



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, October 14, 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:** None
4. **Correspondence:** None
5. **New Business:**
 - (A) **PC#18-19 602 North 1st Street**
Conditional Use Application to request a modification of approval conditions for outdoor bar seating at an existing establishment pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code. (Applicant – *Mango's*)
 - (B) **PC#29-19 2017 North 3rd Street**
Conditional Use Application for a proposed four-unit residential townhouse project located in a Commercial, limited: C-1 zoning district pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
6. **Planning Department Report:**
 - (A) The next meeting is scheduled for Monday, October 28, 2019.

NOTICE

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: October 7, 2019
RE: October 14, 2019 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, October 14, 2019** Planning Commission meeting.

NEW BUSINESS:

PC#18-19 Conditional Use Application

Owner: John Kowkabany
 602 North 1st Street
 Jacksonville Beach, FL 32250

Applicant: John Kowkabany & Robert Tilka
 1506 Prudential Drive
 Jacksonville, FL 32207

Location: 602 North 1st Street

Request: **Conditional Use Approval** to request a modification of approval conditions for outdoor bar seating at an existing establishment located in *Central Business District: CBD* zoning pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code. (Applicant - *Mango 's*)

Comments: The subject property is located on the northwest corner of North 1st Street and 5th Avenue North and has existed as a drinking establishment since the 1960's. In 2007, the owner requested conditional use approval for the existing bar with outdoor seating to rectify the legal nonconforming use. Staff recommended at that time that, if approved, the applicant be required to install opaque screening to a height of six (6) feet adjacent to the westerly and southerly sides of the outdoor deck area as a means of mitigating noise and visual impacts to adjacent residential uses and be subject to the provisions of Section 34-407 of the LDC.

The Planning Commission approved the request with the condition that the recommended six (6) foot tall opaque screening be installed on the south and west sides of the outdoor bar area and the outdoor bar would be subject to the provisions of Section 34-407 of the Land Development Code.

Since approval of outdoor seating with conditions in 2007, the text of Section 34-407 of the Land Development Code has been changed to reflect the updated Section 18 of the City Code of Ordinances regulating Noise. More specifically, Ordinance No. 2018-8106 allowed Low Volume Outdoor Amplified and Acoustic Sound permits to be issued to licensed establishments. Based on this change, Mango's was eligible to apply for a permit, which they have received. City code enforcement has not received any noise complaints regarding sound since the low volume sound permit was issued to Mango's.

The establishment is under new management and wishes to open up the outdoor seating by removing the six (6) foot tall screening that was required as a condition of approval of PC# 31-07. The owners were informed by staff that they would have to apply to modify or remove the approval condition from 2007.

Adjacent uses to the subject property include multiple family to the immediate west, a commercial shopping center to the north, the Casa Marina hotel and pier parking lot across 1st Street to the east and a mixed use commercial and residential property across the avenue to the south. Since the six (6) foot tall screening wall was required due to concerns with potential noise and visual impacts to the adjacent residential uses, if the request were to be approved, it would be appropriate to condition such approval with an expiration date to allow the Planning Commission to then revisit the request to discuss any issues that may have arisen during that time period.

PC# 29-19 Conditional Use Application

Owner: 2017 N. Third Street, LLC
700 Third Street #203
Neptune Beach, FL 32266

Applicant: Margaret Cornelius
218 Bay Street
Neptune Beach, FL 32266

Location: 2017 North 3rd Street

Request: **Conditional Use Approval** for a proposed four-unit residential townhouse project located in a *Commercial, limited: C-1* zoning district pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the east side of North 3rd Street between 20th Avenue North and 19th Avenue North and exists as a vacant commercially zoned lot approximately 12,000 square feet in size. The applicant is proposing to develop a four-unit, fee-simple townhouse project on the property, and was advised by staff that conditional use approval would be required.

In 2005, a different applicant applied for, and received conditional use approval under PC#18-05 for a multi-family residential development. In 2018 another applicant applied for and received approval for a townhouse project under PC# 15-18. Neither project was developed. The current proposal is similar to the 2018 proposed project.

Adjacent uses include medical office and multi-family residential to the south, single and multi-family to the east, commercial office to the north, and Fletcher Middle School directly to the west across 3rd Street. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards, and is consistent with surrounding multi-family development.



RECEIVED
CONDITIONAL USE APPLICATION
RECEIVED

PC No. 18-19
AS/400# 19-10009C
HEARING DATE 10/14/19

AUG 29 2019

PLANNING & DEVELOPMENT

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: JOHN KOWKABANY
Mailing Address: 602 N. 1ST ST
JAX BEACH, FL 32250

Telephone: 904-993-0989
Fax: _____
E-Mail: JBK113@HOTMAIL.COM

Applicant Name: John Kowkabany | Robert Tucker
Mailing Address: 1506 PROUDENTIAL DRIVE
JAX FLA 32207

Telephone: 904 993 0989
Fax: _____
E-Mail: JBK113@HOTMAIL.COM
ROBTILKA@GMAIL.COM

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 602 N. 1ST ST (Mangos)

Legal Description of property (attach copy of deed): 3-28 33-25-29E .179 PABLO BEACH NORTH
5 52FT LOTS 7, 8 BLK 62

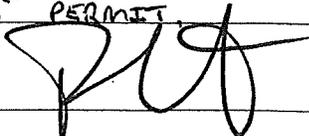
Current Zoning Classification: CBD

Future Land Use Map Designation: CBD

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: 34-407 34-345(d)(7)

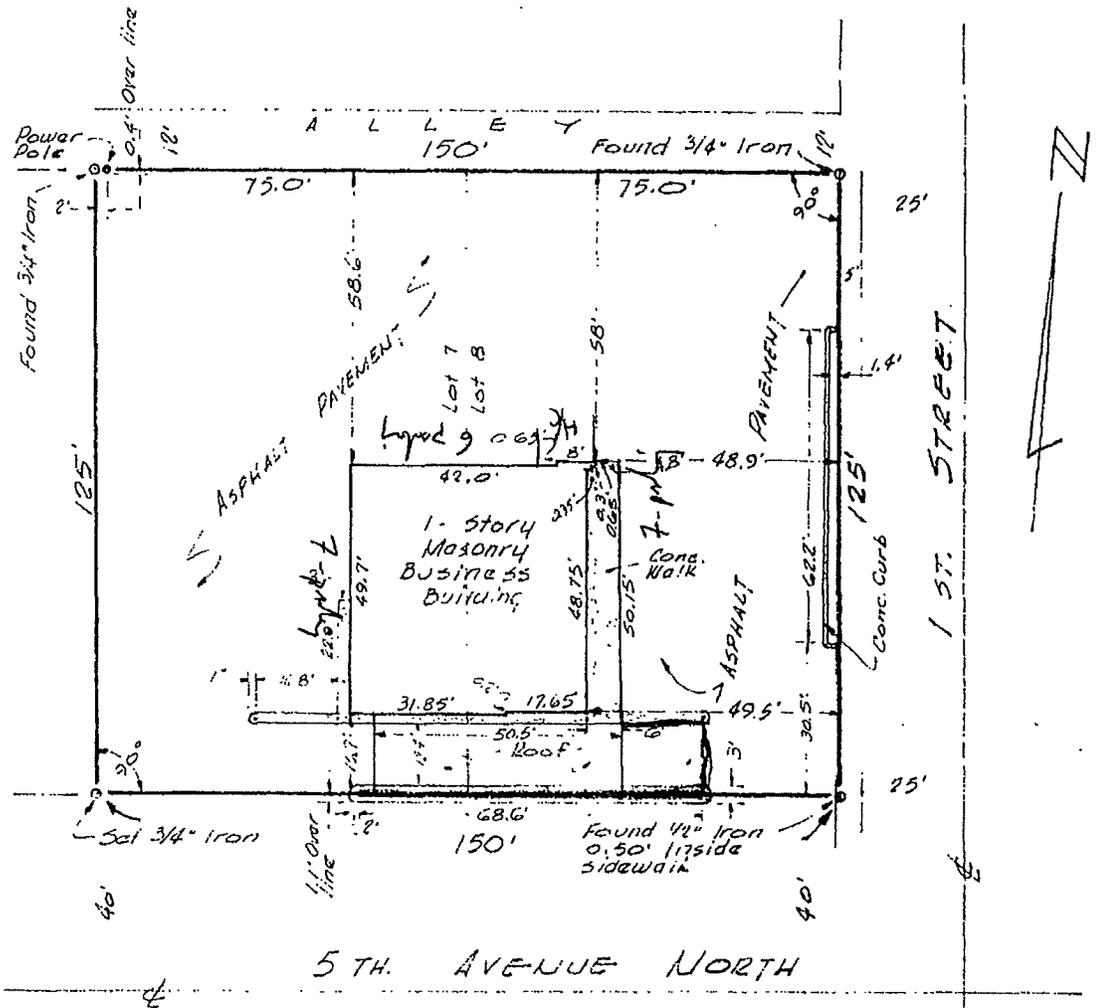
Describe the proposed conditional use and the reason for the request: TO REMOVE THE 6' SCREEN
AROUND THE SOUTH + WEST WALLS OF THE PATIO AS PREVIOUSLY REQUESTED IN A
2007 RULING. TO ALSO BE ALLOWED "LOW VOLUME" OUTDOOR AMPLIFIED AND
ACOUSTIC SOUND PERMIT

Applicant Signature: 

Date: 5/23/19

MAP SHOWING SURVEY OF LOTS 7 & 8, BLOCK G2, PABLO BEACH NORTH

AS RECORDED IN PLAT BOOK 3 PAGE 28 OF PUBLIC RECORDS OF DUVAL CO., FLA.
FOR C. J. KOWKABANY



THIS PRINT IS FOR INFORMATION
PURPOSES ONLY. THIS PRINT HAS
NOT BEEN EMBOSSED WITH THE
SURVEYORS SEAL AND IS NOT VALID.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS SHOWN IN THE ABOVE CAPTION
AND THERE ARE NO ENCROACHMENTS AS SHOWN.

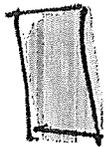
H. A. DURDEN

Checked in the Field and Certified for
Robert M. Angus and Associates by:

SIGNED: NOVEMBER 24 1961

C. J. Kowkabany
REGISTERED SURVEYOR NO. 675 FLA.

SCALE: 1" = 30'



Outdoor

Outdoor Area

MANB04

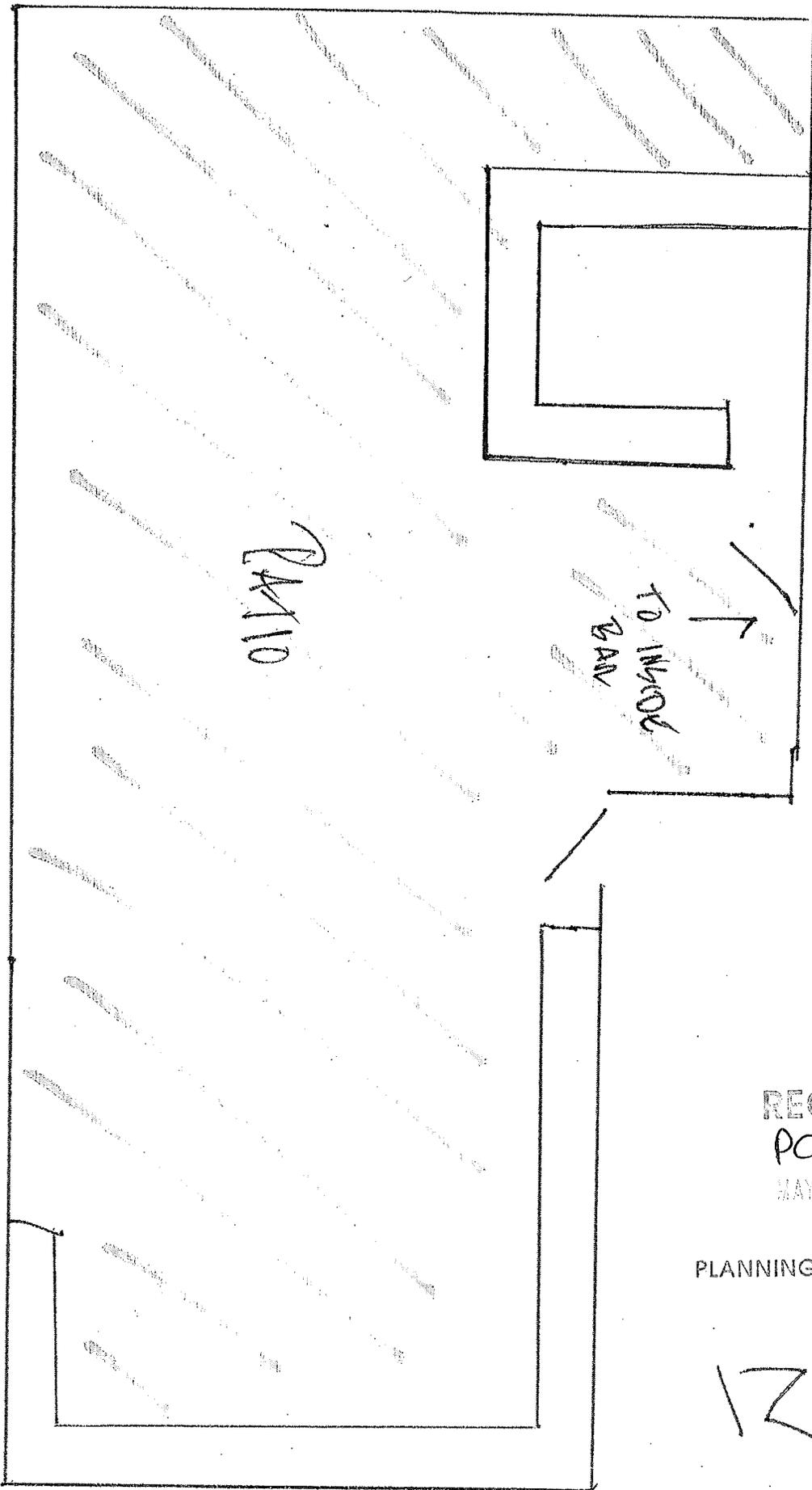
6002 N. 19th Street

JACKSONVILLE BEACH, FL

32250

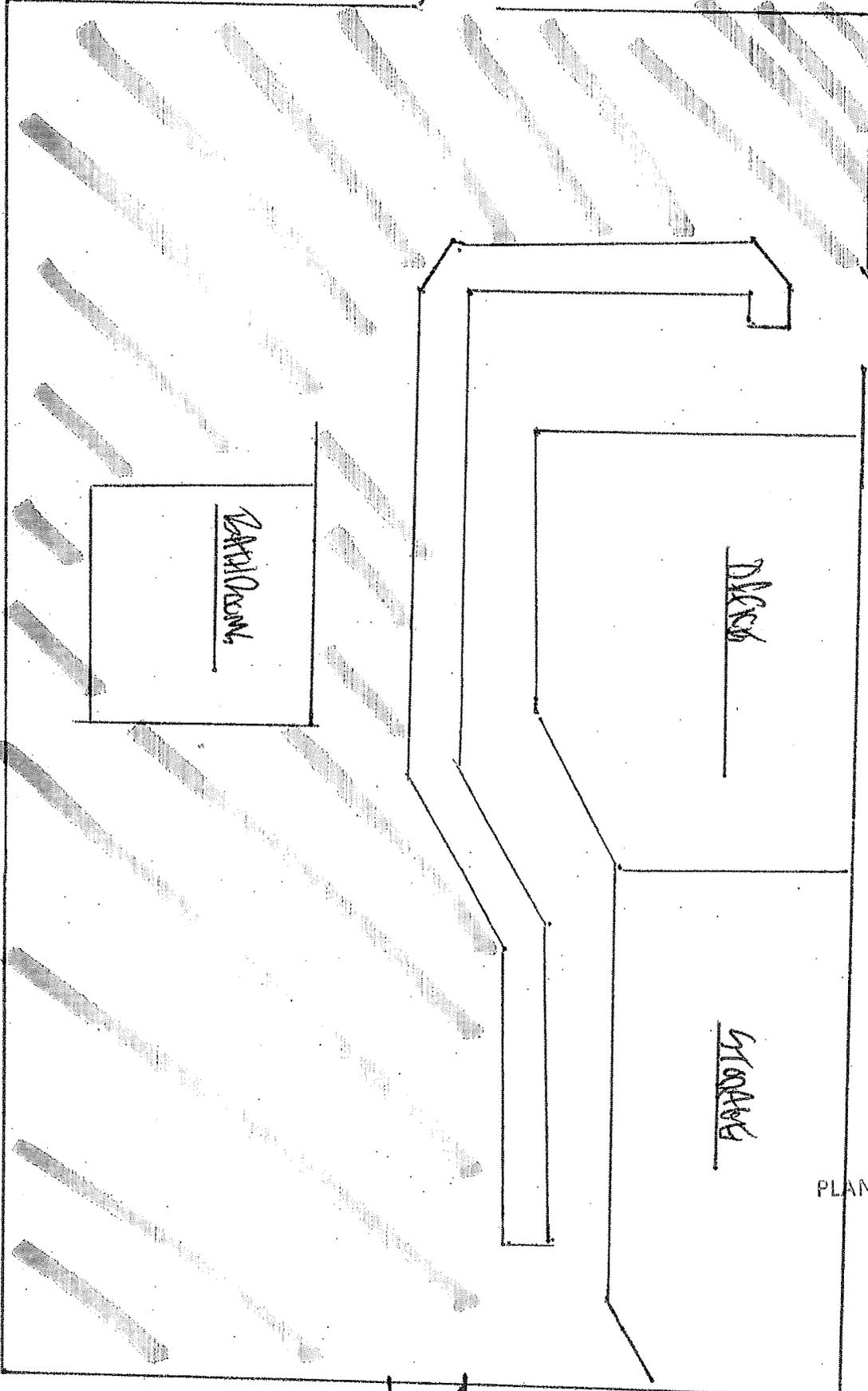
RECEIVED
PC#18-19
MAY 23 2019

PLANNING & DEVELOPMENT





Indoor
CERAMIC AREA



TO PATIO

MM/16/05
602 N 1st STREET
JACKSONVILLE BEACH, FL
32250

RECEIVED
PC#18-19
MAY 23 2019

PLANNING & DEVELOPMENT



City of Jacksonville Beach

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 27, 2007

RECEIVED
PC#18-19
NOV 23 2007

Karl J. Sanders, Esq.
6 East Bay Street, Suite 500
Jacksonville, FL 32202

PLANNING & DEVELOPMENT

RE: Planning Commission Case PC #31-07
602 North 1st Street
Conditional Use for a drinking establishment and outdoor bar seating

Dear Mr. Sanders:

The City of Jacksonville Beach Planning Commission met on Monday, November 26, 2007, to consider your client's application for a drinking establishment and outdoor bar seating in a *Commercial Business: CBD* zoning district, pursuant to Section 34-345 (d) and (d) 7 of the Jacksonville Beach Land Development Code. Your request was approved with the following condition: the applicant must install minimum 6 foot height opaque along the southerly and westerly sides of the approved outdoor bar areas.

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

Sincerely,

Kaela Bemis
Permit Specialist
Planning & Development
City of Jacksonville Beach

cc: Charles J. Kowkabany

City of Jacksonville Beach



ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

November 29, 2007

Mr. John B. Kowkabany, Owner
Mango's
602 N. 1st St.
Jacksonville Beach, FL 32250

RECEIVED
PC#18-19
MAY 29 2008

Re: Outdoor Bar approval conditions

PLANNING & DEVELOPMENT

Mr. Kowkabany:

This letter is to inform you of certain requirements related to your recently approved outdoor bar area for your drinking establishment at 602 N. 1st St.

I have reviewed the sketch of the proposed outdoor bar area attached to your Application for Extension of Licensed Premises (Beverage License No. BEV2600837), and the area delineated on that sketch does comply with our Land Development Code Sec. 34-407 standards. Your application has been signed for zoning approval and may be picked up at our office.

In addition to obtaining the above referenced Extension of Licensed Premises, be aware that you are required to construct a fixed barrier around the delineated outdoor bar area, as a means of containing customers and employees within your licensed premises. Per the Jacksonville Beach Planning Commission's approval of your outdoor bar area (Ref. PC#31-07), you must also erect opaque screening to a minimum height of 6' along the southerly and westerly sides of the approved outdoor bar area. Both the fixed barrier and the screening must be constructed prior to any use of the approved area. You do not need to call in for an inspection of this required work. I will ride by periodically until the work is completed and the newly delineated outdoor bar area is opened to ensure compliance.

If you have any questions related to the above requirements, please call me at (904) 247-6231.

Sincerely,

William C. Mann, AICP
Senior Planner

C: PC #31-07 file

Sec. 34-407. Outdoor Restaurants and Bars.

In addition to the standards applicable to all conditional uses, as stated in Section 34-231, and in addition to the regulations of the zoning district in which the restaurant or bar is located, outdoor restaurants and bars that are permitted or allowed in any zoning district shall be subject to the following limitations and conditions:

- (a) The unenclosed portion of the restaurant or bar shall be accessory to or under the same ownership or control as the restaurant or bar that is operated within a totally and permanently enclosed building located on the same lot.
- (b) The area of unenclosed, outdoor customer service area of a restaurant or bar shall not exceed twenty-five percent (25%) of the total enclosed area of the restaurant or bar.
- (c) Required parking spaces shall be provided for the customer service area outside of the building at the same ratio as required for the enclosed area of the restaurant or bar.
- (d) The outdoor customer service area shall not be used to compute the minimum seating or customer service area required to qualify for a special restaurant (SRX) alcoholic beverage license. For any establishment selling alcoholic beverages for on-site consumption, the outdoor service area shall be enclosed by a minimum 42" high wall or fence. The wall or fence shall be constructed of wood, metal (except chain link), plastic, or other similar material. No rope of any kind shall be permitted.
- (e) No animals except service dogs shall generally be permitted within an approved outdoor restaurant or bar seating area. However, pursuant to Ordinance No. 2010-7992, other dogs may be allowed in an outdoor restaurant area upon approval of a Dogs in Outdoor Dining Area permit application.
- (f) The Planning Commission is authorized to establish hours of operation for conditional use outdoor restaurant and bar seating areas as a means to ensure their compatibility with surrounding land uses.
- (g) If an approved outdoor restaurant or bar area violates any of the standards set forth in this section, or any other conditions placed on their approval by the Planning Commission, the violation shall be referred to the Special Magistrate for a hearing. Upon finding that such a violation exists, the Special Magistrate may apply penalties as provided by law, including revocation of the conditional use approval for that outdoor seating area. Whenever the approval for a conditional use outdoor bar or restaurant seating area is revoked for a particular establishment, a conditional use application for outdoor bar or restaurant seating shall not be considered for any portion of that establishment for a period of two (2) years after the date of revocation.

Sections. 34-408--34-420. Reserved.



CONDITIONAL USE APPLICATION

PC No. 29-19
AS/400# 19-100170
HEARING DATE 10/14/19

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: 2017 N THIRD ST. LLC
Mailing Address: 900 THIRD ST. # 203
NEPTUNE BCH., FL 32266

Telephone: 904-993-7888
Fax: _____
E-Mail: DPLATOCK@FLORIDARETAILGROV
CON

Applicant Name: MARGARET CORNELIUS
Mailing Address: 218 BAY ST.
NEPTUNE BCH., FL. 32266

Telephone: 904-249-9706
Fax: _____
E-Mail: PEGGY@CORNELIUSCONSTRUCTION.COM

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

RECEIVED

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: SEP 20 2019

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

PROJECT DATA

Street address of property and/or Real Estate Number: 2017 N. THIRD ST.

Legal Description of property (attach copy of deed): LOT 3 + LOT 4 LESS + ACCEPT THE SOUTH 5.50 FT of lot
BLOCK 203

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

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

Code section(s) applicable to the requested conditional use: 34-342 (d) (15)

Describe the proposed conditional use and the reason for the request: Multi-family in C-1
for four townhouses.

Applicant Signature: _____ Date: 9-20-19

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

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

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

City of Jacksonville Beach

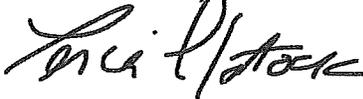
RE: 2017 N. Third Street, Jacksonville Beach, FL
RE# 175438-0000

TO WHOM IT MAY CONCERN:

I hereby give my consent for Margaret Cornelius to apply for the Conditional Use of the property referenced above as 4 unit Townhome.

Sincerely,

2017 N Third St, LLC



Leslie G. Platock- Member

RECEIVED

PC#29-19

SEP 20 2018

PLANNING & DEVELOPMENT

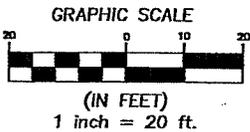
**MAP SHOWING BOUNDARY SURVEY OF
LOT 3 AND LOT 4, LESS AND EXCEPT THE SOUTH 5.50 FEET OF LOT 4,
BLOCK 203 AS SHOWN ON MAP OF ELTON REALTY COMPANY'S REPLAT
RECORDED IN PLAT BOOK 10, PAGE 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA**

LEGEND	
●	FOUND 1/2" IRON (NO CAP), UNLESS NOTED
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
MF	METAL FENCE
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
-	FENCE, AS NOTED, W/TIES TO FACE

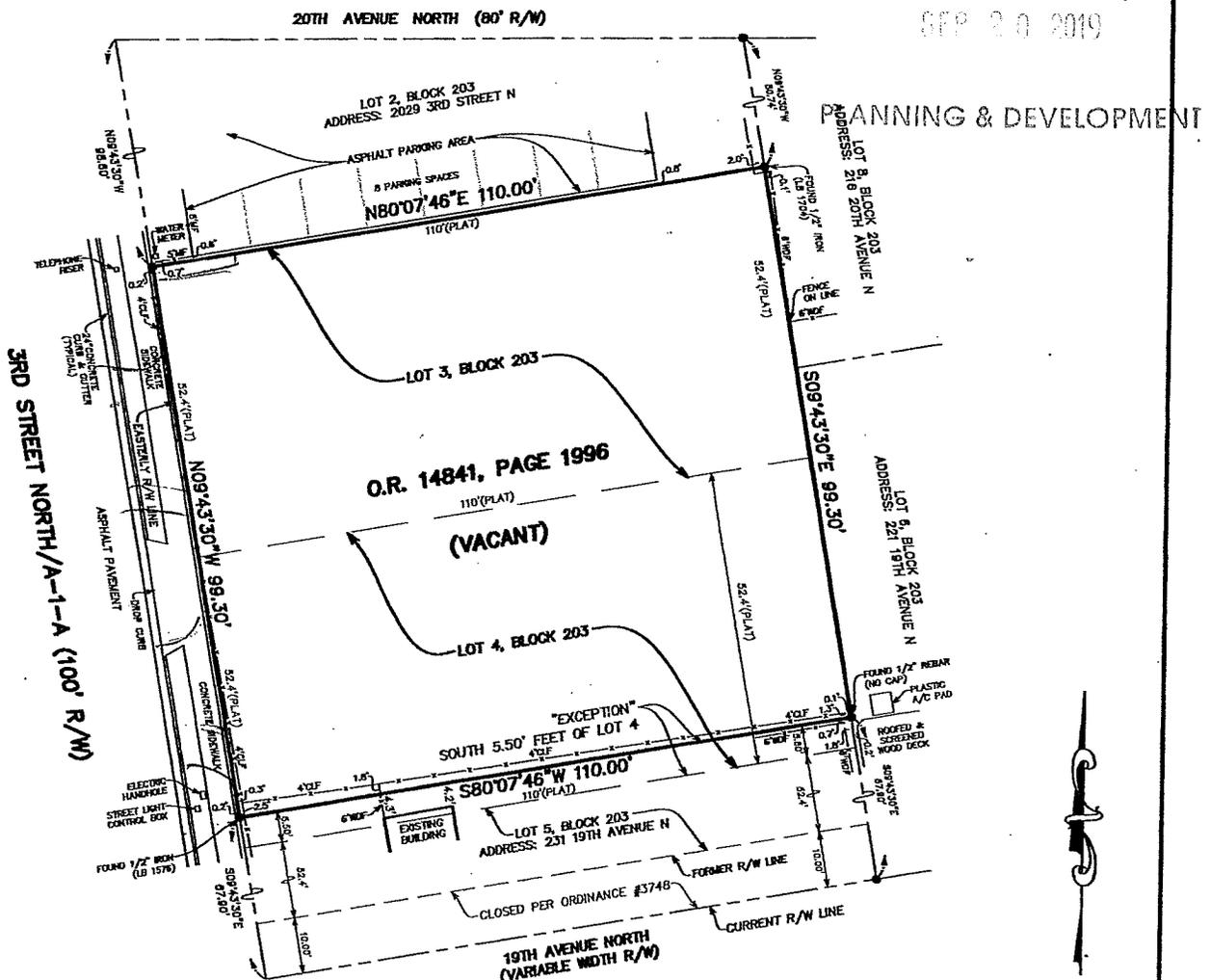
GENERAL NOTES:

1. BEARING REFERENCE: N09°43'30"W FOR THE EASTERLY R/W LINE OF 3RD STREET NORTH PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAPS, SECTION 7210-113.
2. THIS IS AN ABOVE SURFACE SURVEY ONLY. NO UNDERGROUND INFORMATION WAS LOCATED OR SHOWN.
3. THE PROPERTY SURVEYED HEREON LIES WITHIN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 120078-00010, DATED APRIL 17, 1998.
4. SUBJECT PROPERTY ADDRESS: 2017 3RD STREET NORTH, JACKSONVILLE BEACH, FLORIDA 32250.
5. SUBJECT PROPERTY CONTAINS: 0.25 ACRES (10,897 SQUARE FEET).
6. ALL LOT AND BLOCK INFORMATION SHOWN HEREON REFERS TO MAP OF ELTON REALTY COMPANY'S REPLAT, PLAT BOOK 10, PAGE 14.

**CERTIFIED TO:
LESLIE G. PLATOCK DDS, LLC;
CML BANK;
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY;
PLATOCK LAW, P.A.**



RECEIVED
PC#29-19
SEP 20 2019



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

SURVEYED: JUNE 14, 2013
 SCALE: 1"=20'
 FIELD BOOK: 860 PAGE: 61
 FIELD BOOK: _____ PAGE: _____

CLARSON AND ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 1843 HALDO AVE JACKSONVILLE, FL. 32207
 (904) 396-2623 LB #F. 1704

Jose A. Hill Jr.
 REGISTERED SURVEYOR NO. 4487, FLORIDA
 JOSE A. HILL, JR.
 SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

Conceptual Plan

LOT 100 x 100 = 10,000 \checkmark

BDG 40 x 80 = 3200 \checkmark

DRIVEWAY 15 x 80 = 1,200 \checkmark

LOT = 10,000 \checkmark

COVERAGE = 4,800 \checkmark

5,200 \checkmark COVERAGE

10,000 x 16.5% = 6500

WAC 136.0 \checkmark

BALCONY 120 \checkmark

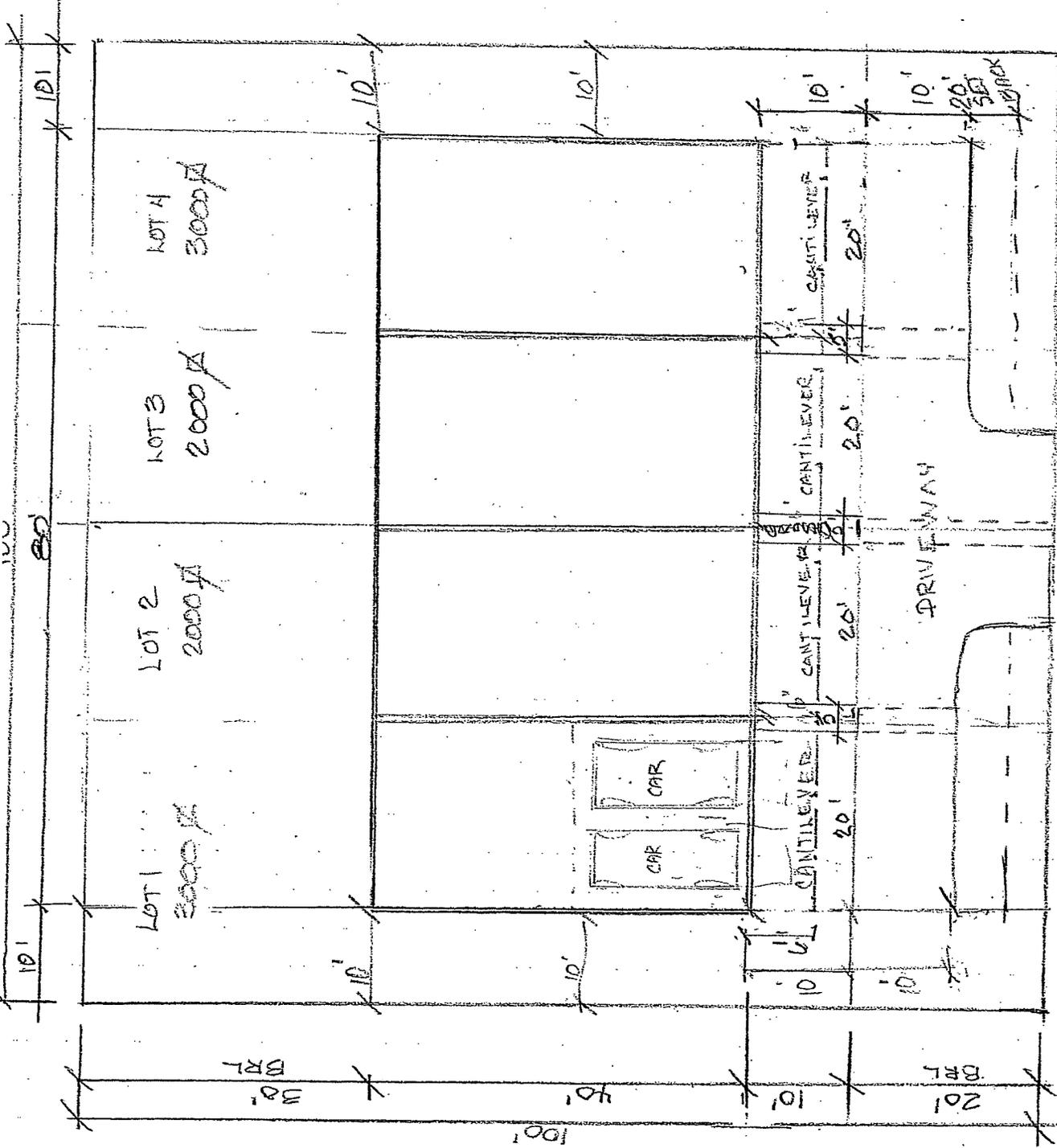
CARPORT 400 \checkmark

RECEIVED \checkmark

PC# 29-19

SEP 20 2010

PLANNING & DEVELOPMENT



AIA

CARLEHUS CONSTRUCTION



Reference for PC# 29-19

ELEVEN NORTH THIRD STREET • JACKSONVILLE BEACH, FLORIDA 32250

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

November 15, 2005

The Lofts of North Beach, LLC.
c/o Pete Russo
486 Osceola Avenue
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC#18-05
Multi-family use in a Commercial Limited Zoning District

Dear Mr. Russo:

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2005 in the Council Chambers to consider your application for conditional use approval of a proposed multi-family residential use in a *Commercial General: C-1* zoning district, pursuant to Section 34-343(d)(11) of the Jacksonville Beach Land Development Code for the property located at 2017 North 3rd Street. Your request was approved with the condition that the project provides access to 3rd Street using a one-way pair of driveways, as shown on site plan submitted.

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

Sincerely,

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

Reference for PC#29-19

DEPARTMENT OF PLANNING & DEVELOPMENT



CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8897

May 30, 2018

Ryan Wetherhold
19 12th Street South
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 15-18**
Conditional Use Application for a four-unit fee-simple townhouse development for property located at 2017 North 3rd Street.

The City of Jacksonville Beach Planning Commission met on Tuesday, May 29, 2018 in Council Chambers to consider your **Conditional Use Application** for a four-unit fee-simple townhouse development for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code for property located at 2017 North 3rd Street.

The request was **Approved**.

Please remove the public notice posted on the property. You may now submit a concept plat application. Please provide a copy of this letter with any applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

A handwritten signature in cursive script that reads "Heather Ireland".

Heather Ireland, AICP
Senior Planner

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

