



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, December 9, 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:** October 28, 2019 and November 12, 2019
4. **Correspondence:** None
5. **New Business:**
 - (A) **PC#33-19 Northeast corner of 4th Avenue North and 5th Street North.**
Concept Plan for Plat Application for a proposed five lot fee-simple townhouse subdivision located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.
 - (B) **PC#34-19 221 19th Avenue North**
Conditional Use Application for a proposed multiple-family 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.
 - (C) **PC#35-19 323 10th Avenue North**
Conditional Use Application to request a modification of the approval conditions for an existing drinking establishment and package store (both for beer only) in order to sell wine at property located in a *Commercial, limited: C-1* zoning district, pursuant to Sections 34-342(d)(3) and (d)(4) of the Jacksonville Beach Land Development Code. (Applicant – *Really Good Beer Stop*)

6. Planning Department Report:

(A) The next meeting is tentatively scheduled for Monday, January 13, 2020.

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, October 28, 2019, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:05 P.M. by Chairman Greg Sutton.

Roll Call

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

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by Ms. Moehring, seconded by Mr. Spann, and passed unanimously to approve the following minutes:

- September 23, 2019

Correspondence

None

Old Business

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

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

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

Land Development Code Text Amendment Application to amend Article IV. Definitions to modify the definition of "Pets, household" to permit female chickens. Also, to amend Section 34-392 to include hens as household pets.

Staff Report:

Ms. Ireland read the following report into the record:

The proposed Land Development Code (LDC) Text Amendment was originally presented to the Planning Commission on May 28, 2019. The details of the proposed amendment were discussed, and the City's attorney noted that she desired additional time to review the proposed amendments and discuss them with the applicant and staff. Following a meeting between the applicant, staff and the City's attorney, staff then requested that the application be deferred until the September 23, 2019 Planning Commission meeting to allow additional time for discussions. At the September 23rd meeting, the applicant requested to defer to October 28th.

After additional review and discussion with the applicant, it was determined that while, at minimum, the definition of household pets in the LDC would still need to be amended to permit chickens, the bulk of the changes proposed would be more appropriately placed under Code of Ordinances, Chapter 5 – Animals and Fowl. Since this Chapter is not part of the Land Development Code, it cannot be amended through the Planning Commission.

The revised proposal before the Planning Commission includes two components.

1. Amend the definition of *Pets, household*, to include female chickens, or hens, as allowable household pets.
2. Amend Supplemental Standards Section 34-392(2) to include hens as household pets, and limit the number to five (5), where permitted.

The applicant has agreed to remove the request to allow female goats and any poultry other than hens. The remainder of the regulations, if moved forward, would be made in Chapter 5. Amendments proposed for Chapter 5 will be similar to those originally proposed for the Land Development Code under Supplemental Standards. Staff will work with the new City Attorney to draft the proposed changes to Chapter 5 to present to City Council. If proposed changes to Chapter 5 proceed forward, the proposed amendment to the Land Development Code as provided would be presented to City Council at the same time.

Applicant:

Lindsay Haga, England-Thims & Miller, Inc., 14775 Old St. Augustine Road, Jacksonville, presented a PowerPoint presentation [on file] regarding a backyard hen program.

Katrina Lane spoke about the positive impact of having household chickens and being able to produce fresh food for her family. Ms. Lane stated her neighbors do not object to her chickens.

Public Hearing:

The following spoke in support of the Land Development Code Text Amendment Application:

- Alexious Gamel, 1302 18th Avenue North, Jacksonville Beach

Mr. Sutton closed the Public Hearing.

Motion: It was moved by Mr. Dahl and seconded by Ms. Moehring to discuss the Land Development Code Text Amendment Application.

Vote: Hearing no objection, discussion was had.

Discussion:

Conversation ensued regarding sanitation, disease control, and property value. Further conversation ensued to change to wording on the application from “hens” to “female chickens.”

Ms. Haga reminded the Board of the Pilot Programs currently taking place in Neptune Beach and Atlantic Beach regarding the allowance of backyard hens in a residential area. Ms. Haga stated she would be willing to mirror either of the programs being offered in other local cities. Ms. Haga also agreed to change the wording to “female chickens” for further clarification.

Ms. Lane stated she would support a pilot program in Jacksonville Beach.

Attorney Denise May reminded the Board Members the vote before them is strictly to modify the definition of household pets to permit female chickens in the Land Development Code.

Motion: It was moved by Ms. Moehring to approve the application subject to the substitution of the word female chickens for hens.

The motion died due to lack of a second.

Motion: It was moved by Mr. Walker and seconded by Ms. White to deny the Land Development Code Text Amendment application.

Roll call vote: Ayes – Jon Scott Walker, David Dahl, and Colleen Murphy White
Nays – Margo Moehring and Greg Sutton

The application was denied by a 3-2 vote.

New Business

(A) **PC#30-19** 1436 Beach Boulevard

Owner: Shetter Avenue, LLC
13 Roscoe Blvd North
Ponte Vedra Beach, FL 32082

Applicant: Jacksontucky Distillery, Inc.
200 E. Forsyth Street
Jacksonville, FL 32202

Conditional Use Application for a proposed craft distillery located in a Commercial, general: C-2 zoning district, pursuant to Section 34-343(d)(18) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the southeast corner of Beach Boulevard and 15th Street South and currently contains a restaurant. The applicant, with permission and in collaboration with the property owner, is proposing to add a craft distillery to the site, which is now permitted as a conditional use pursuant to Section 34-343(d) of the Land Development Code. Jacksontucky

currently operates from a building off Shetter Avenue. "Craft distillery" was added to the list of conditional uses in the *Commercial, general: C-2* zoning district via Ordinance No. 2019-8122.

Adjacent uses include the existing restaurant on site, a commercial shopping center to the west across 15th Street, a public cemetery to the east and north across Beach Blvd, and multiple-family residential to the south. The addition of a manufacturing use on the subject property should not negatively impact adjacent properties. Staff will work with the property owner to ensure that adequate parking and buffering from the residential use is provided.

Applicant:

The applicant, Mr. Sean Espenship, 1619 6th Street South, Jacksonville Beach, stated he had nothing further to add to Ms. Ireland's report.

Discussion:

The Board had no further questions or conversation regarding the case.

Public Hearing:

No one came before the Board to speak about this case.

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

Roll call vote: Ayes – Jon Scott Walker, David Dahl, Margo Moehring, Colleen Murphy White, and Greg Sutton.

The application was approved by a unanimous vote.

(B) **PC#31-19** 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 to amend Section 34-373 and 34-392 of the Jacksonville Beach Land Development Code related to parking area and walkway setbacks respectively for certain residential properties.

Staff Report:

Ms. Ireland read the following report into the record:

Staff is proposing amendments to the Land Development Code (LDC) parking design standards and supplemental standards that address the setback for driveways and walkways on certain residential properties. Section 34-373(d) currently requires that all parking areas be located at least five (5) feet from any established right-of-way line or property line. This particular setback is difficult to meet

without a variance for some two-family and townhouse residential projects due to the prevalence of nonconforming lots and narrow lot widths.

Staff is proposing that the five (5) foot parking area setback not be applicable to interior property lines between individual townhouse lots or two-family dwelling lots. The requested amendment also clarifies that there is no setback from the street right-of-way where a parking area or driveway connects to a street for vehicular access. The amendment further clarifies that curbing and wheel stops for off-street parking, as well as striping and landscaping standards, are not required for single-family, two-family, or townhouses dwellings, as these standards are intended to be applicable to multiple-family residential and commercial parking and vehicular use areas.

Staff is also proposing an amendment to Section 34-392 to add that walkways or sidewalks may connect to primary and/or detached accessory structures, driveways, and public sidewalks and may be located in front, side, or rear yard areas with a minimum two (2) feet setback from any exterior property line. This two (2) foot setback would not apply to interior lot lines between individual two-family dwelling lots and individual townhouse lots.

These amendments are proposed to rectify conflictive standards in the LDC relative to the development of two-family and townhouse projects that are ultimately sold as individual fee simple dwelling units. In both cases, were the developed units not to be sold individually (rental units or condominiums), there would be no interior property lines; thus, there would be no required internal driveway setback requirements. This situation constitutes a bias towards a specific type of ownership of a dwelling unit. It is not the intent of the LDC to promote one type of dwelling ownership versus another. (In this instance, condominium/rental versus fee-simple ownership.)

The requested amendments are not in conflict with any other relevant standards in the LDC, and they in no way affect currently permitted residential densities in either the LDC or in the adopted 2030 Comprehensive Plan.

Discussion:

Mr. Sutton asked for clarification of a portion of the Staff Report. Attorney Denise May clarified the City's intent is never to block access to a right of way.

Public Hearing:

The following spoke in opposition to the Land Development Code Text Amendment Approval:

- Tony Komarek, 533 11th Avenue South, Jacksonville Beach

Ms. May provided clarification regarding the Land Development Code and how it is written. Ms. May stated this text amendment is the result of a settlement agreement. Conversation ensued regarding the removal of the current five-foot requirement on the one side of setback to eliminate the dichotomy is currently requiring 19 feet on a 15-foot lot.

Ms. Ireland stated there would be upcoming changes to the current Land Development Code.

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

Roll call vote: Ayes – David Dahl, Margo Moehring, Jon Scott Walker, and Greg Sutton
Nays - Colleen Murphy White

The application was passed by a 4-1 vote.

Planning & Development Director's Report

Prior to Ms. Ireland's report, Ms. May introduced new City Attorney Chris Ambrosio to the Board.

Ms. Ireland noted the next meeting is scheduled for Tuesday, November 12, 2019.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:11 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Planning Commission Meeting
held Tuesday, November 12, 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 7:00 P.M. by Chairman Greg Sutton.

Roll Call

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

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

Approval of Minutes

It was moved by Margo Moehring, seconded by Jon Scott Walker, and passed unanimously to approve the following minutes:

- October 14, 2019

Correspondence

- Email on PC#32-19

New Business

(A) **PC#32-19** 1222 South 3rd Street
Owner: Retail Properties, Inc.
10739 Deerwood Park Blvd, Suite 300
Jacksonville, FL 32256
Applicant: Liberty Health Sciences
18770 N County Road 225
Gainesville, FL 23609
Agent: Angela Chiang
106 East College Avenue Suite 810
Tallahassee, FL 32301

Conditional Use Application for a proposed Medical Marijuana Treatment Center Dispensing Facility located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(23) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the east side of South 3rd Street between 12th and 13th Avenues South

and exists as a commercial shopping center with multiple tenants. The applicant is planning to lease a tenant space on the north end of the shopping center for use as a Medical Marijuana Treatment Center Dispensing Facility. The applicant was informed by staff that conditional use approval would be required pursuant to Section 34-342(d)(23) of the Land Development Code.

Adjacent uses include commercial and a fraternal organization to the north, commercial to the east across 3rd Street, single-family residential and city-owned property to the west, commercial to the south, and commercial in the balance of the shopping center. There are no schools within 500 feet of the subject property. The proposed use should not negatively impact adjacent properties.

Agent:

Devon Nunneley, Attorney, Lockwood Law Firm, 106 East College Avenue, Suite 810, Tallahassee, noted that they were the second largest provider of “whole flower” medical marijuana. Ms. Nunneley described their operation and security provisions.

Public Hearing:

The following spoke in support of the Conditional Use Application:

- Thomson Farnell Jr., 4677 Martingale Road, Jacksonville
- Michel Tiner, 10739 Deerwood Park Boulevard, Jacksonville
- Arletha Murphy, 707 4th Avenue, Jacksonville Beach
- Sarah Bryan, 403 12th Avenue South, Jacksonville Beach

Mr. Sutton closed the Public Hearing.

Discussion:

Conversation ensued regarding the standards that must be met to grant a conditional use.

Ms. Nunneley stated the facility would fit in well and contribute to the neighborhood by creating jobs.

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

Roll call vote: Ayes – Margo Moehring, Jon Scott Walker, David Dahl, Bill Spann, and Greg Sutton
The application was approved by a unanimous vote.

Planning & Development Director's Report

Ms. Ireland noted the next meeting was scheduled for Monday, December 9, 2019. Ms. Ireland also requested the Board not schedule a meeting on December 23, 2019.

It was moved by Mr. Sutton, seconded by Mr. Walker, and passed unanimously to cancel the December 23, 2019, meeting due to the holiday.

Adjournment

There being no further business coming before the board, Mr. Sutton adjourned the meeting at 7:29 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

DRAFT

MEMORANDUM



TO: Planning Commission Members

FROM: Heather Ireland, Senior Planner

DATE: December 2, 2019

RE: December 9, 2019 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, December 9, 2019** Planning Commission meeting.

NEW BUSINESS:

PC#33-19 **Concept Plan for Plat Application**

Owner: BCEL 10, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Applicant: JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Location: Northeast corner of 4th Avenue North and 5th Street North

Request: **Concept Plan for Plat Approval** for a proposed five lot fee-simple townhouse subdivision located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the northeast corner of 4th Avenue North and 5th Street North and exists as vacant property. The owner/applicant is proposing to construct a five-unit fee-simple townhouse project on lots 11, and 12. The applicant was advised by staff that concept plan for plat approval would be required to subdivide the property into five separate townhouse lots. Each of the five proposed lots meets the lot size and dimensional requirements of townhouse projects in RM-1 zoning districts.

Adjacent uses include single-family to the east, multiple and single-family to the south, multiple and single-family to the east and a church to the north. The proposed townhouse development is consistent with the RM-1 standards and is consistent with similar existing developments in multiple-family zoning districts.

PC#34-19 **Conditional Use Application**

Owner/
Applicant: Cesar Castillo
 221 North 19th Avenue
 Jacksonville Beach, FL 32250

Agent: Fabola Pacheco
 221 North 19th Avenue
 Jacksonville Beach, FL 32250

Location: 221 19th Avenue North

Request: **Conditional Use Approval** for a proposed multiple-family 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.

Comments: The subject property is located on the north side of 19th Avenue North between 2nd and 3rd Streets. The property contains a small nonconforming single-family dwelling constructed in 1957. The owner was advised that due to the nonconforming nature of the property, the existing single-family home could not be expanded in area, however, with proper approvals, he could potentially redevelop the property into a multiple-family use. The owner is now requesting approval for a multiple-family use in order to add a second dwelling unit onto the back of the existing structure. The owner has also applied for variances related to the proposed addition.

Adjacent uses are single-family to the east, multiple-family to the west, multiple-family to the north, and multiple-family and office to the south across 19th Avenue North. Considering the primarily residential character of the surrounding properties, the proposed multiple-family use of the subject property should not negatively impact adjacent uses.

PC#35-19 **Conditional Use Application**

Owner: Talavanoor, LLC (Shahab Derazi)
 500 North 3rd Street
 Jacksonville Beach, FL 32250

Applicant: Tim Barak
 Really Good Beer Stop
 323 10th Avenue North
 Jacksonville Beach, FL 32250

Location: 323 10th Avenue North

Request: **Conditional Use Approval** to request a modification of the approval conditions for an existing drinking establishment and package store (both for beer only) in order to sell wine at property located in a *Commercial, limited: C-1* zoning district, pursuant to Sections 34-342(d)(3) and (d)(4) of the Jacksonville Beach Land Development Code.. (Applicant – *Really Good Beer Stop*)

Comments: The property is located in a commercial shopping center on the northwest corner of 3rd Street and 10th Avenue North. The applicant received conditional use approval for a beer only drinking establishment and package store in 2015 under application PC#12-15. The concept was a small retail beer store where growlers could be filled and where customers could sample beers in flights or pints prior to purchase.

At the time of the conditional use request, the applicant only planned to sell and serve beer. The applicant is now applying to amend the approval to add the ability to serve and sell wine at the establishment. They were advised by staff that an amendment to the original approval would be required.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the South. The applicant's request should not negatively impact the existing shopping center character or parking.



CONCEPT PLAN FOR PLAT APPLICATION

PC No. 33-19

AS/400# 19-100197

HEARING DATE 12/9/19

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: BCEL 10, LLC
Mailing Address: 7563 Phillips Highway, Suite 208, Jacksonville Florida 32256

Telephone: NOV - 5 2019
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

Developer Name: JWB Real Estate Capital, LLC
Mailing Address: 7563 Phillips Highway Suite 208
Jacksonville FL 32256

Telephone: (904) 566-6400
Fax: _____
E-Mail: alex@jwbcompanies.com

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

Agent Name: JWB Real Estate Capital, LLC
Mailing Address: 7563 Phillips Highway Suite 208
Jacksonville FL 32256

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.

PROPERTY AND PROJECT DATA

Project Name: 4th Avenue North Townhomes

Property Address(es): 0 4th Avenue North

List All Real Estate/Parcel Number(s): 174116 0000, 174118 0000

Legal Description of Property: S-66 33-25-29E 0.297 PABLO BEACH NORTH R/P LOTS 40; 11 BLK 55; 3S-66 33-25-29E, 0.143 PABLO BEACH NORTH R/P LOT 12, BLK 5 5

Current Use of Property: Parking, drives, shed Proposed Use of Property: Residential

Current Zoning Classification: JRM-1 Future Land Use Map Designation: Med. Density Residential

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

Applicant Signature: [Signature]

Date: 10/23/19

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

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

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

RECEIVED

NOV 5 07

PLANNING & DEVELOPMENT

RECONVERT ▾ BSL Select

JAXIS PROPERTIES

Home Layers Tools BaseMaps About

Real Estate #: 174118 0000

Owner: BCEL 10 LLC

Address: 0 4TH AVEN

Zip Code: 32250

Transaction Price: 5755000

Transaction Year: 2017

Acre: 0.12

Book-Page: 1806001379

Map Panel 9433

Legal Descriptions: 5-66-33-25-29E-143 PABLO
BEACH NORTH R/P LOT 12 BLK 55

Flood Zone: ZONE X

AshSite:

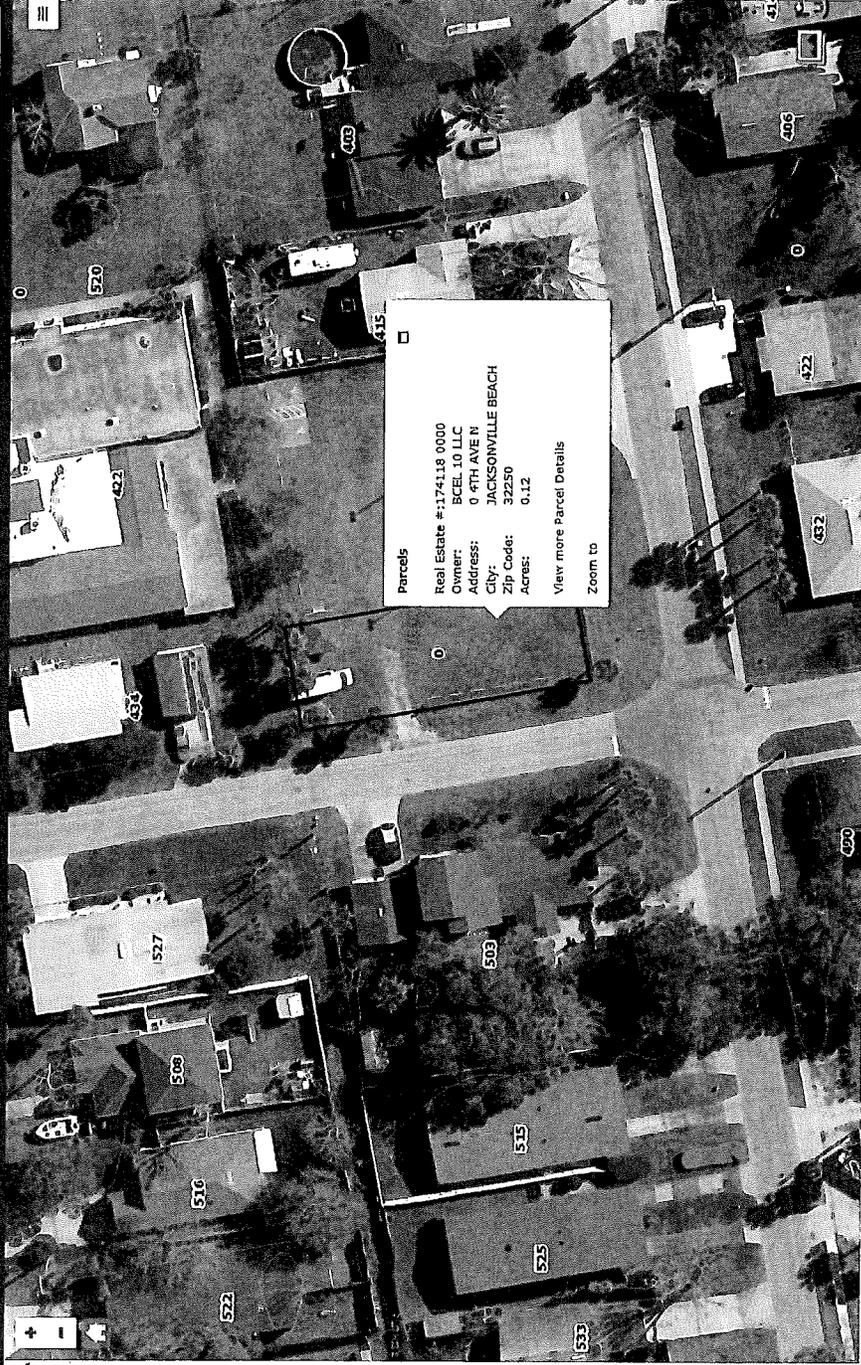
EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE 2

Planning District: 7

Noise Zone: NA

APP: NA



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NOV - 5 2016

PLANNING & DEVELOPMENT

Search < RESULTS Details

Real Estate #: 174116 0000

Owner: BCEL 10 LLC

Address: 0 4TH AVEN

Zip Code: 32250

Transaction Price: \$755000

Transaction Year: 2017

Acres: 0.25

Book-Page: 1806001379

Map Panel: 9433

Legal Descriptions: 5-66 33-25-29E 287 PABLO
BEACH NORTH R/P LOTS 10,11 BLK 55

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE 9

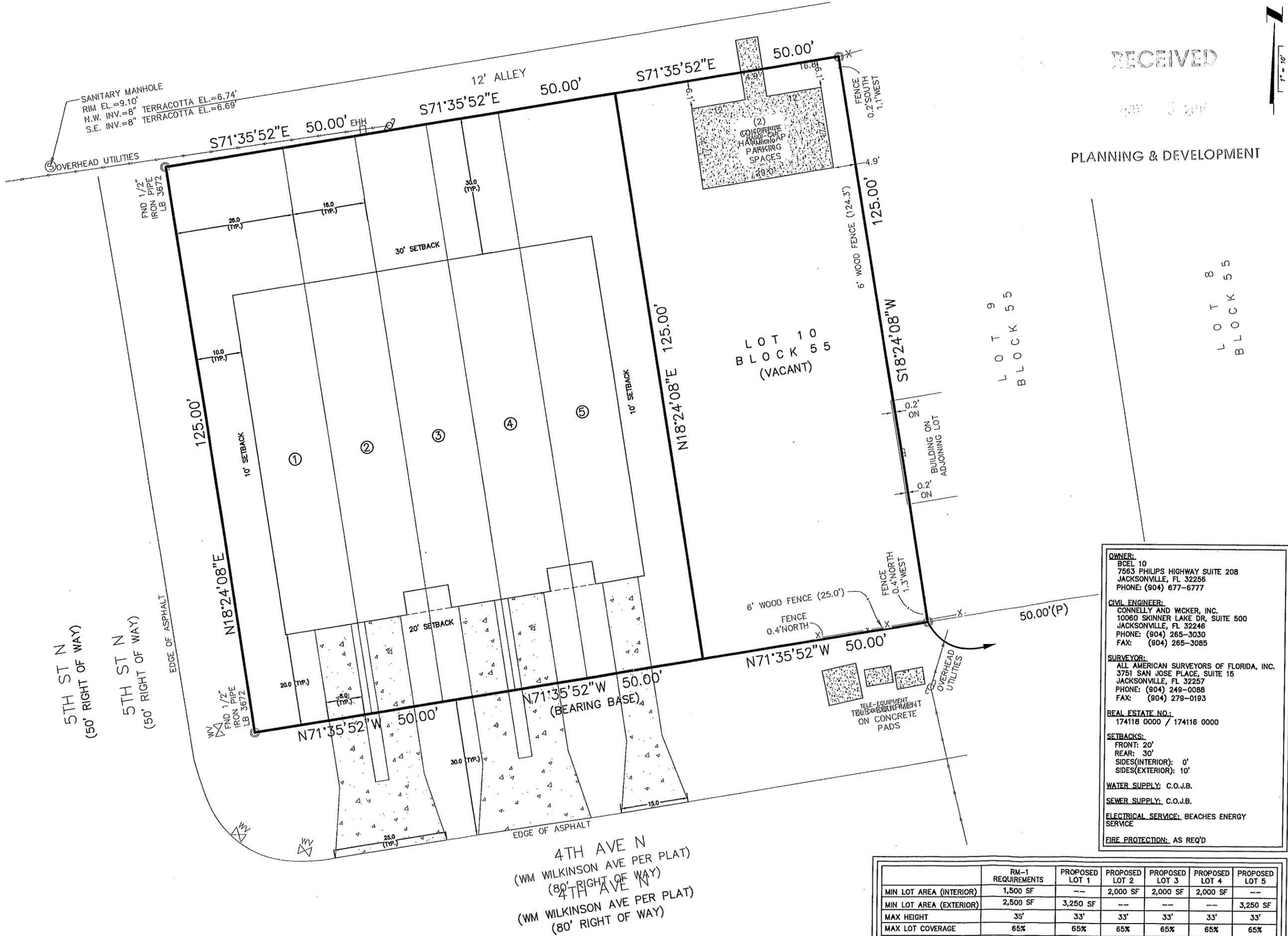
Planning District: 7



RECEIVED

401 - 5 2017

PLANNING & DEVELOPMENT



RECEIVED

PLANNING & DEVELOPMENT

LOT 10
BLOCK 55
(VACANT)

LOT 9
BLOCK 55

LOT 8
BLOCK 55

OWNER:
BCEL 10
7563 PHILIPS HIGHWAY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
ALL AMERICAN SURVEYORS OF FLORIDA, INC.
3751 SAN JOSE PLACE, SUITE 15
JACKSONVILLE, FL 32257
PHONE: (904) 249-0088
FAX: (904) 279-0193

REAL ESTATE NO.:
174118 0000 / 174116 0000

SETBACKS:
FRONT: 20'
REAR: 30'
SIDES (INTERIOR): 0'
SIDES (EXTERIOR): 10'

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

| | RM-1 REQUIREMENTS | PROPOSED LOT 1 | PROPOSED LOT 2 | PROPOSED LOT 3 | PROPOSED LOT 4 | PROPOSED LOT 5 |
|-------------------------|-------------------|----------------|----------------|----------------|----------------|----------------|
| MIN LOT AREA (INTERIOR) | 1,500 SF | --- | 2,000 SF | 2,000 SF | 2,000 SF | --- |
| MIN LOT AREA (EXTERIOR) | 2,500 SF | 3,250 SF | --- | --- | --- | 3,250 SF |
| MAX HEIGHT | 35' | 33' | 33' | 33' | 33' | 33' |
| MAX LOT COVERAGE | 65% | 65% | 65% | 65% | 65% | 65% |

4TH AVE N
(WM WILKINSON AVE PER PLAT)
(80' RIGHT OF WAY)
4TH AVE N
(WM WILKINSON AVE PER PLAT)
(80' RIGHT OF WAY)

OW Connelly & Wicker Inc.

Planning • Engineering • Landscape Architecture
10060 Skinner 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

4TH AVENUE NORTH TOWNHOMES JACKSONVILLE BEACH, FL

SITE GEOMETRY PLAN

PREPARED FOR
BCEL

CHARLES E. KENNEDY, P.E.
P.E. NUMBER: PE NO. 65177
Reg. Engineer

Project No.: 19-01-0052
Designed: CEK Drawn: SJ
Checked: JEW O.C.: RCW
Date: OCTOBER 1, 2019
Scale: 1" = 10'

Sheet **4**

RECEIVED



RECEIVED
NOV - 5 2019
CONDITIONAL USE APPLICATION

PC No. 34-19
AS/400# 19-100200
PLANNING & DEVELOPMENT HEARING DATE 12-9-2019

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: CESAR CASTILLO Telephone: 904-2400285
Mailing Address: 221 19TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250 Fax: _____
E-Mail: CESAR.CASTILLO@USA.COM
Applicant Name: CESAR CASTILLO Telephone: 904-2400285
Mailing Address: 221 19TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250 Fax: _____
E-Mail: CESAR.CASTILLO@USA.COM

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

Agent Name: FABIOLA PACHECO Telephone: (904) 707 9788
Mailing Address: 221 19TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250 Fax: _____
E-Mail: FPABIOLA@HOTMAIL.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: 221 19TH AVENUE NORTH, FL 32250

Legal Description of property (attach copy of deed): RESIDENTIAL HOME

Current Zoning Classification: C1 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: APPLICATION TO BUILD ONE MORE FAMILY UNIT IN THE PROPERTY. TURN IT INTO A MULTI-FAMILY UNIT.

Applicant Signature: _____ Date: 08/23/2019

MAP SHOWING BOUNDARY SURVEY OF

LOT 6, BLOCK 203, ELTON REALTY CO'S REPLAT

ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 14 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE NORTH 10 FEET OF THAT CERTAIN STREET CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NO. 5748, LYING SOUTHERLY OF AND ADJACENT TO SAID LOT 6.

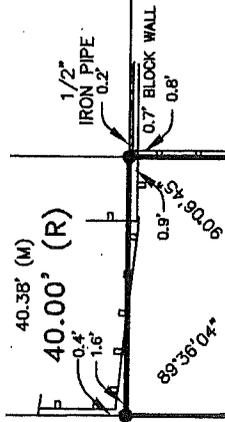
CERTIFIED TO: CESAR A. BURGA-CASTILLO,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
BRYAN C. GOODE, III, P.A. AND
FBC MORTGAGE, LLC.

LOT 8,
BLOCK 203

LOT 9,
BLOCK 203

LOT 3,
BLOCK 203

LOT 8,
BLOCK 203



LOT 6,
BLOCK 203

LOT 4,
BLOCK 203

LOT 6,
BLOCK 203

141.10' (M)
141.00' (R)

141.00' (R)
141.04' (M)

2ND STREET NORTH
(50' RIGHT OF WAY)

NORTH 10' OF CLOSED
STREET
ORDINANCE NO. 5748

150' (R)

50' (R)

40.00' (R)
39.68' (M)

199.84' (M)

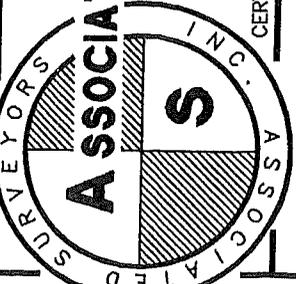
1/2\"/>

19TH AVENUE NORTH

RECEIVED

PLANNING & DEVELOPMENT

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Raymond J. Schaefer*
CHARLES B. HATCHNER, FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING, FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER, FLORIDA CERTIFICATE NO. 6132

JOB NO. 67010 DATE 05-28-2016
SCALE: 1" = 30' DRAFTER WF

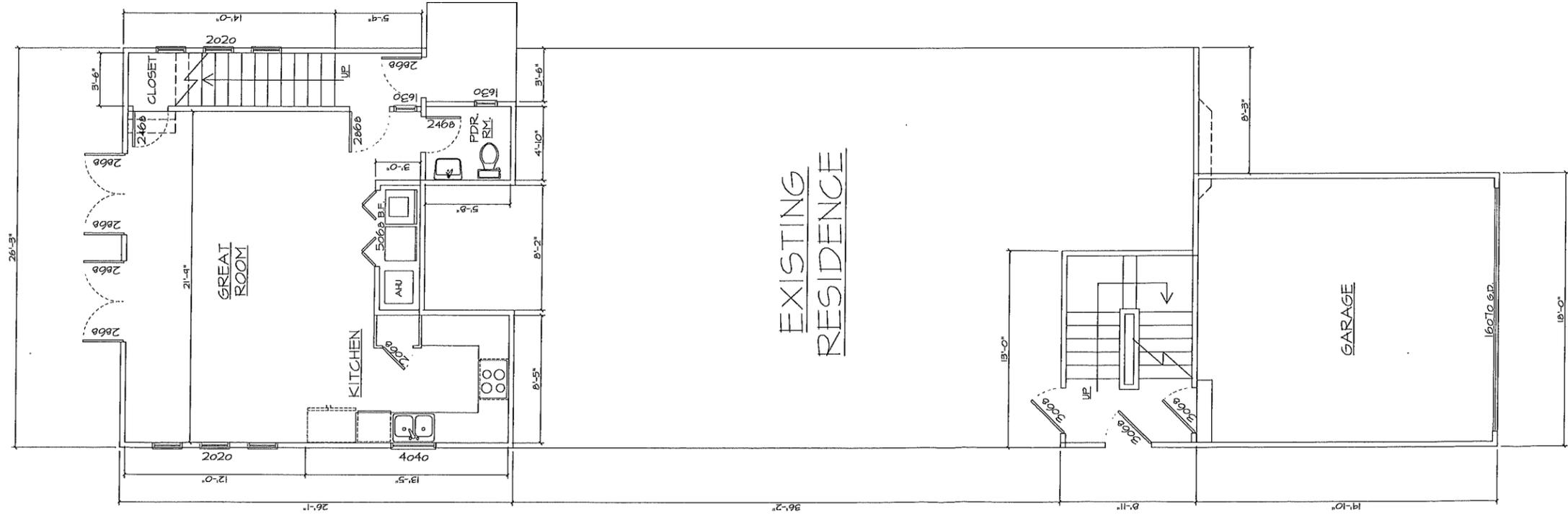
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GENERAL NOTES:

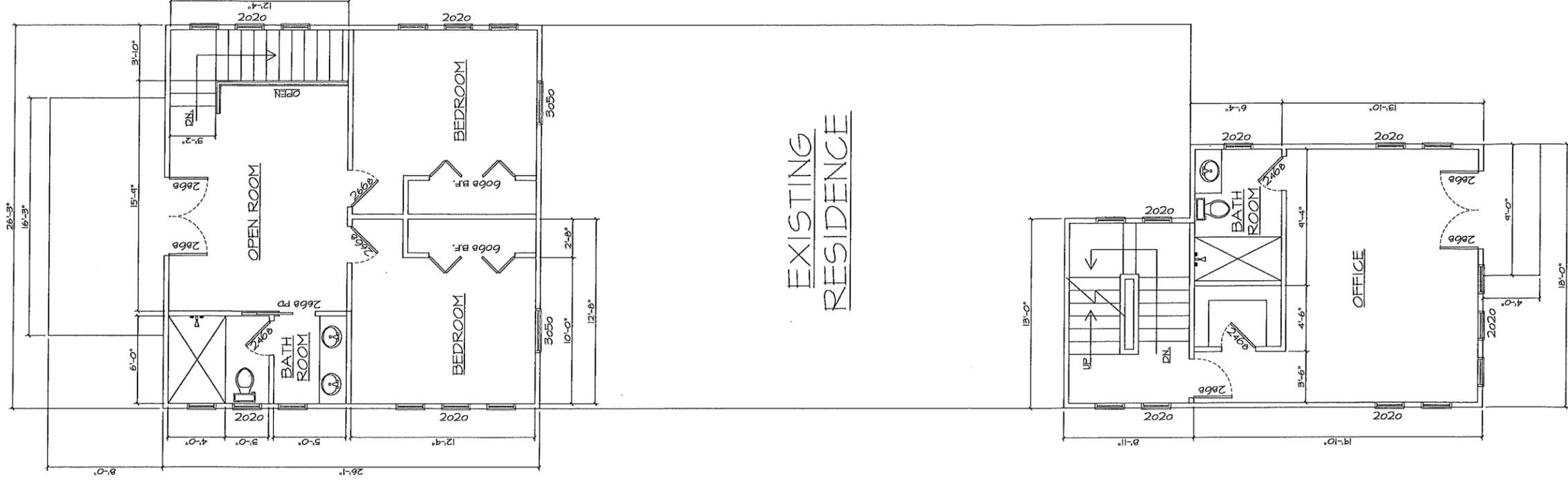
- ANGLES ARE SHOWN ON THIS SURVEY.
- STRUCTURE NO. 221 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAP'S PANEL NO. 417 DATED 08-03-2013
- THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
- JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
- THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
- UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

| | | | |
|-------|-----------------------------------|-----|----------------------------------|
| AC | = AIR CONDITIONER | PLS | = PROFESSIONAL LAND SURVEYOR |
| BRL | = BUILDING RESTRICTION LINE | PSM | = PROFESSIONAL SURVEYOR & MAPPER |
| BT | = BETWEEN | R | = RADIUS |
| BTN | = BETWEEN TIE | (P) | = RECORD |
| CBR | = COVENANTS & RESTRICTIONS | R/S | = REGISTERED LAND SURVEYOR |
| CH | = CHORD | R/W | = RIGHT OF WAY |
| (CNR) | = CAN NOT READ | O | = SET IRON PIPE OR REBAR |
| CNCR | = CONCRETE | ● | "ASSOC SURV" OR L.B. 5488 |
| CND | = COVERED | ⊠ | FOUND IRON PIPE OR PIN (IP) |
| CNDV | = CONCRETE | ⊞ | FOUND CONCRETE MONUMENT (CM) |
| EB | = ELECTRIC BOX | ⊟ | CROSS CUT OR DRILL HOLE |
| ET | = ELECTRIC TRANSFORMER & PAD | ⊠ | CHAIN LINK FENCE |
| JEA | = JACKSONVILLE ELECTRIC AUTHORITY | ⊞ | METAL FENCE |
| L | = LICENSED BUSINESS | ⊟ | WIRE FENCE |
| LB | = LICENSED SURVEYOR | ⊞ | WOOD FENCE |
| L/S | = LENGTH OF ARC | ⊟ | VINYL FENCE |
| (M) | = MEASURED | ⊞ | OVERHEAD UTILITY |
| NED | = NAIL & DISC | ⊟ | PIRE HYDRANT |
| DRV | = OFFICIAL RECORDS BOOK | ⊞ | PHONE RISER |
| PC | = OFFICIAL RECORDS VOLUME | ⊟ | UTILITY POLE |
| PCC | = POINT OF CURVE | ⊞ | UTILITY POLE DIAMETER |
| PCD | = POINT OF COMPOUND CURVE | ⊟ | GUY ANCHOR |
| PE | = POINT OF INTERSECTION | | |
| PI | = POINT OF REVERSE CURVE | | |
| PRC | = PERMANENT REFERENCE MONUMENT | | |
| PT | = POINT OF TANGENCY | | |



EXISTING
RESIDENCE



EXISTING
RESIDENCE

FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED

PLANNING & DEVELOPMENT

PROPOSED ADDITION & REMODEL FOR:

Cesar Castillo
221 19th Ave. North
Jacksonville Beach, Florida 32250

DATE April 17, 2019

PROJ. MGR BBB

DRAWN BY EP

CHECKED BY

SHEET TITLE #

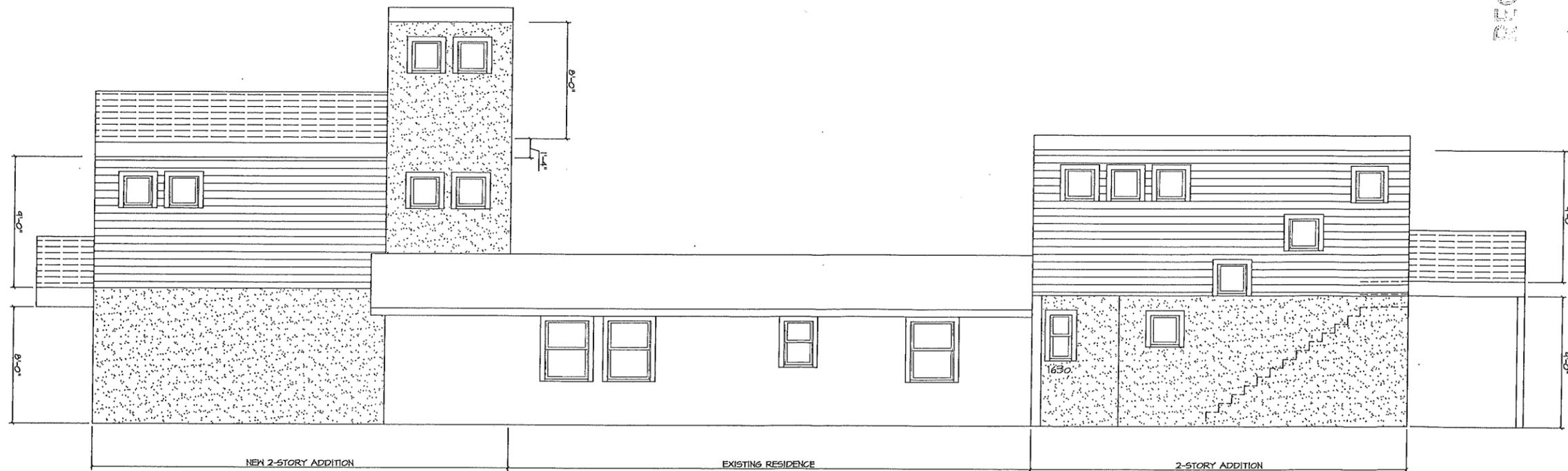
Floor Plan

a2



BEN BROADFOOT • DESIGN
1261 MAYPORT ROAD (904) 242-8800
ATLANTIC BEACH, FL 32233

| REVISION | DATE |
|----------|------|
| | |
| | |
| | |
| | |
| | |



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PLANNING & DEVELOPMENT

PROPOSED ADDITION & REMODEL FOR:

Cesar Castillo
221 19th Ave. North
Jacksonville, Beach, Florida 32250

DATE April 17, 2019
PROJ. MGR BBB
DRAWN BY EP
CHECKED BY

SHEET TITLE SHEET #
Elevations a3

| REVISION | DATE |
|----------|------|
| | |
| | |
| | |
| | |

VERMEY ARCHITECT
420 S. THIRD ST.
JACKSONVILLE BEACH, FLORIDA



BEN BROADFOOT • DESIGN
1261 MAYPORT ROAD (904) 242-8800
ATLANTIC BEACH, FL 32233





CONDITIONAL USE APPLICATION

PC No. 35-19
AS/400# 19-100203
HEARING DATE 12-9-19

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: SHAHAB DERAZI Telephone: 904-588-4538
Mailing Address: 500 3rd Street Fax: _____
Jacksonville Beach, FL 32250 E-Mail: deraz12@gmail.com
Applicant Name: TIM BRACK (REALLY GOOD BEER STOP) Telephone: 904-233-6765
Mailing Address: 620 10th AVE N. JAX BCH-HOME Fax: _____
323 10th AVE N. JAX BCH-STORE E-Mail: tim@reallygoodbeerstop.com

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

Agent Name: _____ Telephone: _____
Mailing Address: _____ 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: 323 10th Ave N
Jacksonville Bch Fl 32250
Legal Description of property (attach copy of deed): _____

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.

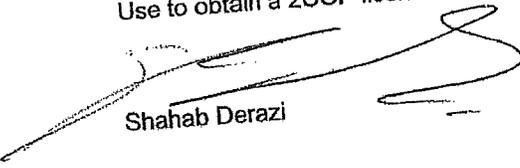
Code section(s) applicable to the requested conditional use: _____

Describe the proposed conditional use and the reason for the request: REQUESTING AN EXTENSION / CHANGE OF LICENSE FROM 1COP (BEER ONLY) TO A 2COP (BEER AND WINE) LICENSE.

Applicant Signature: [Signature] Date: 11-6-19

November 5, 2019

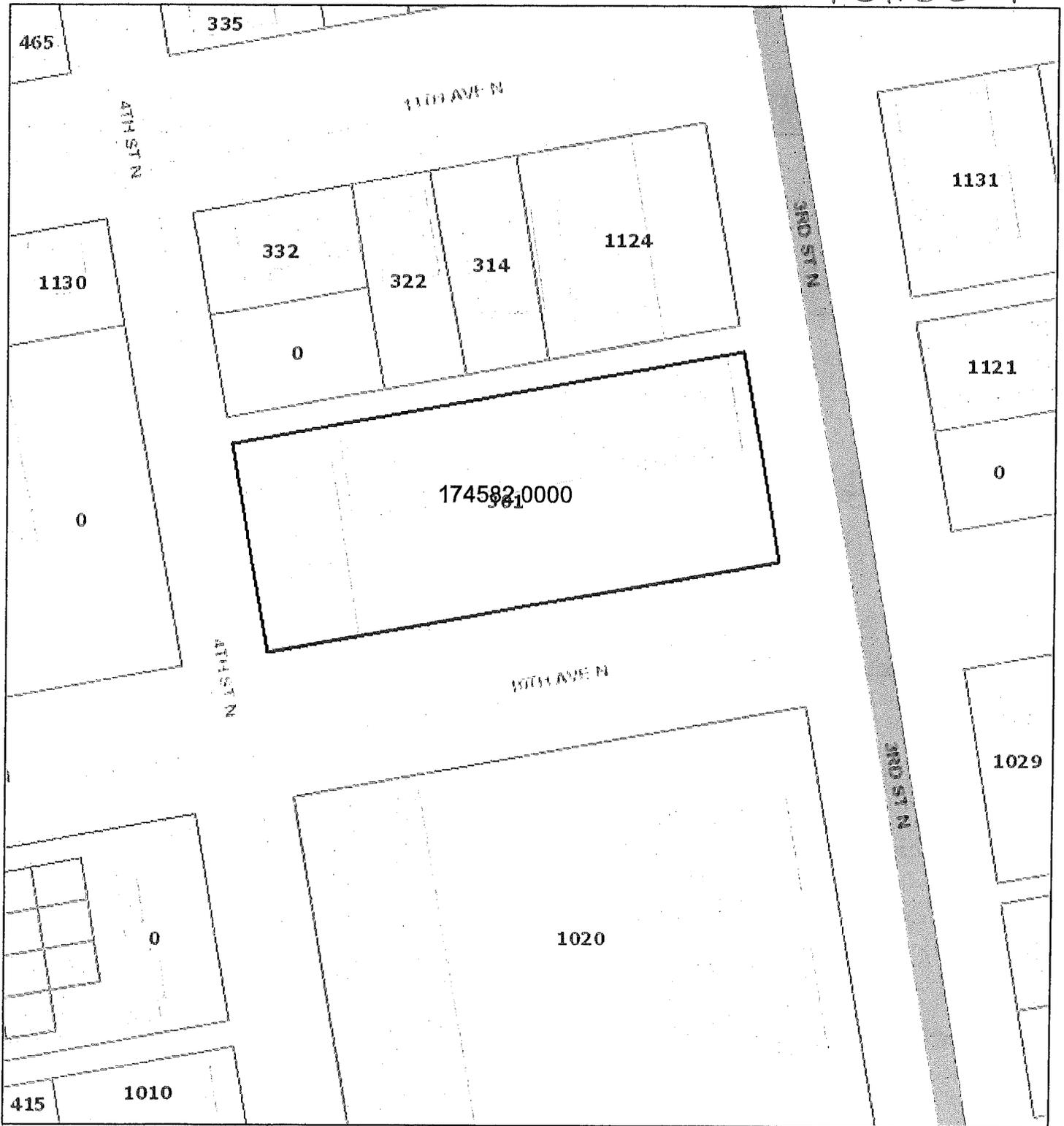
We are in full agreement and support of Tim Brack, owner and operator of Really Good Beer
Stop at 323 10th Ave N, Jacksonville Beach, FL 32250, to submit and apply for a Conditional
Use to obtain a 2COP license from the state of Florida. (in replace of the current 1COP).



Shahab Derazi

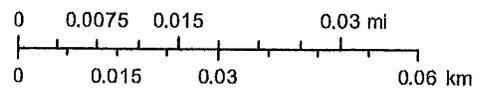
Duval Map

PC#35-19



November 12, 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



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 5059

Reference
for
PC#35-19

May 28, 2015

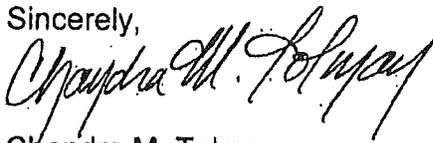
Timothy Brack dba POUR Craft Beer, LLC.
2886 Merrill Boulevard
Jacksonville Beach, FL 32250

RE: Planning Commission Case PC#12-15
323 10th Avenue North (*Pour Craft Beer, LLC.*)
Conditional Use Approval for a proposed drinking establishment and
package liquor store (both for beer only) located in a C-1 zoning district

Dear Mr. Brack,

The City of Jacksonville Beach Planning Commission met on Tuesday, May 26, 2015, to consider your conditional-use application for a proposed drinking establishment and package liquor store (both for beer only) located in a *Commercial, limited: C-1* zoning district, pursuant to Sections 34-342(d)(3) and 34-342(d)(4) of the Jacksonville Beach Land Development Code. The request was approved.

Please remove the public notice posted on the property. 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 Permit Specialist

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

