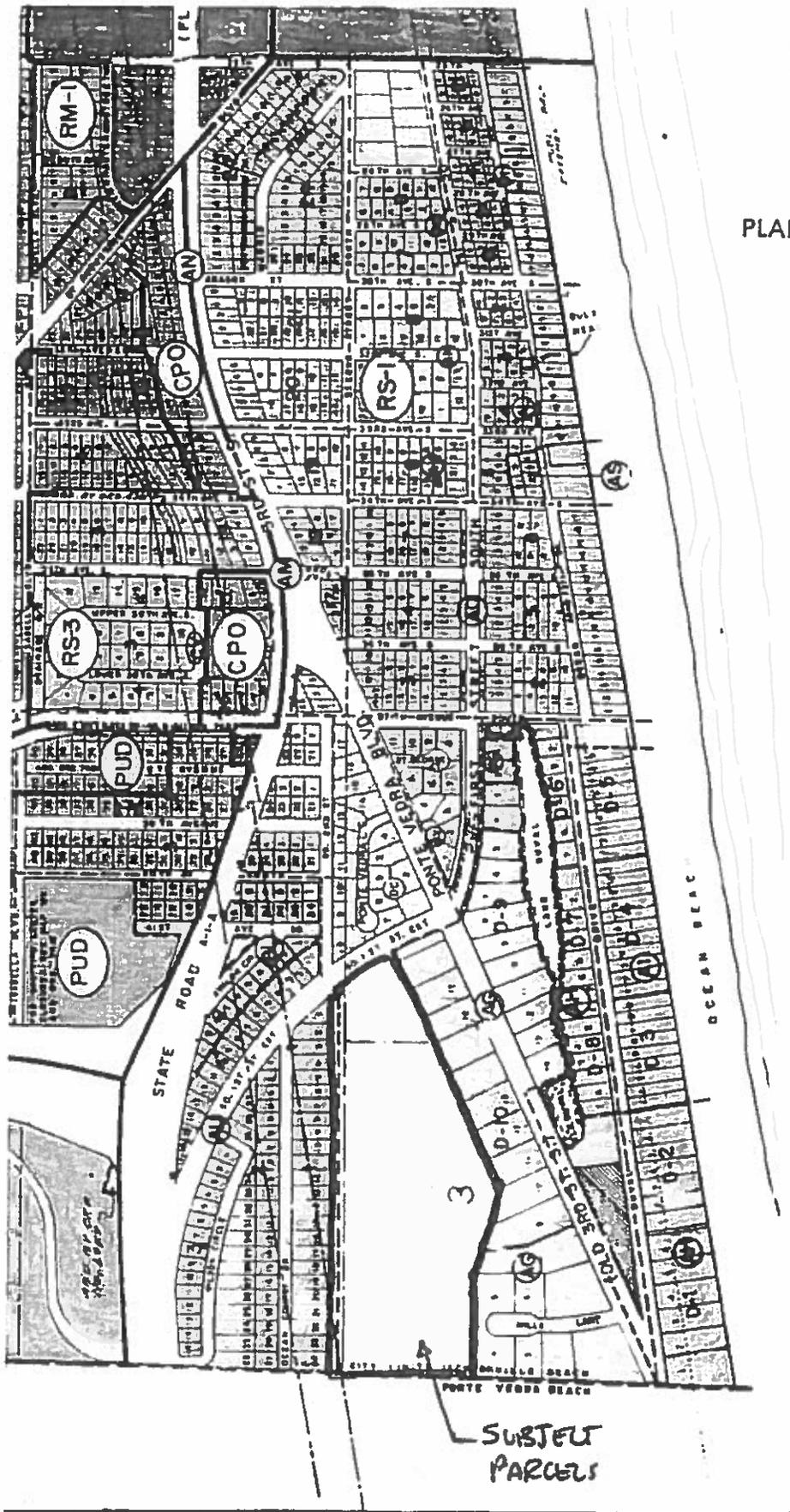


RECEIVED

PC# 24-19

JUN 21 2019

PLANNING & DEVELOPMENT



RECEIVED

DC# 201-19

JUN 21 2019

PLANNING & DEVELOPMENT



Built in 1928, the Ocean Course 18-hole golf course at the Ponte Vedra Inn & Club (PVIC) is one of the preeminent amenities enjoyed by club members and resort guests from all over the world. The course was designed by famed architect Herb Strong, and featured one of the first examples of an Island Green hole. Over the last two years, PVIC has committed \$40 million to the preservation and modernization of the historic resort and facilities. This includes the \$8 million restoration of the historic Ocean Course. Beginning in August 2019, the course will close for one year. Under the direction of course designer Bobby Weed, the project will fully restore the greens, fairways, tees, bunkers, irrigation, drainage, grassing, bridges, bulkheads, and landscaping to their past glory.

The portion of the renovation within the City of Jacksonville Beach's jurisdiction, falls within a RS-1 Zoning District which permits a golf course by conditional use. Because the Ocean Course existed long before the City of Jacksonville Beach's zoning code, it has not been subject to the code until now. The application before you seeks to gain approval for a golf course via conditional use for all parcels owned by the applicant within the City of Jacksonville Beach.

RECEIVED

JUL 15 2019

PLANNING & DEVELOPMENT

RECEIVED

PC# 24-19 Title # 9509

JUN 21 2018

PONTE VEDRA CORP
200 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082-1810

Primary Site Address
0 J TURNER BUTLER BLVD
Jacksonville Beach FL 32250

Official Record Book/Page

0 J TURNER BUTLER BLVD

Property Detail

RE #	180383-0010
Tax District	USD2
Property Use	3800 Golf Course
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	62511

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2018 Certified & 2019 In Progress	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$4,305.00	\$4,305.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$4,305.00	\$4,305.00
Assessed Value	\$4,305.00	\$4,305.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$4,305.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

No data found for this section

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	1.44	Acreage	\$4,305.00

Legal

LN	Legal Description
1	09-35-29E 1.435
2	E 55.5FT GOVT LOT 15(EX PT
3	RECD O/R 17878-60)

Buildings

No data found for this section

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$35.09	\$32.91
Public Schools: By State Law	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$17.41	\$17.23
By Local Board	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$9.68	\$9.14
FL Inland Navigation Dist.	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$0.14	\$0.13
Jax Beach	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$17.20	\$16.11
Water Mgmt Dist. SJRWMD	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$1.10	\$1.10
Gen Gov Voted	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$4,305.00	\$0.00	\$4,305.00	\$0.00	\$0.00	\$0.00
Totals				\$0.00	\$80.62	\$76.62

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$4,305.00	\$4,305.00	\$0.00	\$4,305.00

2018 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2018

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

RECEIVED

PC# 24-19 Title # 9510

JUN 21 2019

POINTE VEDRA CORP
200 POINTE VEDRA BLVD
POINTE VEDRA BEACH, FL 32082-1810

Primary Site Address
0 S 1ST ST 1
Jacksonville Beach FL 32250

Official Record Book/Page

0 S 1ST ST

Property Detail

RE #	181758-1000
Tax District	USD2
Property Use	3800 Golf Course
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	567772

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2019 Certified Value	2019 In-Progress Value
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$264,090.00	\$271,426.00
Land Value (Market)	\$39,120.00	\$39,120.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$303,210.00	\$310,546.00
Assessed Value	\$303,210.00	\$310,546.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$303,210.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

No data found for this section

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GOFCS	Golf Course Holes	0	0	0	1.86	\$271,426.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	13.04	Acreage	\$39,120.00

Legal

LN	Legal Description
1	10-35-29E 13.04
2	GOVT LOT 3 (EX PT IN STATE RD NO 78,
3	PT RECD P BKS 15-48,15-66,26-6,
4	D BKS 1536-555,1693-282,
5	O/RS 1-98,1239-115, 6063-1058,
6	17878-60)

Buildings

No data found for this section

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$2,471.53	\$2,318.07
Public Schools: By State Law	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$1,226.48	\$1,213.23
By Local Board	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$681.62	\$643.68
FL Inland Navigation Dist.	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$9.70	\$9.16
Jax Beach	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$1,211.23	\$1,134.43
Water Mgmt Dist. SJRWMD	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$77.68	\$77.68
Gen Gov Voted	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$303,210.00	\$0.00	\$303,210.00	\$0.00	\$0.00	\$0.00
Totals				\$0.00	\$5,678.24	\$5,396.25

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$303,210.00	\$303,210.00	\$0.00	\$303,210.00

2018 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2018

SOUTHSIDE BOULEVARD LAND COMPANY
 9540 SAN JOSE BLVD
 JACKSONVILLE, FL 32257

Primary Site Address
 0 PONCE DE LEON B LV
 Jacksonville Beach FL 32250

Official Record Book Page
 17878-00060

RECEIVED

Title #
 9510

PC# 24-19
 JUN 21 2019

0 PONCE DE LEON B LV

Property Detail

RE #	181758-0010
Tax District	USD2
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	286255

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$20,220.00	\$20,220.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$20,220.00	\$20,220.00
Assessed Value	\$20,220.00	\$20,220.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$20,220.00	See below

Taxable Values and Exemptions -- In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17878-00060	2/13/2017	\$100.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	6.74	Acreage	\$20,220.00

Legal

LN	Legal Description
1	09-3S-29E 6.74
2	PT GOVT LOTS 9,15,
3	PT GOVT LOTS 2,3 OF SEC 10
4	RECD O/R 17878-60

Buildings

No data found for this section

2018 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$164.82	\$154.58
Public Schools: By State Law	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$81.79	\$80.91
By Local Board	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$45.45	\$42.93
FL Inland Navigation Dist.	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$0.65	\$0.61
Jax Beach	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$80.77	\$75.65
Water Mgmt Dist. SJRWMD	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$5.18	\$5.18
Gen Gov Voted	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$20,220.00	\$0.00	\$20,220.00	\$0.00	\$0.00	\$0.00
Totals			\$0.00	\$0.00	\$378.66	\$359.86

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$0.00	\$0.00	\$0.00	\$0.00
Current Year	\$20,220.00	\$20,220.00	\$0.00	\$20,220.00

2018 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2018

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [+](#)



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PC#24-19
JUN 21 2019

PLANNING & DEVELOPMENT

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation

PONTE VEDRA CORPORATION

Filing Information

Document Number 140562
FE/EIN Number 59-0335713
Date Filed 05/02/1941
State FL
Status ACTIVE

Principal Address

200 PONTE VEDRA BLVD.
 PONTE VEDRA BEACH, FL 32082

Changed: 04/11/1995

Mailing Address

P.O. BOX 23627
 JACKSONVILLE, FL 32241

Changed: 03/26/2007

Registered Agent Name & Address

GWALTNEY, JOSEPH F, Jr.
 9540 SAN JOSE BLVD.
 JACKSONVILLE, FL 32257

Name Changed: 09/21/2015

Address Changed: 03/26/2007

Officer/Director Detail

Name & Address

Title P

PEYTON, HERBERT H
 9540 SAN JOSE BLVD
 JACKSONVILLE, FL 32257

Title DVP

HANEY, DALE L

9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

Title Director, VP, Secretary, Treasurer

GWALTNEY, JOSEPH F, Jr.
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

Title VP

PETERSON, CHRISTIAN N
200 PONTE VEDRA BLVD.
PONTE VEDRA BEACH, FL 32082

Title Asst. Secretary

HILDEBRAND, LUCAS J
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

Title Director

RHODES, T MITCHELL
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

Title VP, Asst. Secretary

FRICK, DREW D
9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

Title VP

GORDON, MICHAEL
200 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Title Other

ACKLAND, WILLIAM S, Jr.
200 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2017	03/24/2017
2018	03/22/2018
2019	04/02/2019

Document Images

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JUN 21 2019

PLANNING & DEVELOPMENT

RECEIVED

PC#04-19

JUN 21 2013



PLANNING & DEVELOPMENT

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Profit Corporation
 SOUTHSIDE BOULEVARD LAND COMPANY

Filing Information

Document Number F83160
FE/EIN Number 59-2194018
Date Filed 05/27/1982
State FL
Status ACTIVE
Last Event NAME CHANGE AMENDMENT
Event Date Filed 12/13/1991
Event Effective Date NONE

Principal Address

9540 SAN JOSE BLVD
 JACKSONVILLE, FL 32257-5432

Changed: 03/12/1991

Mailing Address

P.O. BOX 23627
 JACKSONVILLE, FL 32241-3627

Changed: 04/28/1993

Registered Agent Name & Address

GWALTNEY, JOSEPH F, Jr.
 9540 SAN JOSE BLVD
 JACKSONVILLE, FL 32257

Name Changed: 04/07/2016

Address Changed: 03/15/2000

Officer/Director Detail

Name & Address

Title D

RHODES, T MITCHELL
 9540 SAN JOSE BLVD.
 JACKSONVILLE, FL 32257



CONCEPT PLAN FOR PLAT APPLICATION

PC No. 25-19
AS/400# 19-100124
HEARING DATE 7/22/19

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: Ocean Forest, LLC
Mailing Address: 1912 Nightfall Drive
Neptune Beach, FL 32266

Telephone: _____
Fax: _____
E-Mail: _____

Developer Name: Ossi Development
Mailing Address: 1112 3rd Street, Suite 4
Neptune Beach, FL 32266

Telephone: (904) 294-4474
Fax: _____
E-Mail: jack@ossidevelopment.com

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

Agent Name: Chuck Kennedy, P.E.
Mailing Address: 10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Telephone: (904) 265-3030
Fax: _____
E-Mail: ckennedy@cwieng.com

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

RECEIVED

PROPERTY AND PROJECT DATA

Project Name: Rio Pointe
Project Address(es): 2115 12th Avenue North
List All Real Estate/Parcel Number(s): 177491 0000
Legal Description of Property: 38-2S-29E 2.63 B DE CASTRO Y FERRER GRANT PT RECD O/R 13924-553

PLANNING & DEVELOPMENT

Current Use of Property: 1910 Professional Day Care Proposed Use of Property: Residential
Current Zoning Classification: JRS-2 Future Land Use Map Designation: Low Density Residential

REQUIRED DOCUMENTATION	Attached?		
	Yes	No	N/A
1. Attach copies of all applicable deeds, plats, easements, boundary survey etc.			N/A
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")	Yes		
3. Signed and sealed boundary survey prepared by a registered land surveyor showing all existing improvements	Yes		

Applicant Signature: Harrison J. Clark Date: 7/1/19
PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107

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.

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PC#25-19
JUL -1 2018

PLANNING & DEVELOPMENT

OCEAN FOREST, LLC
1912 Nightfall Drive
Neptune Beach, FL 32266-1517
Ph: 904-270-2030 Fax: 904-270-2244 e-mail: daryl@dgrubbs.com

July 8, 2019

Heather Ireland, AICP
Senior Planner
Planning and Development Department
City of Jacksonville Beach
11 N. 3rd Street
Jacksonville Beach, FL
Work: 904-247-6142
Email: hireland@jaxbchfl.net

RE: Letter of Authorization for Rio Pointe (fka 12th Ave S/D) property

Ms. Ireland,

Ocean Forest LLC grants permission for Ossi Contracting LLC to apply for the concept plan for the plat for Rio Pointe (fka 12th Ave S/D).

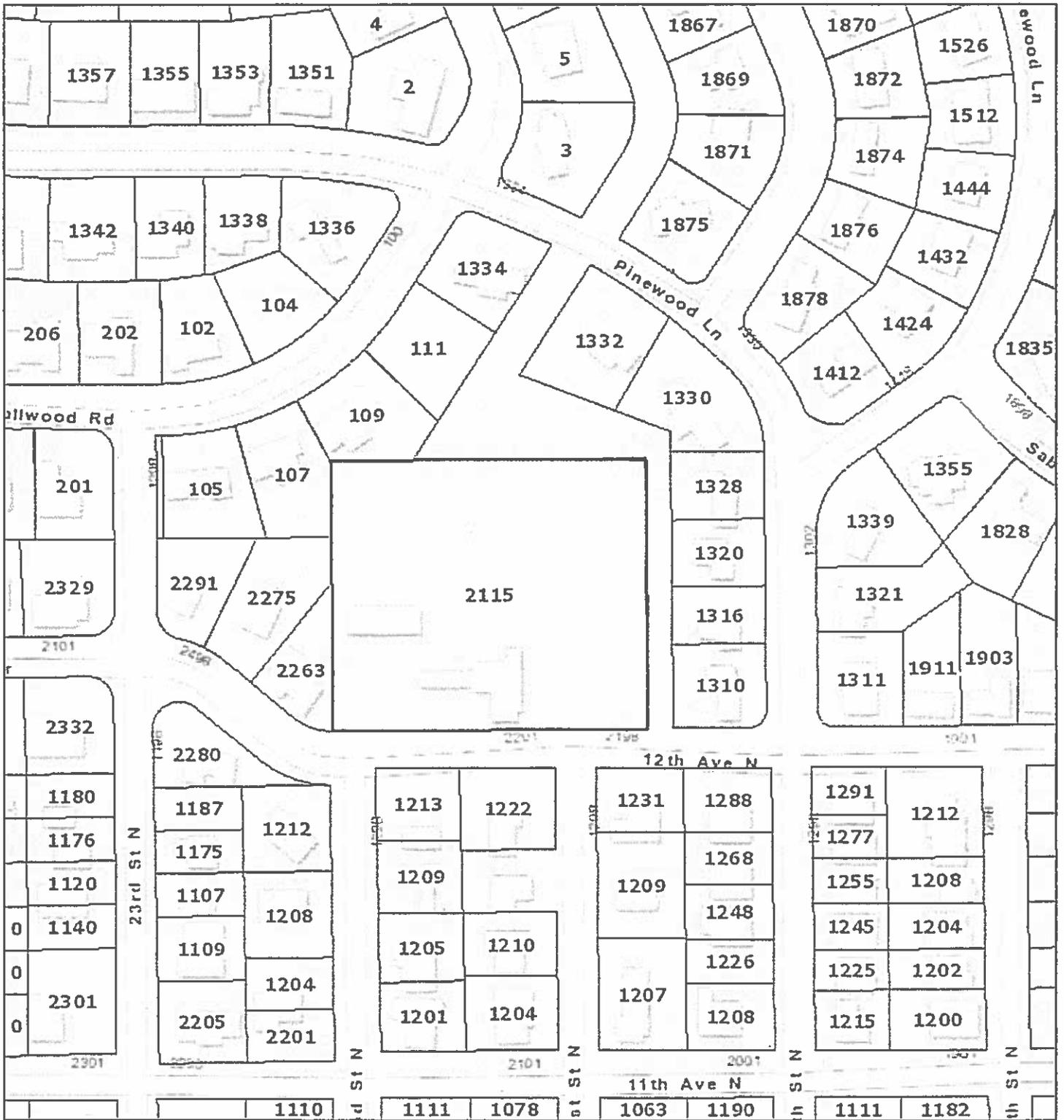
Thank you,



Daryl Grubbs, Mgr.
Ocean Forest LLC
1912 Nightfall Drive
Neptune Beach, FL 32266

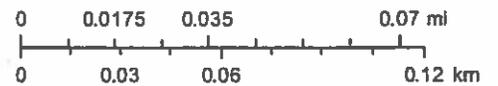
Duval Map

PC#25-19



July 1, 2019

1:2,257



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

OCEAN FOREST LLC
 1912 NIGHTFALL DR
 NEPTUNE BEACH, FL 32266-1518

Primary Site Address
 2115 N 12TH AVE
 Jacksonville Beach FL 32250

Official Record Book/Page
 02979-01087

Title #
 9429

PC#25-19

2115 N 12TH AVE

Property Detail

RE #	177491-0000
Tax District	USD2
Property Use	1910 Professional Day Care
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	114671

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$5,127.00	\$5,318.00
Extra Feature Value	\$53.00	\$52.00
Land Value (Market)	\$871,036.00	\$871,036.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$876,216.00	\$876,406.00
Assessed Value	\$876,216.00	\$876,406.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$876,216.00	See below

Taxable Values and Exemptions - In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
02979-01087	12/30/1899	\$0.00		Unqualified	Improved
13924-00553	4/9/2007	\$1,273,700.00	WD - Warranty Deed	Qualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	876.00	\$12.00
2	SHWC2	Shed Wood	1	16	10	160.00	\$5.00
3	FPPC6	Fireplace Prefab	2	0	0	1.00	\$11.00
4	FWDC1	Fence Wood	1	0	0	212.00	\$24.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-2	0.00	0.00	Common	114,610.00	Square Footage	\$871,036.00

Legal

LN	Legal Description
1	38-25-29E 2.63
2	B DE CASTRO Y FERRER GRANT
3	PT RECD O/R 13924-553

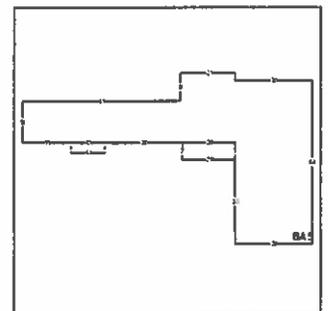
Buildings

Building 1
 Building 1 Site Address
 2115 N 12TH AVE Unit
 Jacksonville Beach FL 32250

Building Type	0603 - DAY CARE CTR
Year Built	1967
Building Value	\$3,830.00

Type	Gross Area	Heated Area	Effective Area
Base Area	3463	3463	3463
Canopy	52	0	13
Canopy	140	0	35
Total	3655	3463	3511

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry



Element	Code	Detail
Stories	1.000	
Baths	13.000	
Rooms / Units	6.000	
Avg Story Height	8.000	

PC#05-19

Prepared by:
Fred L. Ahern, Jr.
Buschman, Ahern, Persons & Bankston,
2215 S. Third Street, Suite 101
Jacksonville Beach, Florida 32250
File Number: 06-0514

Corporate Warranty Deed

This Indenture, made this 9th day of April, 2007, between E. Bland Cologne, Mona Cologne, Raymond E. Smith and Linda Smith, as Trustees of the Church of God at Jacksonville Beach, an unincorporated entity, a/k/a Lighthouse Christian Fellowship, whose post office address is: 2115 12th Avenue North, Jacksonville Beach, FL 32250, Grantor, and Ocean Forest, LLC, a Florida limited liability company, whose post office address is: 1919 Nightfall Drive, Neptune Beach, FL 32266, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

A part of the Castro Y. Ferrer Grant, Section 38, Township 2 South, Range 29 East, Jacksonville Beach, Duval County, Florida, as more particularly described as follows: For a Point of reference commence at the Northeast corner of Block 25, Section "A" Jacksonville Beach, as recorded in Plat Book 18, page 33, of the public records of said Duval County, said point also being on the Southerly right of way line of Twelfth (12th) Avenue North at the centerline of 22nd Street North; thence South 89°08'00" West, along said Southerly right of way line, a distance of 25.00 feet to the Northeasterly corner of Lot 1 of said Block 25, Section "A" Jacksonville Beach, said Northeasterly corner being the same as the Southeasterly corner of the corrected plat of Oak Forest Estates, as recorded in Plat Book 43, pages 88 and 88A of the aforesaid public records; thence North 00°52'00" West, along the Easterly boundary line of said corrected plat of Oak Forest Estates, a distance of 50.00 feet to a point on the Northerly right of way line of said Twelfth (12th) Avenue North and the Point of Beginning; thence continue North 00°52'00" West, along the Easterly boundary line, a distance of 225.00 feet to the Northeasterly corner of said corrected plat of Oak Forest Estates, said corner also being a point on the Southerly boundary line of the plat of Ocean Forest Unit Three, as recorded in Plat Book 29, pages 33, 33A and 33B, of the aforesaid public records; thence continue Northerly, Easterly and Southerly along said Southerly boundary line the following three courses: 1) North 00°52'00" West, a distance of 89.03 feet; 2) North 89°08'00" East, a distance of 365.00 feet; 3) South 00°52'00" East, a distance of 314.03 feet to a point on the aforesaid Northerly right of way line of Twelfth (12th) Avenue North; thence South 89°08'00" West, along said Northerly right of way line, a distance of 365.00 feet to the Point of Beginning.

Parcel Identification No.: 177491-0000

Subject to taxes subsequent to December 31, 2006, covenants, restrictions and easements of record, if any.

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

PC#05-19

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Church of God at Jacksonville Beach

[Signature]
First Witness Signature as to E. Cologne & R. Smith
DALE TOPOLSKI

By: [Signature]
E. Bland Cologne, as Trustee as aforesaid

Print Witness Name
Brenda Pateracki
Second Witness Signature as to E. Cologne & R. Smith
BRENDA PATERACKI

By: [Signature]
Raymond E. Smith, as Trustee as aforesaid

Print Witness Name
[Signature]
First Witness Signature as to L. Smith & M. Cologne
Mary T. Philips

By: [Signature]
Linda Smith, as Trustee as aforesaid

Print Witness Name
[Signature]
Second Witness Signature as to L. Smith & M. Cologne
Charlene Powers
Print Witness Name

By: [Signature]
Mona Cologne, as Trustee as aforesaid

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 9 day of April, 2007, by E. Bland Cologne and Rymond E. Smith, as Trustees of the Church of God at Jacksonville Beach, an unincorporated entity, a/k/a Lighthouse Christian Fellowship, on behalf of the Church, who are personally known to me or produced a driver's license as identification.



[Signature]
Notary Public

Notary Seal

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 9th day of April, 2007, by Mona Cologne and Linda Smith, as Trustees of the Church of God at Jacksonville Beach, an unincorporated entity, a/k/a Lighthouse Christian Fellowship, on behalf of the Church, who are personally known to me or produced a driver's license as identification.

[Signature]
Notary Public

Notary Public



Existing

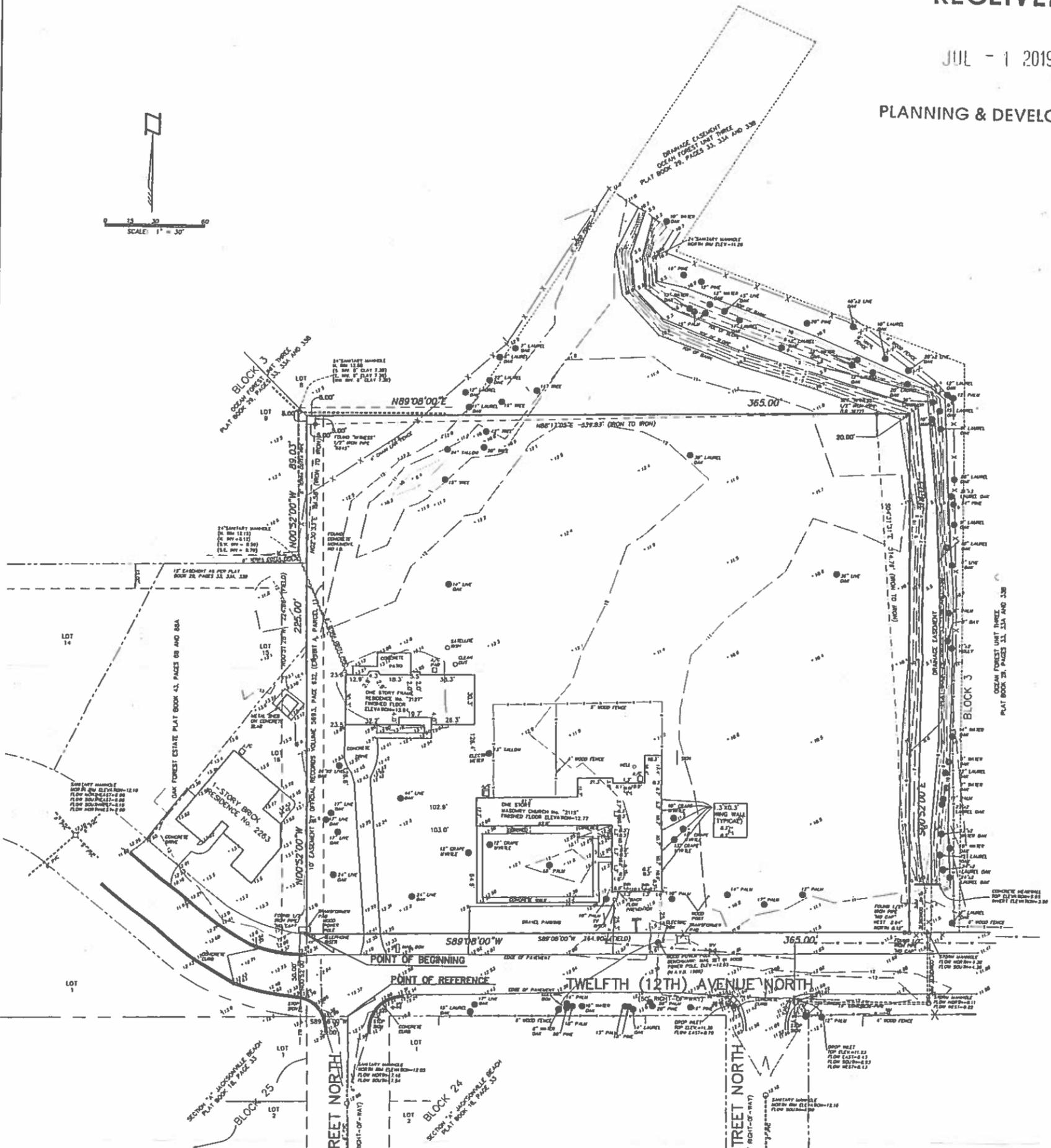
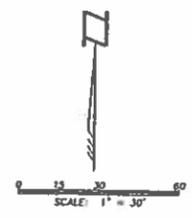
MAP SHOWING SURVEY OF

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF BLOCK 25, SECTION "A" JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH AT THE CENTERLINE OF 22ND STREET NORTH; THENCE SOUTH 89°08'00" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID BLOCK 25, SECTION "A" JACKSONVILLE BEACH, SAID NORTHEASTERLY CORNER BEING THE SAME AS THE SOUTHEASTERLY CORNER OF THE CORRECTED PLAT OF OAK FOREST ESTATES, AS RECORDED IN PLAT BOOK 43, PAGES 88 AND 88A OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 00°32'00" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12TH) AVENUE NORTH AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'00" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 225.00 FEET TO THE NORTHEASTERLY CORNER OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A AND 33B OF THE AFORESAID PUBLIC RECORDS; THENCE CONTINUE NORTHERLY, EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE COURSES: 1) NORTH 00°32'00" WEST A DISTANCE OF 89.03 FEET; 2) NORTH 89°08'00" EAST A DISTANCE OF 365.00 FEET; 3) SOUTH 00°32'00" EAST A DISTANCE OF 314.03 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH; THENCE SOUTH 89°08'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

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JUL - 1 2018

PLANNING & DEVELOPMENT



- NOTES:
- 1) THIS IS A TOPOGRAPHIC SURVEY WITH TREE AND UTILITY LOCATION.
 - 2) BUILDING RESTRICTION LINES PER PLAT.
 - 3) BEACHES BASED ON THE NORTHERLY RIGHT OF WAY LINE OF TWELFTH AVENUE NORTH, BEING SOUTH 89°08'00" WEST, AS PER DEED.
 - 4) BENCHMARK USED IS A M.C. HALL AND DEER SET IN A WOOD POWER POLE NEAR THE NORTHERLY RIGHT OF WAY OF TWELFTH AVENUE NORTH, APPROXIMATELY 50 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF 21ST STREET NORTH, ELEVATION=12.65 (N.A.V.D. 1988)
 - 5) WM DENOTES WATER METER.
 - 6) WV DENOTES WATER VALVE.
 - 7) ——— DENOTES UNDERGROUND WATER.
 - 8) ——— DENOTES UNDERGROUND ELECTRIC.
 - 9) ——— DENOTES UNDERGROUND TELEPHONE.
 - 10) ——— DENOTES FIRE HYDRANT.
 - 11) ——— DENOTES CONCRETE LIGHT POLE.
 - 12) UNDERGROUND UTILITIES SHOWN HEREON BY ABOVEGROUND INDICATORS AND CITY UTILITY MAPS.

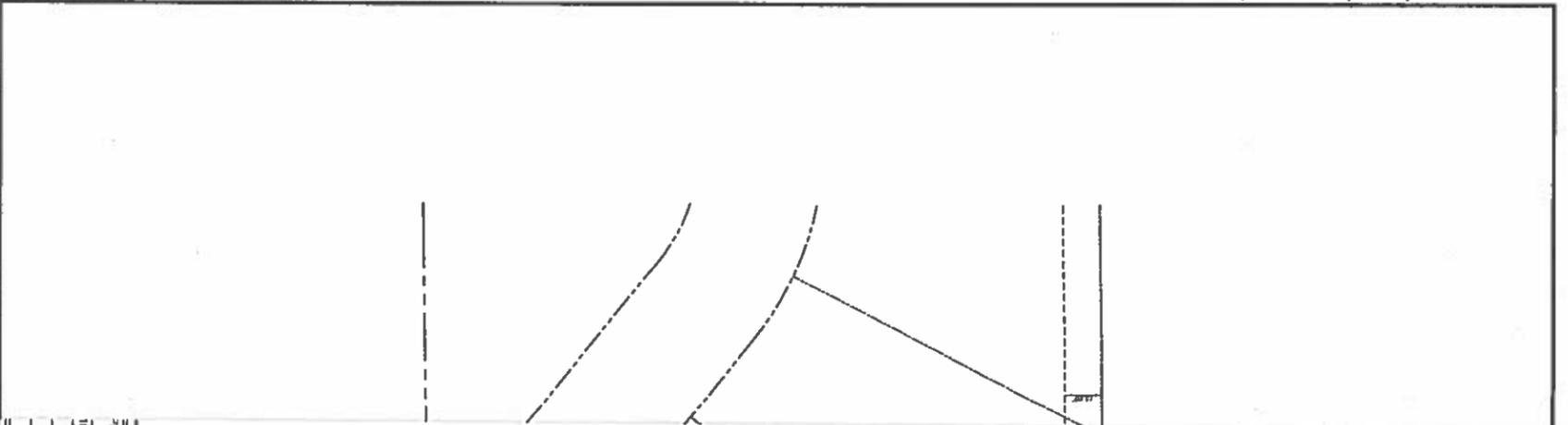
THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA A OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0416H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

ADDED SANITARY MANHOLE INVERTS- APRIL 18, 2017
 ADDED TOPOGRAPHY AND STORM MANHOLE- MARCH 3, 2017
 ADDED TOPOGRAPHY- FEBRUARY 9, 2017
 ADDED TOPOGRAPHY, TREES AND UTILITIES- OCTOBER 21, 2016
 REVISED: APRIL 8, 2007

DONN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS No. LB 3672

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

REF: 2007-72; 2007-335; 2016-1211



CEIVED

JUN 1 2019

LANDSCAPE ARCHITECTURE & DEVELOPMENT



Proposed

PROPOSED LOT 10
18,125 SQ FT
75
335

OWNER: WINDWARD DEVELOPMENT, INC.
1112 280 ST. SUITE 4
NEPTUNE BEACH, FL 32266
PHONE: (904) 284-4474

CIVIL ENGINEER: CONNELLY & WICKER, INC.
10060 SIDNER LAKE DRIVE, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3031

SUBTRACTOR: RIO POINTE LAND SURVEYORS, INC.
1201 PROSPECT DRIVE
JACKSONVILLE BEACH, FL 32230
PHONE: (904) 241-8850
FAX: (904) 241-3346

REAL ESTATE NO.: 177491 0000

SETBACKS:
FRONT: 20'
REAR: 30'
SIDES: 7.5'

WATER SUPPLY: C.O.L.B.
SEWER SUPPLY: C.O.L.B.
ELECTRICAL SERVICE: BEACHES ENERGY SERVICE
FIRE PROTECTION: AS REQ'D

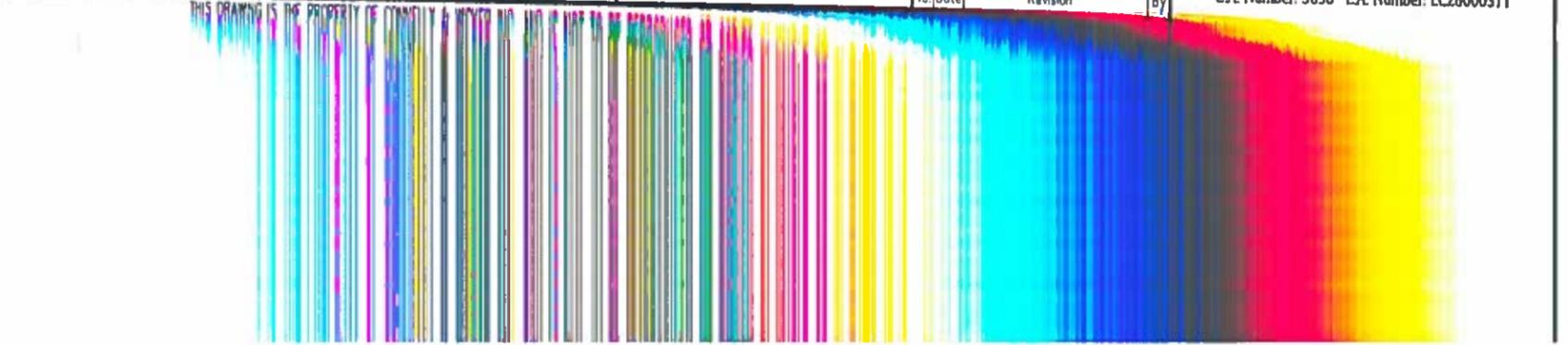
Project No.:	1601-0035
Client:	JWC
Designer:	CK
Checker:	CK
Date:	June 24, 2019
Scale:	1" = 30'
Sheet:	1

RIO POINTE
JACKSONVILLE BEACH, FL
PREPARED FOR
OSSI DEVELOPMENT

CONCEPTUAL PLAT

No.	Date	Revision	By

CW Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
10060 Sidner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cweng.com
C.A. Number: 3650 L.A. Number: LC26000311



Existing

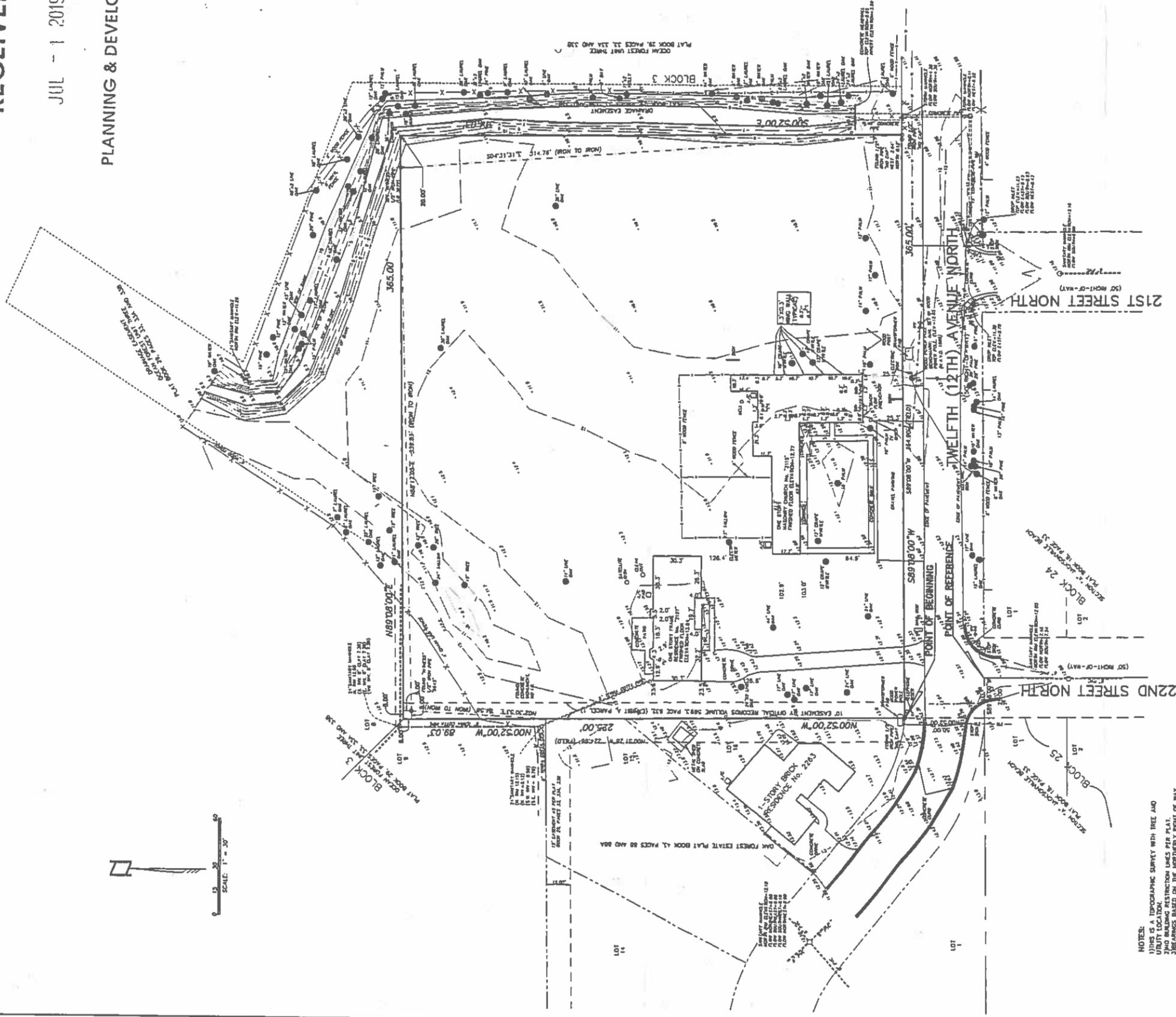
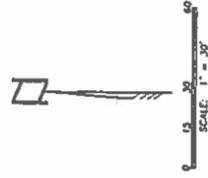
MAP SHOWING SURVEY OF

A PART OF THE CASTRO Y. FERRER GRANT, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF BLOCK 25, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH AT THE CENTERLINE OF 22ND STREET NORTH; THENCE SOUTH 89°00'00" WEST, A DISTANCE OF 25.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1 OF SAID BLOCK 25, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, SAID NORTHEASTERLY CORNER BEING THE SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF SAID BLOCK 25, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, SAID NORTHEASTERLY CORNER BEING THE SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHEASTERLY CORNER OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, AS RECORDED IN PLAT BOOK 43, PAGES 88 AND 89A OF THE AFORESAID PUBLIC RECORDS; THENCE NORTH 00°32'00" WEST, ALONG THE EASTERN CORNER BEHINDING, THENCE CONTINUE NORTH 00°32'00" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12TH) AVENUE NORTH AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'00" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 225.00 FEET TO THE NORTHEASTERLY CORNER OF SAID CORRECTED PLAT OF OAK FOREST ESTATES, CORNER ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF OCEAN FOREST UNIT THREE, AS RECORDED IN PLAT BOOK 29, PAGES 33, 33A AND 33B OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTHERLY, EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE COURSES: 1) NORTH 00°32'00" EAST, A DISTANCE OF 89.03 FEET; 2) NORTH 89°00'00" EAST, A DISTANCE OF 314.03 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID TWELFTH (12TH) AVENUE NORTH; THENCE SOUTH 89°00'00" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 365.00 FEET TO THE POINT OF BEGINNING.

RECEIVED

JUL - 1 2015

PLANNING & DEVELOPMENT



- NOTES:
- 1) THIS IS A TOPOGRAPHIC SURVEY WITH TREE AND UTILITY LOCATIONS.
 - 2) NO BUILDING RESTRICTION LINES PER PLAT.
 - 3) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 4) THE POINT OF BEGINNING IS AT THE NORTHEAST CORNER OF BLOCK 25, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH AT THE CENTERLINE OF 22ND STREET NORTH.
 - 5) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 6) THE POINT OF BEGINNING IS AT THE NORTHEAST CORNER OF BLOCK 25, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 29 EAST, JACKSONVILLE BEACH, AS RECORDED IN PLAT BOOK 18, PAGE 33 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TWELFTH (12TH) AVENUE NORTH AT THE CENTERLINE OF 22ND STREET NORTH.
 - 7) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 8) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 9) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 10) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 11) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 12) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - 13) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE 'X' (AREA OUTSIDE OF OAK FOREST ESTATE PLAT BOOK 43, PAGES 88 AND 89A). THE FLOOD INSURANCE RATE MAP NO. 12031C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

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

CHECKED BY: _____ FILE: 2015-154

DRAWN BY: _____

1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA (904)241-8550

BOATWRIGHT LAND SURVEYORS, inc.

DATE: FEBRUARY 6, 2017 SHEET 1 OF 1

DOWN W. BOATWRIGHT, P.S.M. FLA. LIC. SURVEYOR AND MAPPING BUSINESS NO. LB 3872

(904)241-8550

ADDED SURVEYING SERVICES- APRIL 18, 2017
ADDED TOPOGRAPHY AND STORM HANDBOOK- MARCH 3, 2017
ADDED TOPOGRAPHY- FEBRUARY 8, 2017
ADDED TOPOGRAPHY, TREES AND UTILITIES- OCTOBER 21, 2016
REVISED: APRIL 6, 2007

Proposed

RECEIVED

JUL 1 2019

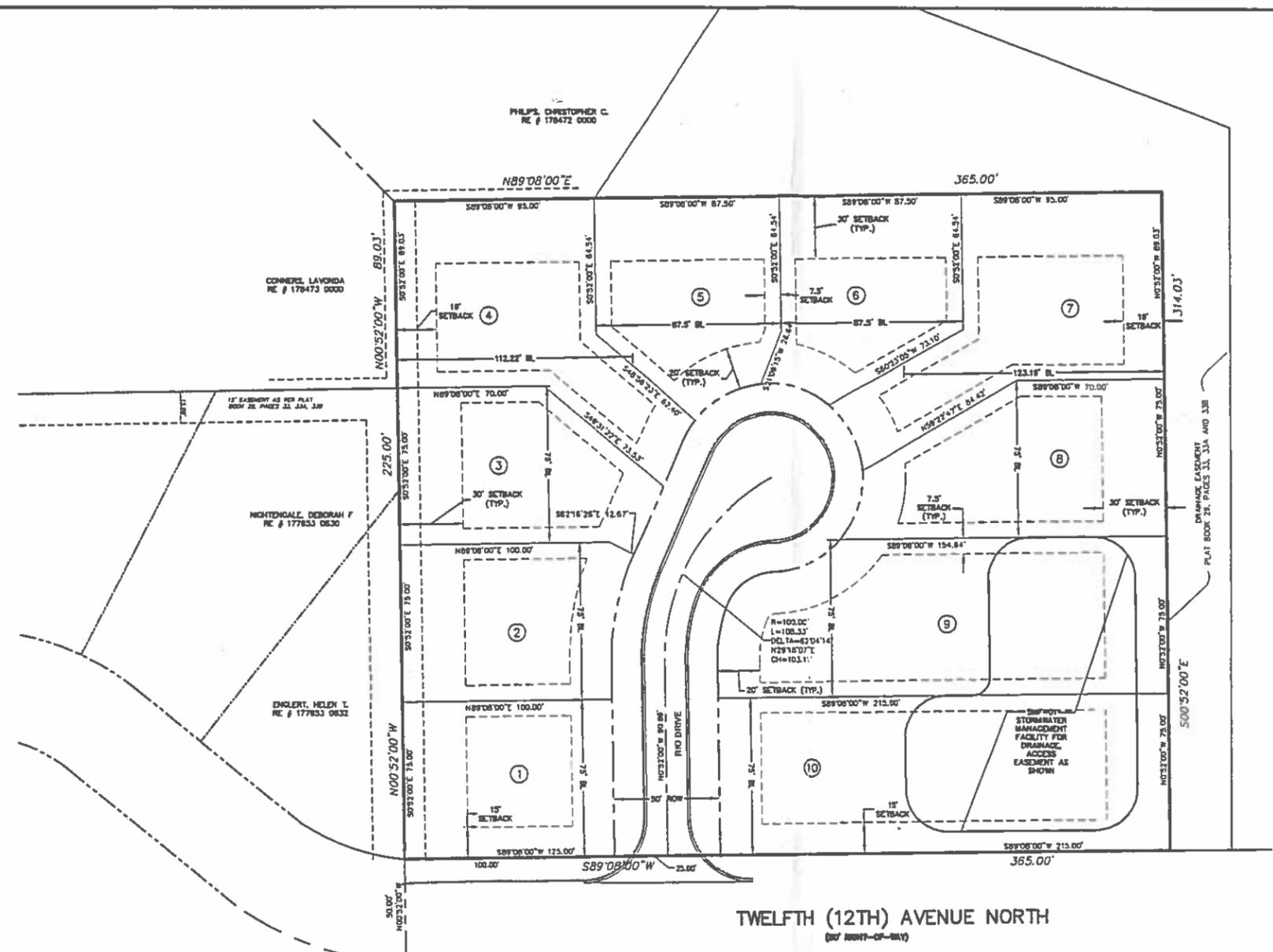
PLANNING & DEVELOPMENT



Printed By: ckenedy

Printed: Jun 24, 2019 6:13pm

J:\1818-01-0035-0551 12th Ave\Design\Map\1818-01-0035 Conceptual Planning



	RS-2 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9	PROPOSED LOT 10
MIN LOT AREA	7,500 SF	7,500 SF	7,721 SF	7,954 SF	10,489 SF	7,683 SF	7,586 SF	10,788 SF	9,316 SF	15,152 SF	16,125 SF
MIN LOT WIDTH (STREET)	35'	75'	75'	35'	35'	39'	35'	35'	35'	87'	75'
MIN LOT WIDTH (BUILDING)	75'	75'	75'	75'	112.22'	87.50'	87.50'	123.16'	75'	75'	75'
MAX LOT COVERAGE	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%

OWNER:
 OSS DEVELOPMENT, INC.
 1112 3RD ST SUITE 4
 NEPTUNE BEACH, FL 32286
 PHONE: (904) 294-4474

CIVIL ENGINEER:
 CONNELLY AND WICKER, INC.
 10060 SKINNER LAKE DR, SUITE 500
 JACKSONVILLE, FL 32246
 PHONE: (904) 285-3030
 FAX: (904) 285-3085

SURVEYOR:
 BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FL 32250
 PHONE: (904) 241-8550
 FAX: (904) 241-3348

REAL ESTATE NO.:
 177491 0000

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WATER SUPPLY: C.O.J.B.
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FIRE PROTECTION: AS REQ'D

CONNELLY & WICKER INC.
 Planning - Engineering - Landscape Architecture
 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 285-3030 FAX: (904) 285-3031 www.cweng.com
 C.A. Number: 3650 L.A. Number: LC16000311

CONCEPTUAL PLAT

RIO POINTE

JACKSONVILLE BEACH, FL

PREPARED FOR
OSSI DEVELOPMENT

CHARLES E. WICKERY, P.E.
 P.E. No. 1818
 Reg. Engineer

Project No. 18-01-0035
 Designed: CEK Drawn: HTC
 Checked: CEK C.C.
 Date: June 24, 2019
 Scale: 1" = 30'

Sheet 1

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