



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, August 24, 2020

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, Justin Lerman
- 3. **Approval of Minutes:** June 8, 2020 and July 13, 2020
- 4. **Correspondence:** None
- 5. **New Business:**

(A) **PC# 13-20** 2520 – 2902 Isabella Blvd, and Lot 4, Block 30. (*Isabella Office PUD*)
Planned Unit Development: PUD Rezoning Application requesting to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the approved PUD preliminary development plan to incorporate a vacant lot into the subject property, and to amend the approved project narrative to add to the list of permitted uses.

(B) **PC#14-20**
Land Development Code Text Amendment Application to amend Section 34-41. Definitions, and Article VII. – Zoning Districts, Division 2. of the Land Development Code to update the definition of *mobile food dispensing vehicle(s)* and *mobile food vendor* to comply with Florida Statute 509.102, where applicable.

(C) **PC# 15-20** SE Corner of 11th Street South and 2nd Avenue South
Concept Plan for Plat Application for a proposed four 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.

(D) **PC# 16-20** 432 10th Street South

Concept Plan for Plat Application for a proposed four 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.

6. Planning Department Report:

(A) The next meeting is tentatively scheduled for Monday, September 14, 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.

If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

**Minutes of Planning Commission Meeting
held Monday, June 8, 2020, 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 Vice-Chairman David Dahl.

Roll Call

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

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by Mr. Sanders, seconded by Mr. Walker, and passed unanimously to approve the following minutes:

- March 9, 2020

Correspondence

Ms. Ireland advised correspondence had been received for a couple of the agenda items and she would address them when the items came up.

New Business

(A) **PC#6-20** Concept Plan for Plat Application

Owner/ BCEL, 5, LLC
Applicant: 7563 Philips Highway, Suite 208
Jacksonville, FL 32256

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

Location: 922 3rd Avenue South

Concept Plan for Plat Application for a proposed six 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.

Staff Report:

The subject property is located on the south side of 3rd Avenue South between 9th Street and 10th Streets South. The property has historically been in multiple-family residential use with two duplex buildings constructed in 1954. The new owner/applicant wishes to redevelop the property with a six-unit fee-simple townhouse project.

The applicant's proposed site plan shows six attached, fee-simple townhouse lots that meet the minimum *Residential, multiple-family RM-1* townhouse lot size and street frontage standards, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include a vacant lot and single-family residential to the east, multiple-family and single-family residential to the south, single-family residential and a church use in a single-family residential building to the west, and a church and single-family residential to the north across 3rd Avenue South. The proposed six-unit townhouse project is consistent with *RM-1* zoning district requirements.

Public Hearing:

Mr. Charles Kennedy, a representative for Agent, was present to answer any questions from the Planning Commission.

Mr. Dahl closed the Public Hearing.

Discussion:

Mr. Sanders asked for clarification for the lot meeting *RM-1* zoning. Ms. Ireland confirmed.

Motion: It was moved by Mr. Walker, and seconded by Mr. Sanders, to approve the Concept Plan for Plat application.

Roll call vote: Ayes – David Dahl, Britton Sanders, Jon Scott Walker
The motion was approved by a 3-0 vote.

(B) PC#7-20 Conditional Use Application

**Owner/
Applicant:** Beach House of Jacksonville Beach, LLC
645 Mayport Road, Suite 5
Atlantic Beach, FL 32233

Location: 1401 South 1st Street (Waterfall Condominiums)

Conditional Use Application to extend the current approval for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject oceanfront property is located on 1st Street South, between 14th and 15th Avenues South. The property received development plan approval (SP#17-3) for the construction of a nine-story, 42-unit oceanfront residential condominium project (*Waterfall Condominiums*). The subject property has vested rights for a building height of 109 feet.

The property owners originally received approval via PC#50-17 to place a temporary real estate sales office on the subject property while the design and construction plans for the oceanfront condominium project were being finalized. The Planning Commission approved the request with the condition that the approval would expire 18 months after the certificate of occupancy for the sales office was issued. Approval of PC#50-17 expired on October 4, 2019.

The property owners subsequently applied to extend the approval of that temporary real estate sales office and received approval under PC#28-19. Conditions of approval included a six-month expiration date, and the property owner was asked to address any maintenance issues on the site, such as paint, cleaning, and landscaping. The property owners cleaned the building and addressed the maintenance issues as instructed. Compliance was confirmed by the Building Official. The approval of PC#28-19 expired on April 3, 2020. The applicant was informed by staff that they would need approval to continue operations at the real estate office.

Adjacent uses include residential condominiums to the north and south, single-family and townhouse residential to the west, with the Atlantic Ocean to the east. Continued use of the subject property as a temporary real estate office should not negatively impact adjacent properties as adequate parking, access and landscaping have been provided, and the temporary office would ultimately be removed from the subject property. The City has received no formal complaints about the temporary office since approval of #28-19.

Public Hearing:

The following submitted an email in opposition of the agenda item:

- Menno Terriet, 1505 1st Street South, Jacksonville Beach

Mr. William Corley, General Counsel for the applicant, was present. Mr. Corley stated the project had taken on a new development partnership to move forward. Mr. Corley stated the new partnership would bring new interest and more marketing opportunities for the development.

Mr. Corley stated the previous maintenance complaints had been addressed and fixed.

Mr. Dahl closed the Public Hearing.

Discussion:

Conversation ensued regarding how long a temporary structure could remain on a property. Mr. Corley clarified the request for extension is for an additional six months. Mr. Corley stated the site is prepared for City inspections and would be willing to meet any additional requests from the City regarding the state of the property.

Motion: It was moved by Mr. Sanders, and seconded by Mr. Walker, to approve a six-month extension with regular inspections from the City regarding landscaping and cleaning while the temporary structure on the site.

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, David Dahl

The motion was approved by a 3-0 vote.

(C) PC#8-20 Conditional Use Application

**Owner/
Applicant:** Bobby Rose
131 North 10th Avenue
Jacksonville Beach, FL 32250

Location: 131 North 10th Avenue

Conditional Use Application for a Type II Home Occupation located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d) (3) of the Jacksonville Beach Land Development Code.

Staff Report:

The subject property is located on the north side of 10th Avenue North between 1st and 2nd Streets North and has a single-family residential dwelling on it that has been there since 1960. The owner is utilizing a portion of the residence for his business, *Bar Code Equipment Service, LLC*. Because the business owner has a non-resident employee working at the home occupation location, he was informed by staff that conditional use approval as a Type II home occupation would be required.

Limitations of Type II home occupations include the follows:

- No more than 25% of the gross floor area of the dwelling can be used for the home occupation, garage, and accessory structures are not permitted to be used for home occupations;
- One (1) employee in addition to the residents is permitted;
- One (1) unilluminated sign not to exceed one (1) square foot in area may be approved;
- The use of electrical equipment not normally found in the home is prohibited;
- Advertising of the home occupation cannot include the specific address;
- Commercial vehicles are prohibited from parking in the open on-site; and
- The home occupation use must remain secondary or incidental to the residential use.

Adjacent uses include multiple family to the north, single and multiple family to the east, a vacant lot directly to the west, and multiple family to the south. The continued operation of the home occupation at the subject property should not negatively impact adjacent properties as long as the business complies with the Type II home occupation standards of the Land Development Code.

Public Hearing:

The following submitted an email in opposition to the agenda item:

- Fred and Barbara Zahn, 118 10th Avenue North, Jacksonville Beach

Applicant, Mr. Bobby Rose, provided the history of his company. Mr. Rose stated there is no customer traffic at this home-based business. Mr. Rose stated UPS [United Parcel Service] picks up and delivers packages twice a week. Mr. Rose stated he currently has one full-time employee and one part-time employee working in an apartment space with a separate entrance at the location.

Mr. Sanders asked Mr. Rose if he foresees the need for more employees in the future. Mr. Rose stated he did not see the need for more employees due to the state of the current economy.

Mr. Sanders asked if repairing the barcode equipment makes noise. Mr. Rose stated it does not make noise to repair the equipment.

The following people spoke in opposition to the agenda item:

- Mike Morgan, 1149 2nd Street North, Jacksonville Beach
- L.H. Sweeny II, 1151 2nd Street North, Jacksonville Beach

The following spoke in support of the agenda item:

- Maudeanne Rose, 131 North 10th Avenue

Ms. Ireland clarified the difference between a Type I and Type II Home Occupation permit. Ms. Ireland stated a Type I Home Occupation permit is already a permitted use. The Planning Commission would be voting whether to approve a Type II Home Occupation permit allowing one employee.

Mr. Dahl closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Sanders and seconded by Mr. Walker to approve Conditional Use Application.

Roll call vote: Ayes – Britton Sanders, David Dahl
Nays – Jon Scott Walker
The motion was approved by a 2-1 vote.

(D) PC#9-20 Concept Plan for Plat Application

**Owner/
Applicant:** Hoose B, LLC
7563 Philips Highway Suite 208
Jacksonville, Fl 32256

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive Suite 500
Jacksonville, FL 32246

Location: 921 South 2nd Avenue

Concept Plan for Plat Application for a proposed three 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.

Staff Report:

The subject property is located on the north side of 2nd Avenue South between 9th and 10th Streets and contains a single-family dwelling unit that was built in 1940. The new owner/applicant wishes to redevelop the property as a three-unit fee-simple townhouse project.

The applicant's proposed site plan shows three attached fee-simple townhouse lots that meet the minimum *Residential, multiple-family RM-1* townhouse lot sizes and street frontage standards, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include a vacant residential lot to the east, single-family to the west, single and multiple family to the south, and single-family to the north. The proposed three-unit townhouse project is consistent with the *RM-1* zoning district requirements.

Public Hearing:

Mr. Charles Kennedy, a representative of Agent, was present to answer any questions from the Planning Commission.

Mr. Dahl closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Walker, and seconded by Mr. Sanders, to approve the Concept Plan to Plat application

Roll call vote: Ayes – Jon Scott Walker, David Dahl, Britton Sanders

The motion was approved by a 3-0 vote.

(E) PC#10-20 Concept Plan for Plat Application

**Owner/
Applicant:** Sparkle Homes, LLC
7563 Philips Highway, Building 500
Jacksonville, FL 32256

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 850 South 5th Avenue (westerly five townhouse lots)

Concept Plan for Plat Application for amendment of an approved 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.

Staff Report:

The subject property is located on the south side of 5th Avenue South between 8th and 9th Streets South and was previously part of a larger parcel. The property received concept plan for plat approval as part of a fifteen-unit townhouse development on May 13, 2019, under PC#11-19. The applicant wishes to slightly amend the lot widths for the westerly five townhouse lots. Each proposed new lot is still consistent with the required minimum lot sizes and widths for townhouse lots in *RM-1* zoning districts.

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

Public Hearing:

Mr. Charles Kennedy, a representative for Agent, was present to answer any questions from the Planning Commission.

Mr. Dahl closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

Motion: It was moved by Mr. Walker, and seconded by Mr. Sanders, to approve the Concept Plan to Plat application.

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, David Dahl

The motion was approved by a 3-0 vote.

Planning & Development Director's Report

Ms. Ireland announced training for Board Members had been scheduled for July 13, 2020, starting at 6:00 P.M. in the Council Chambers. The next Planning Commission meeting is scheduled for July 13, 2020, at 7:00 P.M.

Adjournment

There being no further business coming before the commission, Mr. Dahl adjourned the meeting at 7:54 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Planning Commission Meeting
held Monday, July 13, 2020, 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 7:06 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring* Britton Sanders* Jon Scott Walker
Alternates: Justin Lerman Colleen Murphy White

*Ms. Moehring and Mr. Sanders attended via conference call.

Also present was Senior Planner Heather Ireland.

Approval of Minutes None

Correspondence

Ms. Ireland stated there was one letter (of a picture) received from a resident in support of PC#12-20.

New Business

(A) PC#11-20 Planned Unit Development: PUD Rezoning Application

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

Applicant: Beaches Elderly Housing Management
115 South 3rd Street
Jacksonville Beach, FL 32250

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 1600 Shetter Avenue (Pablo Hamlet Senior Living)

Planned Unit Development: PUD Rezoning Amendment Application requesting to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the proposed site plan and project narrative.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the south side of the western end of Shetter Avenue and has existed as the *Pablo Hamlet Senior Living* development since 2002. The property has always been in multiple-

family residential use since the buildings were constructed in 1980. The complex currently contains 106 residential dwelling units situated in two three-story buildings.

In 2019, the owner applied to rezone the subject property to *Planned Unit Development: PUD* to allow for an increase in the density permitted by the *Residential, multiple-family: RM-1* zoning district that previously applied to the property. Under application PC#12-19, the owner proposed adding an additional 84 dwelling units in two new buildings. The proposed density under PC#12-19 would have been approximately 30 dwelling units per acre, which is under the maximum of 40 dwelling units per acre permitted by the adopted 2030 Comprehensive Plan.

The amended site plan provided by the owner under this new application proposes one new building addition that connects the two existing buildings together and spans over part of the courtyard on the south side of the campus. The new proposed building would accommodate an additional 54 dwelling units, bringing the total to 160. Parking will be provided at one parking space per dwelling unit as required by code, and the new proposed density would be less than 27 dwelling units per acre.

Adjacent uses include a private school to the east and south, single-family homes further to the south, undeveloped wetlands to the west and north, and multiple-family residential to the northeast across Shetter Avenue. The demand for the addition of new dwelling units to this existing senior housing development has been demonstrated via the existing waiting lists, both here and at *Pablo Towers*, which the applicant also owns and manages.

The proposed amended site plan and narrative are consistent with relevant Land Development Code and 2030 Comprehensive Plan regulations and policies.

Agent:

Justin Williams, 3947 Tara Hall Drive, Jacksonville, representing the Agent, advised he was available for any questions the Board might have. Mr. Sutton asked how this layout differed from the application the Board previously heard. Mr. Williams stated there were two other buildings they were adding, but they reduced it to an expansion of the two existing buildings into one large building. Ms. Ireland confirmed no changes were needed for the parking as they would meet the standard for elderly housing of one parking space per unit. Mr. Williams stated there is also ample guest parking available.

Public Hearing:

The following spoke in support of the application:

- Shane Remenda, 2516 Valencia Circle, Jacksonville

Mr. Sutton closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

Motion:

It was moved by Mr. Dahl, and seconded by Mr. Walker, to approve the Planned Unit Development: PUD Rezoning Amendment Application.

Roll call vote:

Ayes – David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, Greg Sutton
The motion was approved by a 5-0 vote.

(B) PC#12-20 Conditional Use Application

Owner: Equity One (Pablo Plaza) Inc.
1600 NE Miami Gardens Drive
North Miami, FL 33171

**Applicant/
Agent:** Whole Foods Market Group
6451 North Federal Highway, Suite 600
Ft. Lauderdale, FL 33308

Location: 2050 3rd Street South (*Whole Foods*)

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

Staff Report:

Ms. Ireland read the following report into the record:

The subject business, *Whole Foods Market*, is located on the west side of south 3rd Street in the *Pablo Plaza* shopping center. Their tenant space is in the center of the larger shopping center building. The *Whole Foods Market* model is to provide a café for dining inside the grocery store. In addition to the indoor café, the applicant would like to provide an outdoor seating area. The applicant was advised by staff that conditional use approval would be required for the outdoor restaurant seating.

The proposed outdoor restaurant seating area will be located in front of the building and is approximately 998 square feet, which is well under the allowable square footage (25%) for outdoor restaurant seating. There is adequate parking in the shopping center to accommodate the addition of the outdoor restaurant space, which requires four additional parking spaces.

Adjacent uses include commercial in the balance of the shopping center to the north and south, single-family residential uses behind the shopping center to the west, and Huguenot Lagoon and commercial and residential uses to the east across South 3rd Street. The proposed outdoor restaurant area is consistent with what was approved for other tenants in the shopping center and is consistent with the Land Development Code. The proposed outdoor restaurant should not negatively impact adjacent uses.

Applicant:

Jesse Smith, 6451 North Federal Highway, Suite 600, Ft. Lauderdale, explained Whole Foods provides outdoor seating at most of their stores as it is beneficial to the customer. Mr. Sutton asked if alcohol would be served there. Mr. Smith advised alcohol can be purchased inside to take off-premises. Ms. Ireland stated a separate license would be required for the café to sell beer and wine on-site, and 42" walls were not required as alcohol would not be consumed on-premises. Mr. Smith said there would be trash cans provided outside, and there would be lighting under the canopy.

Public Hearing:

No one came before the Commission to speak regarding this application.

Mr. Sutton closed the Public Hearing.

Discussion:

There was no additional discussion by the Board.

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

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

The motion was approved by a 5-0 vote.

Planning & Development Director's Report

Ms. Ireland announced no applications were received for the August 10, 2020, meeting. The next Planning Commission meeting is scheduled for August 24, 2020, at 7:00 P.M.

Adjournment

There being no further business coming before the commission, Mr. Sutton adjourned the meeting at 7:23 P.M.

Submitted by: Sheri Gosselin
Assistant City Clerk

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: August 17, 2020
RE: August 24, 2020 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, August 24, 2020** Planning Commission meeting.

NEW BUSINESS:

PC#13-20 **Planned Unit Development: PUD Rezoning Application**

Owner: Isabella Boulevard, LC
P.O. Box 1426
Ponte Vedra Beach, FL 32082

Applicant: Tim Benner
PO Box 1426
Ponte Vedra Beach, FL 32082

Location: 2520 – 2902 Isabella Blvd. and Lot 4, Block 30 (*Isabella Office PUD*)

Request: **Planned Unit Development: PUD Rezoning Approval** to amend a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-348 of the Jacksonville Beach Land Development Code, to amend the approved PUD preliminary development plan to add a vacant lot, and to amend the approved project narrative to add to the list of permitted uses.

Comments: The subject property is located on the west side of Isabella Boulevard south of Osceola Avenue. The commercial property consists of five (5) existing buildings. In 1999 the property was rezoned from *Residential, single-family: RS-2* to *Planned Unit Development: PUD* zoning via Ordinance No. 99-7765. Permitted uses listed under the ordinance include business and professional offices, financial institutions, insurance and real estate offices, travel agencies, and business service offices. In 2008, Ordinance No. 99-7765 was amended via Ordinance No. 2008-7949 to add two conditional uses to the existing list of uses. These conditional uses added were “physical fitness facilities” and “dance studios and schools”.

In 2013, an individual vacant lot under separate ownership at the time, and situated between the northerly two buildings of the existing *PUD* (Lot 4, Block 30) was also rezoned from *RS-2* to *PUD* under Ordinance No. 2013-8030. The applicant identified identical permitted uses to the existing *Isabella Office PUD* project. The original *Isabella Office PUD*, Lot 4 (vacant), and the six (6) existing commercial buildings on the east side of Isabella Boulevard (*Osceola Professional Center*) are now under common ownership.

The six (6) commercial buildings on the east side of Isabella Boulevard were rezoned from *RS-2* to *PUD* (*Osceola Professional Center PUD*) in 2011 under Ordinance 2011-8007. The list of permitted uses approved under the 2011 Ordinance included the same uses as the *Isabella Office PUD* project narrative and several others. The property owner now wishes to amend the *Isabella Office PUD* to permit the same exact list of uses that are permitted in the commercial buildings immediately to the east in the *Osceola Professional Center PUD*. The list of proposed permitted uses for the *Isabella Office PUD* is provided in the updated project narrative.

Adjacent uses include the *Osceola Professional Center* and multiple-family residential to the east, a retention pond, and single-family residential to the south, a municipal retention pond to the west, and commercial and single-family residential to the north across Osceola Avenue. Considering that the *PUD* amendment request is to permit identical uses that are already permitted in the commercial buildings immediately to the east of the subject property, and that there are no known issues with the current range and mix uses in the *Osceola Professional Center*, adjacent properties should not be negatively impacted.

PC#14-20 Land Development Code Text Amendment Application

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

Request: **Land Development Code Text Amendment Approval** to amend Section 34-41. Definitions, and Article VII. – Zoning Districts, Division 2. of the Land Development Code to update the definition of mobile food dispensing vehicle(s) and mobile food vendor to comply with Florida Statute § 509.102, where applicable.

Comments: In 2014, the City of Jacksonville Beach adopted Ordinance No. 2014-8041, and Ordinance No. 2014-8042, permitting and regulating mobile food vending establishments. Chapter 12 of the City Code of Ordinances was amended to established definitions and regulations regarding location, permits, separation requirements, signage and noise, hours of operation, waste management, licensing, applications, and enforcement for mobile food vending establishments.

In conjunction with the 2014 changes to City Code Chapter 12—*Food and Food Products*, the Land Development Code, Chapter 34 was amended to incorporate new definitions, and added as a permitted use, “mobile food vendors” to the list of permitted uses in each of the City’s commercial zoning districts. Mobile food vendors were later added as a permitted use in the City’s *Industrial: I-1* zoning district in 2019. Since 2014, the operation of a mobile food vendor has required the submission and approval of an application for operation, issuance of a mobile food vending permit, and the issuance of a local business tax receipt for each vending location.

In 2020, the State of Florida adopted a new Florida Statute § 509.102 – *Mobile food dispensing vehicles; preemption*, which became effective on July 1, 2020. This new section of the Florida Statutes defines the term “mobile food dispensing vehicle,” preempts the regulation of mobile food dispensing vehicles to the State in regard to licenses, registrations, permits and fees, and prevents local governments from prohibiting mobile food dispensing vehicles from operating in their jurisdiction.

The currently proposed changes to Chapter 12 and Chapter 34 of the Code of Ordinances contained in Ordinance No. 2020-8145 serve to bring the local regulations into compliance with this new Florida Statute by updating definitions, and removing any language regarding the requirement to obtain a permit for mobile food dispensing vehicles. Mobile food dispensing vehicles will still be allowed in the same zoning districts within the City as they are now allowed, with an approved application and with a local business tax for each location. Permits, however, will no longer be issued by the City in order to maintain compliance with the new Florida Statute.

The Planning Commission has the authority to consider and make recommendations to City Council regarding amendments to the text of the Land Development Code. For this specific Ordinance, it includes proposed changes to Chapter 12, as well as Chapter 34. The Planning Commission may “support” proposed changes to Chapter 12, and make a recommendation to City Council regarding the proposed changes to the Land Development Code, Chapter 34.

PC#15-20

Concept Plan for Plat Application

Owner/
Applicant:

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

Agent:

Connelly & Wicker, Inc.
10060 Skinner Lake Dr, Suite 500
Jacksonville, FL 32246

Location:

Southeast corner of 11th Street South and 2nd Avenue South
(*Lots 11 & 12, Block 8, Beach Heights Subdivision*)

Request:

Concept Plan for Plat Approval for a proposed four 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 southeast corner of 2nd Avenue South and 11th Street South and is currently vacant. The applicant is planning to construct a four unit fee-simple residential townhouse project. The applicant was advised by staff that concept plan for plat approval would be required to sell the individual townhouse units/lots.

The four proposed townhouse lots meet the minimum dimensional standards for townhouse lots in *RM-1* zoning. A variance was approved for the rear yard setback for the proposed development (20 feet in lieu of 30 feet) on July 21, 2020. Adjacent uses include vacant residential property and a school to the south, single-family to the east, single-family to the west, and single-family and multiple-family to the north. The proposed townhouse project is consist with other multiple-family projects located in the *RM-1* zoning district, and the lots comply with the minimum lot size standards of the *RM-1* zoning district.

PC#16-20 Concept Plan for Plat Application

Owner/
Applicant: BCEL 8A, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 432 10th Street South (*Lots 5 & 6, Block 12, Beach Heights Subdivision*)

Request: **Concept Plan for Plat Approval** for a proposed four 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 northwest corner of 5th Avenue South and 10th Street South and currently contains a multiple-family use. The applicant is planning to construct a four unit fee-simple residential townhouse project. The applicant was advised by staff that concept plan for plat approval would be required to sell the individual townhouse units/lots.

The four proposed townhouse lots meet the minimum dimensional standards for townhouse lots in *RM-1* zoning. A variance was approved for the rear yard setback for the proposed development (20 feet in lieu of 30 feet) on July 7, 2020. Adjacent uses include vacant City-owned property to the south, multiple-family to the east, single-family to the west, and multiple-family to the north. The proposed townhouse project is consist with other multiple-family projects located in the *RM-1* zoning district, and the lots comply with the minimum lot size standards of the *RM-1* zoning district.

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



REZONING/TEXT AMENDMENT APPLICATION

PC No. 13-20

AS/400# 20-100112

PC Hearing - 8/24/20

This form is intended for use by persons applying for a change in the text of the Land Development Code or the boundaries of a specific property or group of properties under the person or persons control. A rezoning or change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning or text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2010 Comprehensive Plan Elements. An application for a rezoning or text amendment to the LDC shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee as required by City Ordinance. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: Isabella Boulevard, LC

Telephone: 904-545-2243

Mailing Address: _____

Fax: _____

P.O. Box 1426, Ponte Vedra Beach, FL 32082

E-Mail: timbenner@me.com

Applicant Name: Tim Benner, Managing Member

timbenner@me.com

Mailing Address: _____

Telephone: 904-545-2243

P.O. Box 1426, Ponte Vedra Beach, FL 32082

Fax: _____

E-Mail: timbenner@me.com

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

Agent Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: JUL 13 2020

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

REZONING DATA

Street address of property and/or Real Estate Number: 2520, 2602, 2730, 2850 & 2902 ISABELLA BLVD

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): SEE ATTACHED

Current Zoning Classification: PUD Future Land Use Map Designation: _____

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: _____

REQUESTED INFORMATION

	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	X	
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	X	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	X	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	X	
5. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.		

Applicant Signature:

Date: Text 7-13-20

Isabella Boulevard, L.C.

P.O. Box 1426
Ponte Vedra Beach, FL 32082
timbenner@mac.com

www.osceolapc.com
Telephone (904) 545-2243
Fax (904) 247-0209

July 13, 2020

Bill Mann
Senior Planner
City of Jacksonville Beach
Eleven North Third Street
Jacksonville Beach, FL 32250

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PC#13-20

JUL 13 2020

PLANNING & DEVELOPMENT

Re: Amendment to Modify the PUD Defined in Ordinance NO. 99-7765, Dated July 19th, 1999, Related to the Osceola Professional Center parcels Owned by Isabella Boulevard, L.C., West of Isabella Blvd.

Dear Bill:

I am writing to request a modification to the above referenced PUD, adding the same permitted uses defined in the Osceola Professional Center PUD (Ordinance No. 2011-8007) to the permitted uses defined in the PUD referenced above. This Amendment would make all of the allowed uses within the Osceola Professional Center Office Park and it's total 12 buildings equal or the same.

Please find attached:

- 1) Legal Description of the land on which the Amendment is proposed.
- 2) Copy of the Duval County Property Assessment map.
- 3) An 8.5" X 11" vicinity map locating the property proposed for amendment.
- 4) An aerial photograph.
- 5) A description of the current zoning district designation in the LDC, and Future Land Use Map designation in the Comprehensive Plan, of the land proposed for amendment.
- 6) \$1,000.00 Application Fee.

Below are the "Permitted Uses" defined in the Osceola Professional Center PUD (Ordinance No. 2011-8007), which I would like to incorporate into the PUD Defined in Ordinance NO. 99-7765, Dated July 19th, 1999, Related to the Osceola Professional Center parcels Owned by Isabella Boulevard, L.C., West of Isabella Blvd. If this is approved, then the 11 buildings located south of Osceola Avenue, between Almonaster Drive and the City drainage ditch, approximately 130' west of Isabella Blvd. will all have the same "Permitted Uses."

(b) **Permitted Uses.** The following uses are permitted as of right in the PUD zoning district.

- (1) Two-family dwellings, Multiple family dwellings, Townhouse dwellings, and Zero lot line detached single family dwellings, pursuant to RM-1 Zoning Regulations.
- (2) Elderly-oriented group homes, group homes for the developmentally- or physically- disabled, or foster homes with less than six (6) residents.
- (3) Public parks, playgrounds and recreational facilities.
- (4) Religious organizations.
- (5) Elementary and secondary schools and technical institutes, including trade schools and vocational schools.
- (6) Business and professional offices as follows: Landscape architects, advertising, business and consumer credit reporting and collections and computer programming, data processing and other

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PLANNING & DEVELOPMENT

- computer services; doctors, dentists, miscellaneous health offices and clinics, veterinary services and clinics, legal , engineering, architecture, accounting, research, management.
(7) Financial institutions, insurance and real estate offices.
- (8) Nursing and personal care facilities.
 - (9) Child day care services.
 - (10) Adult day care services.
 - (11) Civic, social and fraternal organizations.
 - (12) Personal service establishment as follows: Beauty salon and barber shops, massage and miscellaneous personal services.
 - (13) Business services offices as follows: mailing, reproduction, commercial art and photography and stenographic services; and personnel supply services.
 - (14) Dance studios and schools.
 - (15) Music studios and schools.
 - (16) Nursing and personal care facilities, medical and dental laboratories, and miscellaneous health and allied services.
 - (17) Government use and essential public services, except correctional institutions.
 - (18) Essential public services.
 - (19) Libraries.
 - (20) Business offices for communications and utility services (no storage of vehicles, materials or equipment).
 - (21) Physical therapy and fitness facilities, membership sports and recreation clubs, medical and dental laboratories.

Your cooperation is greatly appreciated. I'm looking forward to working with you towards the completion of this Application, but until then I remain,

Yours truly,



Tim Benner
Managing Member

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PC#13-20

JUL 13 2020

Book 9385 Pg 99

EXHIBIT 1

PLANNING & DEVELOPMENT

LEGAL DESCRIPTION

Lots 1 through 6, inclusive, Block 29 and Lots 1, 2, 3, 5, 6 and 7, Block 30, of Jacksonville Beach Heights Subdivision, as shown on Plat Book 11, page 40, current public records of Duval County, Florida.

The property is located along Isabella Boulevard immediately south of Osceola Avenue.

RE-RECORD Book 9415 Pg 9

Lot 4, Block 30, Jacksonville Beach Heights, a subdivision according to the plat thereof recorded at Plat Book 11, Page 40, in the Public Records of Duval County, Florida.

PC#13-20

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JUL 20 2020

PLANNING & DEVELOPMENT

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PC#13-20

JUL 20 2020

PLANNING & DEVELOPMENT

AMENDMENT TO THE
ISABELLA OFFICE PUD (Ord. No. 99-7765)
PUD – PROJECT NARRATIVE

(a) Purpose. This PUD Amendment is intended to add Lot 4, Block 30, currently owned by Isabella Blvd., LC and adopt the exact “Permitted Uses” defined in the Osceola Professional Center PUD. All other terms and conditions defined in the original ISABELLA OFFICE PUD (Ord. No. 99-7765) shall remain the same.

(b) Amended Permitted Uses. The following uses were taken from the OSCEOLA PROFESSIONAL CENTER PUD (Ord. No. 2011-8077) AND are permitted as of right in the ISABELLA OFFICE PUD zoning district.

- (1) Two-family dwellings, Multiple family dwellings, Townhouse dwellings, and Zero lot line detached single family dwellings, pursuant to RM-1 Zoning Regulations.
- (2) Elderly-oriented group homes, group homes for the developmentally- or physically- disabled, or foster homes with less than six (6) residents.
- (3) Public parks, playgrounds and recreational facilities.
- (4) Religious organizations.
- (5) Elementary and secondary schools and technical institutes, including trade schools and vocational schools.
- (6) Business and professional offices as follows: Landscape architects, advertising, business and consumer credit reporting and collections and computer programming, data processing and other computer services; doctors, dentists, miscellaneous health offices and clinics, veterinary services and clinics, legal , engineering, architecture, accounting, research, management.
- (7) Financial institutions, insurance and real estate offices.
- (8) Nursing and personal care facilities.
- (9) Child day care services.
- (10) Adult day care services.
- (11) Civic, social and fraternal organizations.
- (12) Personal service establishment as follows: Beauty salon and barber shops, massage and miscellaneous personal services.
- (13) Business services offices as follows: mailing, reproduction, commercial art and photography and stenographic services; and personnel supply services.
- (14) Dance studios and schools.
- (15) Music studios and schools.
- (16) Nursing and personal care facilities, medical and dental laboratories, and miscellaneous health and allied services.
- (17) Government use and essential public services, except correctional institutions.
- (18) Essential public services.
- (19) Libraries.
- (20) Business offices for communications and utility services (no storage of vehicles, materials or equipment).

(21) Physical therapy and fitness facilities, membership sports and recreation clubs, medical and dental laboratories.
PLANNING & DEVELOPMENT

(c) **Maximum Commercial / Office square feet.** The maximum Commercial / Office square feet allowed in the PUD shall be 28,000 square feet.

(d) **Accessory uses.** The RM-1 Accessory uses shall apply to all permitted and accessory uses in the PUD zoning district, found in Land Development Code Sec. 34-392.

(e) **Dimensional standards.**

1) Residential - The RM-1 dimensional standards shall apply to all permitted, and accessory uses in the PUD zoning district.

2) Commercial / Office - Setbacks:

Front Yard – 10 feet

Side Yard – 5 feet

Rear Yard – 10 feet

(f) **Off-street parking and loading.** The RM-1 Off-street parking and loading standards shall apply to all permitted, and accessory uses in the PUD zoning district.

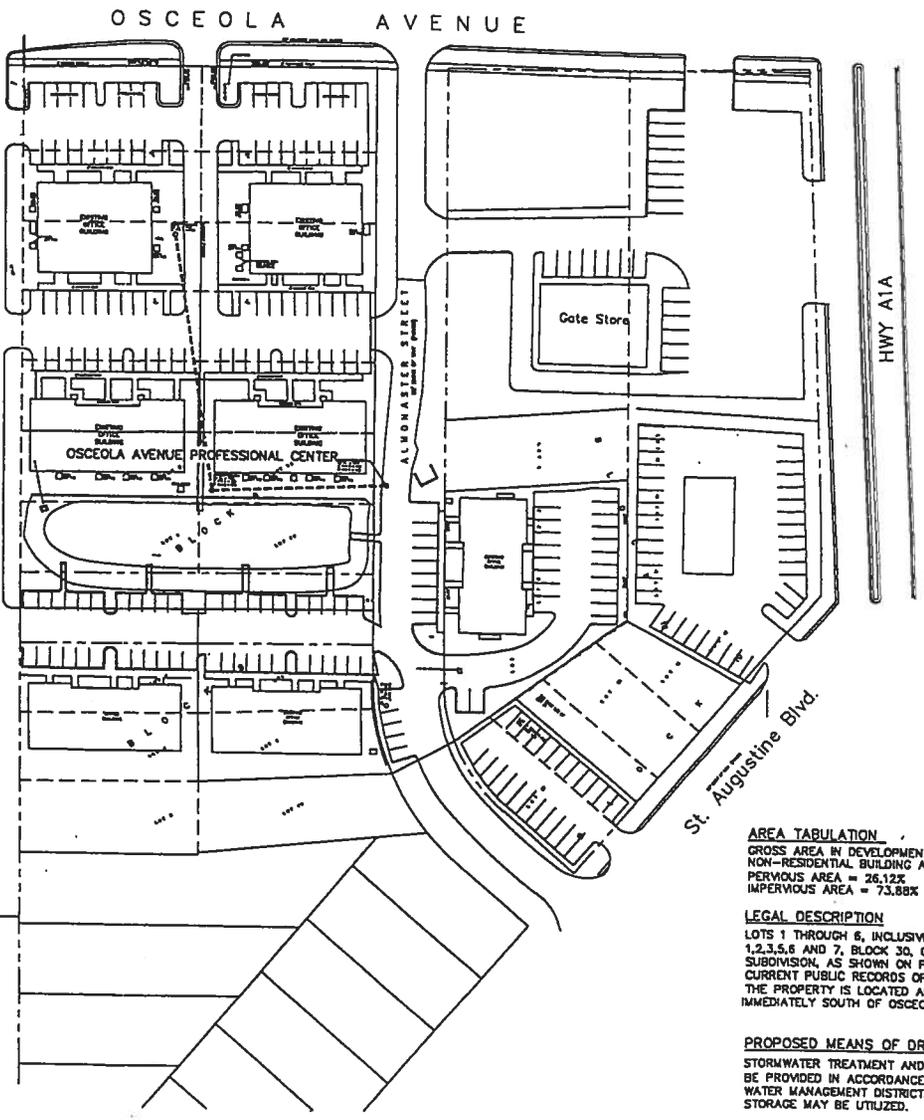
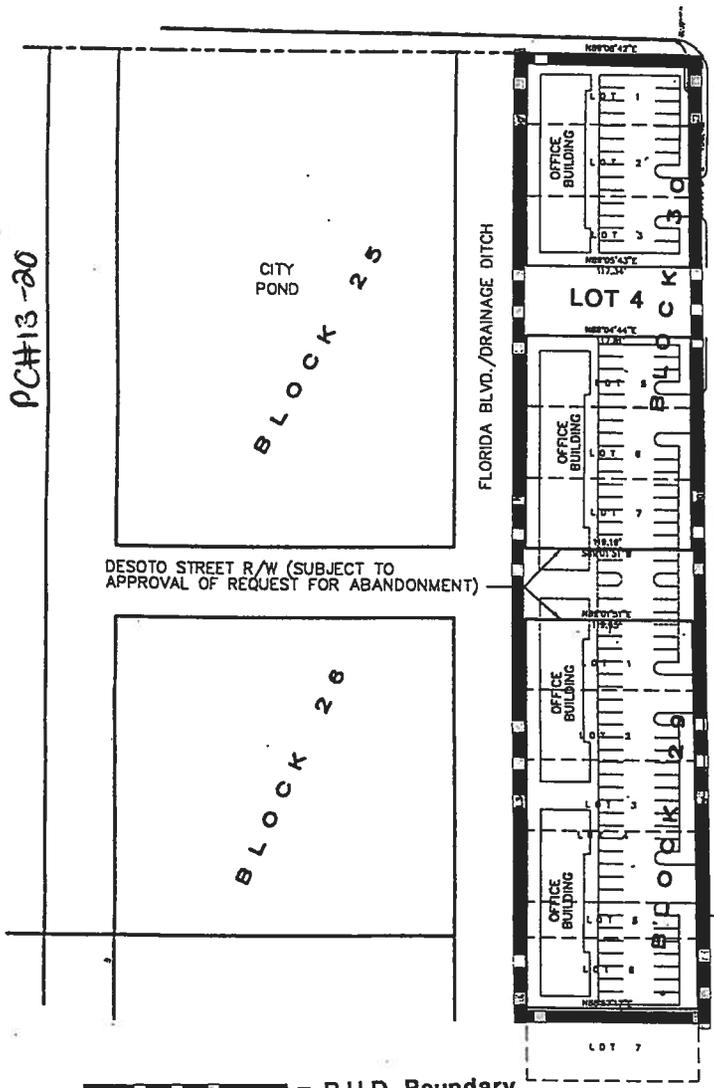
(g) **Supplemental standards.** The supplemental standards for the PUD zoning district are found in Article VIII, Division 2.

(h) **Landscape standards.** The landscape standards for the PUD zoning district are found in Article VIII, Division 3.

(i) **Sign standards.** The sign standards for the PUD zoning district are found in Article VIII, Division 4.

(j) **Environmental standards.** The environmental standards for the PUD zoning

PC#13-20



AREA TABULATION
 GROSS AREA IN DEVELOPMENT = 68,839 SQ. FT. (1.58 ACRES)
 NON-RESIDENTIAL BUILDING AREA = 22,177 SQ. FT. (.51 ACRES)
 PERVIOUS AREA = 26.12%
 IMPERVIOUS AREA = 73.88%

LEGAL DESCRIPTION
 LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 29 AND LOTS 1, 2, 3, 5, 6 AND 7, BLOCK 30, OF JACKSONVILLE BEACH HEIGHTS SUBDIVISION, AS SHOWN ON PLAT BOOK 11, PAGE 40 CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THE PROPERTY IS LOCATED ALONG ISABELLA BOULEVARD IMMEDIATELY SOUTH OF OSCEOLA AVENUE.

PROPOSED MEANS OF DRAINAGE
 STORMWATER TREATMENT AND ATTENUATION SHALL BE PROVIDED IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. UNDERGROUND STORAGE MAY BE UTILIZED.

Construction  Connelly & Wicker Inc. Consulting Engineers Jacksonville Beach, Florida Destin, FL • Cashiers, N.C.	ISABELLA OFFICE CENTER PREPARED FOR FIRST COAST COMMUNITY REALTY	ISABELLA OFFICE CENTER PRELIMINARY P.U.D. DEVELOPMENT PLAN 7-13-20	Project No.: 9801-24	Drawing 1
			Scale: 1"=100'	
<small>The property of Connelly & Wicker Inc. is represented or implied in whole or in part in the seal on any other project and is not a part of this project.</small>			No. Date Revision By Reg. Engineer	Sheet 1 of 1

OSCEOLA PROFESSIONAL CENTER PRELIMINARY PUD DEVELOPMENT PLAN

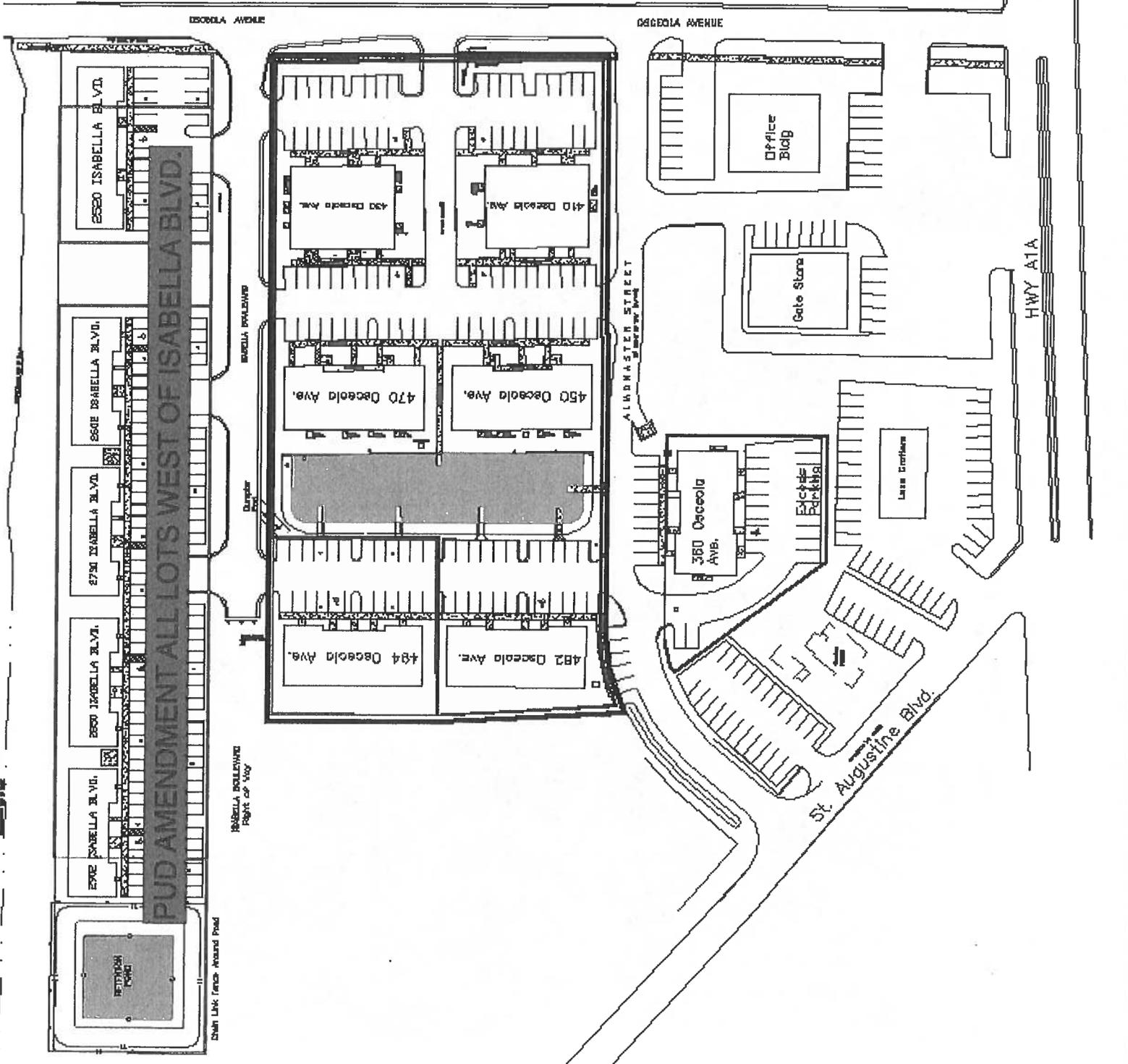
-  Holding Ponds
-  Isabella Blvd., L.C.
-  OSCEOLA PUD
-  Osceola Prof. Cntr., LC



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PC#13-20
JUL 13 2020

OSCEOLA PUD TOTAL LAND AREA: 128,207 SF 100%
OSCEOLA PUD TOTAL IMPERVIOUS AREA: 84,016 SF 65.5%

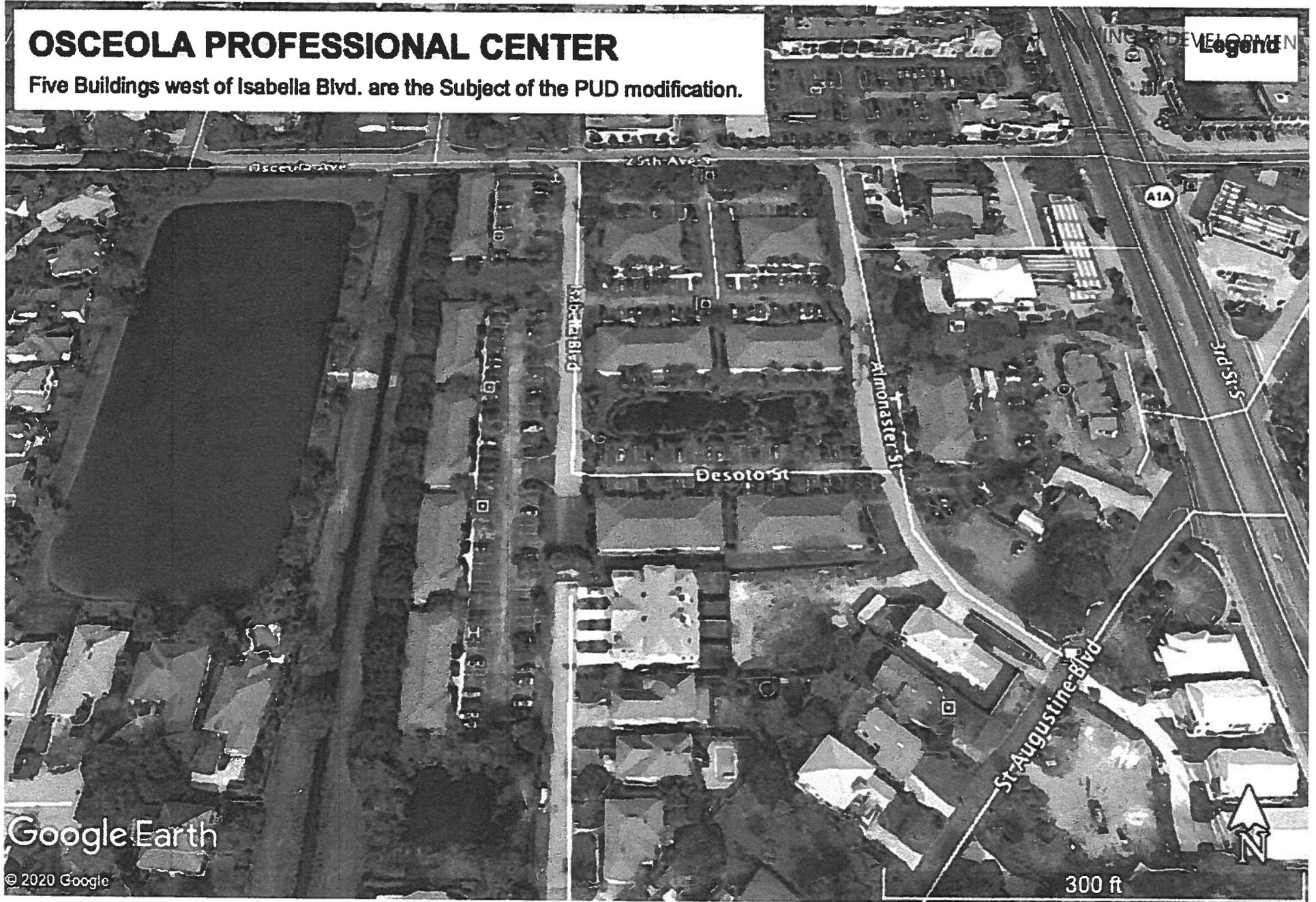
PLANNING & DEVELOPMENT



OSCEOLA PROFESSIONAL CENTER

Five Buildings west of Isabella Blvd. are the Subject of the PUD modification.

Legend



1999

PROPOSED CONDITIONS FOR ISABELLA OFFICE CENTER PUD

RE-RECORD
Book 9415 Pg 11

1. The permitted uses in this PUD shall be expressly limited to the following:
 - a). Business and professional offices as follows: landscape architects, doctors, dentists, home healthcare services, medical and dental laboratories, miscellaneous health offices and clinics, legal services and engineering, architecture, accounting, research, management and related services;
 - b). Financial institutions, insurance and real estate offices;
 - c). Travel agencies; and
 - d). Business service offices as follows: advertising, business and consumer credit reporting and collections and computer programming, data processing and other computer services; mailing, reproduction, commercial art and photography and stenographic services.

2. The development of the Property shall occur generally in accordance with the Isabella Office Center Site Plan, dated April 7, 1999, attached as Exhibit B and made a part of the PUD rezoning ordinance (the "Site Plan"), provided, however, that the number of actual buildings may change, but in no event may the total maximum square footage of all building areas exceed 28,000 square feet. In addition, other requirements applicable to the Isabella Office Center PUD shall include:
 - a). Minimum pervious surface area shall be 20 percent;
 - b). Minimum building and parking area setbacks from property boundary lines shall be as shown on the Site Plan;
 - c). Off-street parking and loading standards shall meet the requirements of the Jacksonville Beach Land Development Code;
 - d). Maximum height of buildings shall be 35 feet and up to three stories; and
 - e). Landscaping shall be provided in accordance with the requirements of the Jacksonville Beach Land Development Code.

3. The development of the Isabella Office Center will be phased over a ten year period from the time of the PUD approval.

4. Central water and sewer shall be provided to the development by the owner.



LAND DEVELOPMENT CODE TEXT AMENDMENT APPLICATION

PC No. 14-20

AS/400# 20-10012

PC HEARING 8/24/20

This form is intended to be used for the request of a change in the text of the Land Development Code. A change to the text of the LDC is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No text amendment to the LDC may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. Amendments to the text of the Land Development Code may be proposed by the City Council, the Planning Commission, or the Planning and Development Director.

APPLICANT INFORMATION

Applicant Name: Planning and Development Department

Telephone: 904-247-6231

Mailing Address: 11 North 3rd Street

Jacksonville Beach, FL 32250

E-Mail: planning@jaxbchfl.net

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Section 34-41 & Article VII, Division 2

Detailed Description of Amendment: _____

Changes to Florida Statute 509.102, effective July 1, 2020 regarding mobile food dispensing vehicles provides an updated definition and preempts to the State of Florida the area of regulation of all licensing, registrations, permits, and fees. LDC Text amendment is to comply with Florida Statute 509-102.

REQUESTED INFORMATION

	Attached?	
	Yes	No
1. For an LDC text amendment, include the current text of the Section(s) proposed to be changed and the full text of the proposed amendment. The proposed text amendment submittal must include a cover letter containing a narrative statement explaining the amendment, why it is needed and how it will comply with the goals, objectives, and policies in the Jacksonville Beach 2010 Comprehensive Plan Elements.	X	

Applicant Signature: 

Date: 7-24-20

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

ORDINANCE NO. 2020-8145

AN ORDINANCE TO REVISE CHAPTERS 12 AND 34 OF THE CODE OF ORDINANCES OF THE CITY OF JACKSONVILLE BEACH, FLORIDA; TO ADAPT THE CITY'S CODE TO NEW FLORIDA STATUTE SECTION 509.102 CONCERNING MOBILE FOOD DISPENSING VEHICLES; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

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

WHEREAS, the City permits the operation of a mobile food dispensing vehicle in Commercial Limited: C-1, Commercial General: C-2, Commercial Service: CS, Central Business District: CBD, Industrial: I-1, and certain commercial Planned Unit Development: PUD and Redevelopment District: RD zoning districts within the City; and

WHEREAS, the City requires a mobile food vendor who desires to operate a mobile food dispensing vehicle located on private property within certain City zoning districts to submit a completed mobile food dispensing vehicle application and to obtain approval prior to selling food to the general public; and

WHEREAS, Florida Statute §509.102 (mobile food dispensing vehicles; preemption) became effective on July 1, 2020, it defines mobile food dispensing vehicle, and preempts to the State of Florida the area of regulation of mobile food dispensing vehicles licenses, registrations, permits, and fees; and

WHEREAS, Florida Statute §509.102(2) further mandates that a municipality, county, or other local governmental entity may not require a separate license, registration, or permit as a condition for the operation of a mobile food dispensing vehicle within the entity's jurisdiction, and that a municipality, county, or other local governmental entity may not prohibit mobile food dispensing vehicles from operating within the entirety of the entity's jurisdiction; and

WHEREAS, Florida Statute §509.102(3) provides that this section may not be construed to affect a municipality, county, or other local governmental entity's authority to regulate the operation of mobile food dispensing vehicles other than the regulations described in subsection (2); and

WHEREAS, the City has revised its mobile food dispensing vehicle information and guidelines application packet accordingly to comply with or conform to Florida Statute §509.102, and still

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preserve required procedures and regulations for the operation of mobile food dispensing vehicles in the City; and

WHEREAS, the City Council desires to revise and amend certain portions of its Code of Ordinances as set forth in this Ordinance to adapt to and conform with Florida Statute §509.102, but still maintain aspects of its mobile food dispensing vehicle application packet and required documentation which are still allowed by the State; and

WHEREAS, the City Council hereby finds that this Ordinance serves legitimate government purposes and is in the best interests of the public health, safety, and welfare of the citizens of the City of Jacksonville Beach.

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

SECTION 1. RECITALS AND LEGISLATIVE FINDINGS. The above recitals and legislative findings are ratified, correct and made a part of this Ordinance.

SECTION 2. CHAPTER 12, ARTICLE II, DIVISION 2, SECTION 12-33 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:¹

Sec. 12.33. – Mobile food ~~vending~~ dispensing vehicles.

(1) Definitions.

- b. *Mobile food ~~vending~~ dispensing vehicle* means ~~a vehicle-mounted public food service establishment that is either self-propelled or otherwise movable from place to place. A mobile food vending vehicle is further defined as having, as part of the vehicle, a three-compartment sink for washing, rinsing and sanitizing equipment and utensils; a separate hand wash sink; adequate refrigeration and storage capacity; full provision of power utilities including electrical, LP gas, or a portable power generation unit; a potable water holding tank; and a means for liquid waste containment and disposal~~ any vehicle that is a public food service establishment and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.
- c. *Mobile food vendor* means any person or business selling food from a mobile food ~~vending~~ dispensing vehicle from which food items are sold to the general public.

¹ ~~Strikethrough~~ text indicates deletions, underline text indicates additions.

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- d. Operator means the owner, licensee, proprietor, lessee, manager, assistant manager, or appointed agent of a public lodging establishment or public food service establishment.
 - e. Public food service establishment means any building, vehicle, place, or structure, or any room or division in a building, vehicle, place, or structure where food is prepared, served, or sold for immediate consumption on or in the vicinity of the premises; called for or taken out by customers; or prepared prior to being delivered to another location for consumption. The term includes a culinary education program, as defined in Florida Statute §381.0072(2), which offers, prepares, serves, or sells food to the general public, regardless of whether it is inspected by another state agency for compliance with sanitation standards.
- (2) Location, ~~permit~~, and separation requirements.
- a. Mobile food ~~vendors~~ dispensing vehicles may be located on a lot in a Commercial Limited: C-1, Commercial General: C-2, Commercial Service: CS, Central Business District: CBD, I-1: Industrial, and certain commercial Planned Unit Development: PUD and Redevelopment District: RD zoning districts, as determined by the City Planning and Development Department, having six thousand (6,000) square feet or more of area, and containing a principal building or use. The maximum number of mobile food ~~vendors~~ dispensing vehicles per lot is limited as follows:
 - i. Maximum of one (1) mobile food vendor on lots ~~having~~ containing six thousand (6,000) to ~~forty-three thousand five hundred fifty-nine (43,559)~~ square feet of area;
 - ii. Maximum of two (2) mobile food vendors on lots ~~having~~ containing ~~forty-three thousand five hundred fifty-nine (43,559)~~ or more square feet of area.
 - b. ~~Mobile food vending permits, unless sooner suspended or revoked, shall be valid for an initial period that coincides with the expiration date established for this section.~~
 - eb. Approved State licenses and permits must be attached to the mobile food ~~vending~~ dispensing vehicle where they are readily visible ~~and shall include the name, mailing address, and valid phone number of the mobile food vending vehicle owner and shall list the addresses and parcel identification numbers where the permit is valid.~~
 - d. ~~Routine inspections may be conducted by code enforcement inspectors, building code inspectors, fire inspectors, or police officers on each mobile food vending vehicle at any time and at any frequency deemed appropriate by the city.~~
 - ec. Mobile food ~~vending~~ dispensing vehicles must be located at least ~~one hundred (100) feet (100')~~ from the main entrance to any eating establishment or similar food service business and ~~one hundred (100) feet (100')~~ from any outdoor dining area.

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This separation requirement shall apply only during the normal hours of operation of the eating establishment or similar food service business or outdoor dining area.

- fd. Mobile food vending dispensing vehicles:
 - i. ~~are not allowed to~~ Must be located within outside of a required sight visibility triangle at the intersection of a driveway, alleyway, or public street with another public street as set forth in Chapter 34 of this Code of Ordinances;
 - ii. ~~or~~ Shall be located no closer than within five (5) feet (5') of a public sidewalk, utility box or vault, handicapped ramp, building entrance, or exit, or emergency access/exit way; and
 - iii. ~~m~~Must not locate within any area of the lot that impedes, endangers, or interferes with pedestrian or vehicular traffic. Mobile food vending dispensing vehicles must be located a minimum distance of fifteen (15) feet (15') in all directions away from a fire hydrant; and
 - iv. May not occupy or prevent access to any handicap accessible parking space.
- e. ~~Mobile food vending vehicles may not occupy or prevent access to any handicap accessible parking space.~~

(3) Hours of operation, Ssignage and noise.

~~One (1) free standing sandwich board or A frame type sign is permitted on private property for each mobile food vendor. The total size of the sign may not exceed forty two (42) inches in height or thirty six (36) inches in width. No audio amplification is permitted as part of a mobile food vending operation.~~

- a. The mobile food vendor or designee must be present at all times during operation of the mobile food dispensing vehicle. Hours of operation are limited to the hours between 7:00 a.m. and 3:00 a.m. unless the designated location on the lot accommodating the mobile food dispensing vehicle is located within 150 feet (150') of the property line of a dwelling unit in a residential zoning district, in which case the hours of operation are limited to the hours between 7:00 a.m. and 10:00 p.m.
- b. One (1) freestanding sandwich board or A-frame type sign is permitted on private property for each mobile food dispensing vehicle. The total size of the sign may not exceed 42 inches (42") in height or 36 inches (36") in width.
- c. No audio amplification is authorized as part of a mobile food vending dispensing vehicle operation.
- d. The mobile food dispensing vehicle, signage and any associated outdoor seating must be removed from its approved locations during impermissible hours of operation; and must not be stored, parked, or left overnight on any public street or sidewalk.

(4) Hours of operation Waste Management.

- a. Hours of operation are limited to the hours between 7:00 a.m. and 3:00 a.m. unless the designated location on the lot accommodating the mobile food vending vehicle is located within one hundred fifty (150) feet of the property line of a dwelling unit in a residential zoning district, in which case the hours of operation are limited to the hours between 7:00 a.m. and 10:00 p.m. The mobile food vendor is responsible for the proper disposal of waste and trash associated with the permitted mobile food dispensing vehicle operation. City trash receptacles shall not be used for this purpose. At a minimum, mobile food vendors must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. Mobile food vendors must keep all areas within 25 feet (25') of the vehicles and any associated seating areas clean of grease, trash, paper, cups, or cans associated with the mobile food dispensing operation.
- b. The mobile food vending operator or his or her designee must be present at all times. Liquid waste or grease shall be disposed of at an approved location (for example, an approved commissary) and shall not be placed in tree pits, storm drains, or onto any sidewalk, street, or any other public space. Under no circumstances shall grease be released or disposed of in the City's sanitary or storm sewer systems. If at any time evidence of the improper disposal of liquid waste or grease is discovered, the responsible mobile food vendor will be required to cease operation immediately, clean up the improperly disposed material to the satisfaction of the City, and shall not resume operation of the mobile food dispensing vehicle until an alternate method of disposal has been approved by the City Public Works Department.
- c. The mobile food vending vehicle and any associated outdoor seating must be removed from its permitted locations during impermissible hours of operation; and must not be stored, parked, or left overnight on any public street or sidewalk. If the proposed commissary is located within the City of Jacksonville Beach, written approval for its use from the Public Works Department is required.
- d. With the exception of allowable outdoor seating areas, all equipment required for the operation must be contained within, attached to, or within three feet (3') of the mobile food dispensing vehicle; and all food preparation, storage, and sales/distribution shall be in compliance with all applicable sanitary regulations.

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(5) Waste Management Annual local business tax receipt required.

- a. ~~The mobile food vendor is responsible for the proper disposal of waste and trash associated with the permitted operation. City trash receptacles shall not be used for this purpose. At a minimum, vendors must remove all waste and trash from their approved location at the end of each day or as needed to maintain the health and safety of the public. Vendors must keep all areas within twenty five (25) feet of the vehicles and any associated seating areas clean of grease, trash, paper, cups or cans associated with the vending operation~~ In accordance with Florida Statute §509.102, a separate local license and/or permit is not required to operate a mobile food dispensing vehicle within the City of Jacksonville Beach.
- b. ~~Liquid waste or grease shall be disposed of at an approved location (for example, an approved commissary) and shall not be placed in tree pits, storm drains, or onto any sidewalk, street, or any other public space. Under no circumstances shall grease be released or disposed of in the city's sanitary or storm sewer systems. If at any time evidence of the improper disposal of liquid waste or grease is discovered, the responsible mobile food vending business will be required to cease operation immediately, clean up the improperly disposed material to the satisfaction of the city, and shall not resume operation until an alternate method of disposal has been approved by the public works department~~ For each vending location, a City of Jacksonville Beach annual local business tax receipt shall be applied for, paid for and issued before engaging in any business or commercial activity. A copy of a valid local business tax receipt must be clearly displayed on the mobile food dispensing vehicle and shall be renewed annually.
- c. ~~With the exception of allowable outdoor seating areas, all equipment required for the operation must be contained within, attached to or within three (3) feet of the mobile food vending vehicle; and all food preparation, storage, and sales/distribution shall be in compliance with all applicable sanitary regulations~~ To obtain a mobile food dispensing vehicle local business tax receipt, the mobile food vendor must provide the City Clerk with a City of Jacksonville Beach mobile food dispensing vehicle application packet and evidence of possessing all applicable zoning approvals, State of Florida licenses and permits, including, but not limited to, the following:
 - i. Department of Business and Professional Regulations (MFDV License);
 - ii. Florida Department of Health (License);
 - iii. Department of Highway Safety and Motor Vehicles (Drivers License(s) for the applicant/legal business owner and all authorized mobile food dispensing vehicle drivers); and
 - iv. City of Jacksonville Beach Fire Marshal fire safety inspection report showing vehicle is code compliant with NFPA 1- 50.7, NFPA 96.

~~(6) — Licenses and permits required. For each location, a City of Jacksonville Beach business tax receipt for the mobile food vending business must be obtained; and all required State of Florida, Duval County, and City of Jacksonville Beach permits, licenses, and business tax receipt must be~~

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~~clearly displayed on the mobile food vending unit. Prior to the issuance of a City of Jacksonville Beach mobile food vending business tax receipt, the vendor shall provide evidence of having obtained all applicable State of Florida and Duval County licenses and permits, and obtained approval from the City of Jacksonville Beach Public Works Department for the method for the disposal of grease within an approved grease disposal facility. A mobile food vending business tax receipt shall be renewed annually.~~

(76) Application submittal requirements. Applications for the operation of a mobile food dispensing vehicle vendor permits must include the following information:

- a. Name, address, telephone number, and email address of the applicant and vehicle the owner, where applicable of the vehicle if not the same as the applicant.
- b. Description of the types of food and/or beverages to be sold, proposed hours of operation, and mobile food establishment business name.
- c. Color photograph of the mobile food ~~vending~~ dispensing vehicle depicting ~~the its~~ current condition of the unit.
- d. ~~Address of proposed vending site(s), including the property address, property owner's name and telephone number, and the name of the principal business located on the property where applicable~~ Vending location and property owner information, including the legal property/site address(es), parcel identification number(s), name, address, emergency telephone number, email address, and existing principal business name.
- e. Vending location ~~Site plan for each proposed vending site, drawn to scale, depicting the following information:~~
 - i. Total ~~square footage~~ lot area of the property;
 - ii. Location and square footage of ~~the existing~~ principal and accessory use(s) and associated parking spaces, where applicable;
 - iii. Proposed location for the mobile food ~~vending~~ dispensing vehicle; and
 - iv. Location of ingress/egress to the site.
- f. ~~Street~~ Address of proposed location to store where the mobile food vending dispensing vehicle is stored when not in use.
- g. Copies of all permits and business licenses required by the State of Florida and ~~Duval County.~~
- h. Notarized Fully executed commissary agreement ~~confirming~~ verifying the mobile food vendor is operating in conjunction with a licensed commissary in accordance with Florida Statutes, where applicable. ~~All commissaries must be pre-approved by the city prior to issuance of a mobile food vendor permit.~~

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- i. ~~Completed and N~~Completed and Notarized property owner affidavit signed by each property owner indicating that the vendor applicant has permission to vend on his/or-her property. The affidavit must also indicate that the property owner and acknowledges the following requirements responsibilities:
 - i. The property owner shall comply with all ordinances regarding solid waste disposal, and shall provide the mobile food vendor access to solid waste collection on the subject property;
 - ii. The property owner shall require that ~~the~~ mobile food vendors meet all applicable federal, state and local statutes, regulations, laws, ordinances, rules and codes; including but not limited to permitting requirements regarding his/or-her specific business;
 - iii. The property owner ~~shall acknowledge that she/he~~ understands the regulations governing the mobile food vendors dispensing vehicle and shall be held responsible, along with the mobile food vendor, for any zoning code violations; and
 - iv. The property owner shall ensure that the property is continuously maintained in a neat, clean, and orderly manner.
 - j. Proof of business insurance, issued by an insurance company that is licensed to do business in the State of Florida, and which ~~protects~~ insures the applicant ~~from against~~ all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the mobile food dispensing vehicle vendor.
 - k. Copy of Jacksonville Beach Fire Marshal Fire Safety Inspection Report showing vehicle is code compliant with NFPA 1-50.7, NFPA 96.
 - l. Completed Mobile Food Dispensing Vehicle Local Business Tax Receipt form.
- (87) Enforcement procedure.
- a. ~~Revocation. If at any time, the State of Florida or Duval County revokes or suspends the issued mobile food vending permit, the City of Jacksonville Beach business tax receipt for the mobile food vending business will be simultaneously revoked or suspended. A mobile food vendor who has his or her permit declared null and void or revoked for any of the reasons set forth in this section shall not be allowed to reapply for a mobile food vending permit for a period of ninety (90) days after the effective date of such action. Inspections may be conducted by code enforcement inspectors, building code inspectors, fire marshal or designee, or police officers on each mobile food dispensing vehicle at any time and at any frequency deemed appropriate by the City.~~
 - b. ~~Other violations. If at any time evidence is provided that a mobile food vending business is being operated in a way that does not comply with these regulations, a notice of violation shall be issued to the lot owner and mobile food vendor and the violation shall be referred to the special magistrate for a hearing and disposition in~~

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~~accordance with the provisions of Article VI Code Enforcement of Chapter 2 Administration of this Code of Ordinances~~ If at any time, the State of Florida revokes or suspends the issued mobile food dispensing vehicle permit, the City of Jacksonville Beach local business tax receipt will be simultaneously revoked or suspended. A mobile food dispensing vehicle that has its State license or permit declared null and void or revoked for any of the reasons set forth in this section shall not be allowed to reapply for a mobile food dispensing vehicle authorization or a local business tax receipt for a period of 90 days after the effective date of such action.

- c. If at any time evidence is provided that a mobile food dispensing vehicle is being operated in a way that does not comply with these guidelines, a notice of violation shall be issued to the lot owner and mobile food vendor and the violation shall be referred to the Special Magistrate for a hearing and disposition in accordance with the provisions of Article VI Code Enforcement of Chapter 2 Administration of this Code of Ordinances.

(8) ~~*Enforcement procedure*~~ Non-transferability. All mobile food dispensing vehicle operation locations approved by the City are non-transferable upon the sale or transfer of ownership of the mobile food dispensing vehicle. All local business tax receipts issued by the City are non-transferrable upon the sale or transfer of ownership of the mobile food dispensing vehicle. Each location application for operation of a mobile food dispensing vehicle requires separate zoning approval and a separate local business tax receipt.

- a. ~~*Revocation.*~~ If at any time, the State of Florida or Duval County revokes or suspends the issued mobile food vending permit, the City of Jacksonville Beach business tax receipt for the mobile food vending business will be simultaneously revoked or suspended. A mobile food vendor who has his or her permit declared null and void or revoked for any of the reasons set forth in this section shall not be allowed to reapply for a mobile food vending permit for a period of ninety (90) days after the effective date of such action.

- b. ~~*Other violations.*~~ If at any time evidence is provided that a mobile food vending business is being operated in a way that does not comply with these regulations, a notice of violation shall be issued to the lot owner and mobile food vendor and the violation shall be referred to the special magistrate for a hearing and disposition in accordance with the provisions of Article VI Code Enforcement of Chapter 2 Administration of this Code of Ordinances.

SECTION 3. CHAPTER 34, ARTICLE IV, SECTION 34-41 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 34-41. – General.

Mobile food dispensing vehicle means ~~a vehicle-mounted public food service establishment that is either self-propelled or otherwise movable from place to place. A mobile food vending vehicle is further defined as having, as part of the vehicle, a three-compartment sink for washing, rinsing and sanitizing equipment and utensils; a separate hand wash sink; adequate refrigeration and storage capacity; full provision of power utilities including electrical, LP-gas, or a portable power generation unit; a potable water holding tank; and a means for liquid waste containment and disposal~~ any vehicle that is a public food service establishment and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

Mobile food vendor means any person or business selling food from a mobile food ~~vending~~ dispensing vehicle from which food items are sold to the general public.

SECTION 4. CHAPTER 34, ARTICLE VII, DIVISION 2, SECTION 34-342 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 34-342. - Commercial limited: C-1.

(b) *Permitted uses.*

- (26) Mobile food ~~vendors~~ dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 *Mobile Food Vending Dispensing Vehicles* of Chapter 12 *Food and Food Products* of this Code of Ordinances.

SECTION 5. CHAPTER 34, ARTICLE VII, DIVISION 2, SECTION 34-343 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 34-343. - Commercial general: C-2.

(b) *Permitted uses.*

- (30) Mobile food ~~vendors~~ dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 *Mobile Food Vending Dispensing Vehicles* of Chapter 12 *Food and Food Products* of this Code of Ordinances.

SECTION 6. CHAPTER 34, ARTICLE VII, DIVISION 2, SECTION 34-344 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 34-344. - Commercial service: CS.

(b) *Permitted uses.*

- (20) Mobile food vendors dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 *Mobile Food Vending Dispensing Vehicles* of Chapter 12 *Food and Food Products* of this Code of Ordinances.

SECTION 7. CHAPTER 34, ARTICLE VII, DIVISION 2, SECTION 34-345 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec. 34-345. - Central business district: CBD.

(b) *Permitted uses.*

- (25) Mobile food vendors dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 *Mobile Food Vending Dispensing Vehicles* of Chapter 12 *Food and Food Products* of this Code of Ordinances.

SECTION 8. CHAPTER 34, ARTICLE VII, DIVISION 2, SECTION 34-346 OF THE CODE OF ORDINANCES, CITY OF JACKSONVILLE BEACH, FLORIDA, IS HEREBY AMENDED TO READ AS FOLLOWS:

Sec 34-346. Industrial district: I-1

(b) *Permitted uses.*

- (21) Mobile food vendors dispensing vehicle as defined in and in accordance with the provisions of Section 12-33 *Mobile Food Vending Dispensing Vehicles* of Chapter 12 *Food and Food Products* of this Code of Ordinances.

SECTION 9. CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 10. SEVERABILITY. It is the intention of the City Council that if any section, subsection, clause or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 11. CODIFICATION. The City Council intends that this Ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

SECTION 12. EFFECTIVE DATE. This Ordinance shall take effect upon final reading and approval by the City Council for the City of Jacksonville Beach.

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AUTHENTICATED THIS _____th DAY OF _____, A.D., 2020.

William C. Latham, Mayor

Laurie Scott, City Clerk



CONCEPT PLAN FOR PLAT APPLICATION

PC No. 15-20

AS/400# 20-100120

HEARING DATE 8/24/20

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 10A, LLC
 Mailing Address: 7563 Philips Highway, Suite 208
Jacksonville Florida 32256

Telephone: (904) 677-6777
 Fax: _____
 E-Mail: alex@jwbcompanies.com

Developer Name: Same
 Mailing Address: _____

Telephone: _____
 Fax: _____
 E-Mail: _____

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

Agent Name: Connelly and Wicker, Inc
 Mailing Address: 10060 Skinner Lake Dr, Suite 500
Jacksonville FL 32246

Telephone: (904) 265-3030
 Fax: _____
 E-Mail: ckennedy@cweng.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: 0 11th Street South Townhomes

JUL 23 2020

Property Address(es): 0 11th Street South

List All Real Estate/Parcel Number(s): 177333 0000/177334 0000

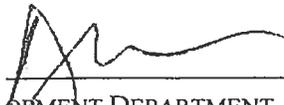
PLANNING & DEVELOPMENT

Legal Description of Property: BEACH HEIGHTS SUBDIVISION LOTS 11 & 12 BLOCK 8

Current Use of Property: Multi-Family Residential Proposed Use of Property: Residential

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

	<u>REQUIRED DOCUMENTATION</u>			<u>Attached?</u>		
	Yes	No	N/A	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: 
 PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET

Date: 7/21/2020

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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Home Layers Tools BaseMaps About

Duval Civil Planning Map

< search < results Details x

Real Estate #: 177333 0000

Owner: BCEL 10A LLC

Address: 0 11TH ST S

Zip Code: 32250

Transaction Price: \$450000

Transaction Year: 2020

Acres: 0.12

Book-Page: 1911400841

Map Panel: 9433

Legal Descriptions: 18-29 33-25-29E BEACH HEIGHTS S/D LOT 11 BLK 8

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE B

Planning District: 7

Noise Zone: NA

APZ: NA

Civ MH Zone: NA

MI MH Zone: NA

Parcels

Real Estate #:177333 0000
Owner: BCEL 10A LLC
Address: 0 11TH ST S
City: JACKSONVILLE BEACH
Zip Code: 32250
Acres: 0.12

View more Parcel Details

Zoom to



PC#15-80

JUL 23 2020

DUVAL CIVIL PLANNING MAP

Home Layers Tools Bookmark About

Search results Details

Real Estate #: 177334 0000

Owner: BCEL 10A LLC

Address: 0 11TH ST S

Zip Code: 32250

Transaction Price: \$450000

Transaction Year: 2020

Acres: 0.12

Book-Page: 1911400841

Map Panel: 9433

Legal Descriptions: 18-29 33-25-29E BEACH HEIGHTS S/D LOT 12 BLK 8

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE B

Planning District: 7

Noise Zone: NA

APZ: NA

Civ HH Zone: NA

MI HH Zone: NA

Parcels

Real Estate #: 177334 0000
Owner: BCEL 10A LLC
Address: 0 11TH ST S
City: JACKSONVILLE BEACH
Zip Code: 32250
Acres: 0.12

[View more Parcel Details](#)

[Zoom to](#)

PC#15-20

OWNER:
 BCEL 10A, LLC
 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

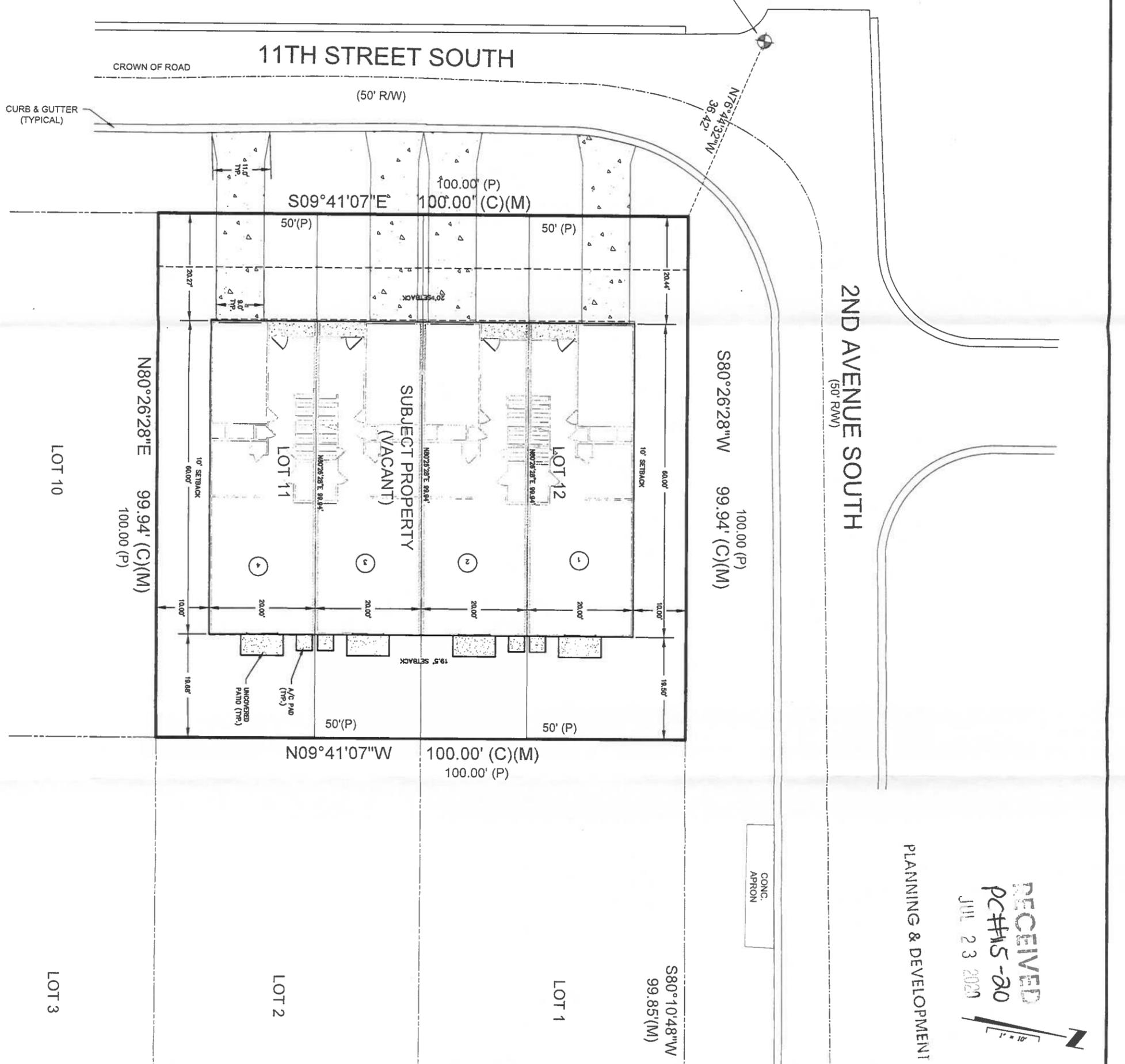
SUPERVISOR:
 TERRETT AND ASSOCIATES, INC
 144 MONTELEONE ROAD
 JACKSONVILLE, FL 32207
 PHONE: (904) 805-0030

REAL ESTATE NO.:
 177333 0000 / 177334 0000

SETBACKS:
 FRONT: 20'
 REAR: 19.5'
 SIDES(INTERIOR): 0'
 SIDES(EXTERIOR): 10'

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

MIN LOT AREA (INTERIOR)	REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROJECT TOTAL
1,500 SF	1,500 SF	2,998 SF	1,999 SF	1,999 SF	2,998 SF	9,994 SF
MAX. HEIGHT	35'	30'	30'	30'	30'	---
CONDITIONED AREA	1,500 SF MIN	2,080 SF	2,080 SF	2,080 SF	2,080 SF	---
NO. BEDROOMS	---	4	3	3	4	---
PARKING	2 SP / UNIT	2 SP	2 SP	2 SP	2 SP	8 SP
MAX LOT COVERAGE	65%	---	---	---	---	57%
REQ'D SHADE TREES	1 SHADE TREE / 3,000SF	1	1	1	1	4



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 PC#HS-20
 JUL 23 2020
 PLANNING & DEVELOPMENT

<p>Project No.: 20-01-0040 Design: [blank] Drawn: SMU Checked: O.C. Date: July 22, 2020 Scale: 1" = 10'</p>	<p>11TH STREET SOUTH TOWNHOMES JACKSONVILLE BEACH, FL PREPARED FOR BCEL 10A, LLC</p>	<p>CONCEPT PLAN FOR PLAT</p>	<p>CONC. APRON</p>	<p>1" = 10'</p>	<p>CW Connelly & Wicker Inc. Planning · Engineering · Landscape Architecture 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 256-3030 FAX: (904) 265-3031 www.cwieng.com Florida Registry 3650 L.A. Number: LC26000311</p>
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CONCEPT PLAN FOR PLAT APPLICATION

PC No. 16-20
AS/400# 20-100121
HEARING DATE 8/24/20

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

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Mailing Address: 7563 Philips Highway, Suite 208 Fax: _____
Jacksonville Florida 32256 E-Mail: alex@jwbcompanies.com

Developer Name: Same Telephone: _____
Mailing Address: _____ Fax: _____
E-Mail: _____

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

Agent Name: Connelly and Wicker, Inc Telephone: (904) 265-3030
Mailing Address: 10060 Skinner Lake Dr, Suite 500 Fax: _____
Jacksonville FL 32246 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

PROPERTY AND PROJECT DATA

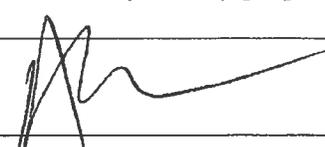
Project Name: 432 10th Street South Townhomes
Property Address(es): 432 10th Street South
List All Real Estate/Parcel Number(s): 177344 0000
Legal Description of Property: BEACH HEIGHTS SUBDIVISION LOTS 5 & 6 BLOCK 12

Current Use of Property: Multi-Family Residential Proposed Use of Property: Residential
Current Zoning Classification: RM-1 Future Land Use Map Designation: Med. Density Residential

RECEIVED
JUL 23 2020

PLANNING & DEVELOPMENT

REQUIRED DOCUMENTATION	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: 

Date: 7/21/2020

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JUL 23 2020

DUVAL CIVIL PLANNING MAP Home Layers Tools Basemaps About

Search Results Details x

Real Estate #: 177344 0000

Owner: BCEL 8A LLC

Address: 432 10TH ST S

Zip Code: 32250

Transaction Price: \$430000

Transaction Year: 2019

Acres: 0.23

Book-Page: 1890300086

Map Panel 9433

Legal Descriptions: 18-29 33-25-29E BEACH HEIGHTS S/D LOTS 5.6 BLK 12

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE B

Planning District: 7

Noise Zone: NA

APZ: NA

Civ HH Zone: CRAIG-5

MI HH Zone: NA

Parcels

Real Estate #: 177344 0000
 Owner: BCEL 8A LLC
 Address: 432 10TH ST S
 City: JACKSONVILLE BEACH
 Zip Code: 32250
 Acres: 0.23

[View more Parcel Details](#)

Zoom to

PC#16-20

