



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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**Monday, September 14, 2020**

**7:00 PM**

**Council Chambers**

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#### 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:** August 24, 2020
4. **Correspondence:** None
5. **New Business:**
  - (A) **PC# 17-20** 391 1<sup>st</sup> Avenue North  
**Conditional Use Application** for transfer of approval for an existing motor vehicle dealer and automotive repair establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(2) and (d)(6) of the Jacksonville Beach Land Development Code.
  - (B) **PC# 18-20** 334 2<sup>nd</sup> Avenue North  
**Conditional Use Application** for an existing multiple-family property located in a *Commercial, limited: C-1* zoning district to allow for a substantial improvement, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

**6. Planning Department Report:**

(A) The next meeting is tentatively scheduled for Monday, October 12, 2020.

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**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](http://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 (*Amended*)  
held Monday, August 24, 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 Chairman Greg Sutton.

**Roll Call**

*Chairman:* Greg Sutton

*Vice-Chairman:* David Dahl

*Board Members:* Margo Moehring (virtual) Britton Sanders (absent) Jon Scott Walker (absent)

*Alternates:* Colleen Murphy White Justin Lehrman (virtual)

Also present was Senior Planner Heather Ireland.

**Approval of Minutes**

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

- June 8, 2020
- July 13, 2020

**Correspondence**

None.

**New Business**

(A) **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)

**Planned Unit Development: PUD Rezoning Application** 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.

**Staff Report:**

Ms. Ireland read the following report into the record:

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.

**Public Hearing:**

The applicant, Timothy Benner, was present and available for questions.

Mr. Sutton closed the Public Hearing.

**Discussion:** None

**Motion:** It was moved by Mr. Dahl and seconded by Ms. White to approve the PUD Rezoning application.

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Colleen Murphy White, Greg Sutton, and Justin Lehrman

The application was approved by a 5-0 vote.

**(B) PC#14-20 Land Development Code Text Amendment Application**

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

**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.

**Staff Report:**

Ms. Ireland read the following report into the record:

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.

**Public Hearing:**

City Attorney Chris Ambrosio further explained the newly adopted State of Florida Statute § 509.102 and changes in the City of Jacksonville Beach Ordinances Chapter 12 and Chapter 34.

Conversation ensued regarding suggested wording and language of the revised Ordinance.

Mr. Sutton closed the Public Hearing.

**Discussion:** None

**Motion:** It was moved by Ms. Moehring, and there was no second made to approve the Land Development Code Text Amendment Application

Motion died due to a lack of a second.

**Motion:** It was moved by Mr. Dahl to submit Planning Commission support of Chapter 12 and approval of Section 34 and seconded by Ms. Moehring.

**Roll call vote:** Ayes – Margo Moehring, David Dahl, Colleen Murphy White, Justin Lehrman, and Greg Sutton

The application was approved by a 5-0 vote.

(C) **PC#15-20 Concept Plan for Plat Application**

**Applicant/  
Owner:** BCEL 10A, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, FL 32256

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

**Location:** Southeast Corner of 11<sup>th</sup> Street South and 2<sup>nd</sup> Avenue South

**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.

**Staff Report:**

The subject property is located on the southeast corner of 2<sup>nd</sup> Avenue South and 11<sup>th</sup> 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 consistent 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.

**Public Hearing:**

The applicant, Chuck Kennedy, was present to answer questions.

Conversation ensued regarding the rear yard setback at 20 feet in lieu of 30 feet (approved by the Board of Adjustment). Mr. Lehrman asked about the lot coverage. The applicant stated the lot coverage is at 57%, with a max of 65%.

**Discussion:** None

Mr. Sutton closed the Public Hearing.

**Motion:** It was moved by Ms. Moehring and seconded by Mr. Lehrman to approve the Concept Plan for Plat application.

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Justin Lehrman, and Greg Sutton  
Nays – Colleen Murphy White  
The application was approved by a 4-1 vote.

**(D) PC#16-20 Concept Plan for Plat Application**

**Applicant/  
Owner:** BCEL 10A, LLC  
7563 Philips Highway, Suite 208  
Jacksonville, FL 32256

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

**Location:** 432 10<sup>th</sup> Street South

**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.

**Staff Report:**

The subject property is located on the northwest corner of 5<sup>th</sup> Avenue South and 10<sup>th</sup> 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 consistent 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.

**Public Hearing:** Agent, Chuck Kennedy, was present to answer questions.

Mr. Sutton closed the Public Hearing.

**Discussion:** None

**Motion:** It was moved by Ms. Moehring and seconded by Mr. Lehrman to approve the Concept Plan for Plat application.

**Roll call vote:** Ayes – David Dahl, Margo Moehring, Justin Lehrman, and Greg Sutton  
Nays – Colleen Murphy White  
The application was approved by a 4-1 vote.

**Planning & Development Director's Report**

Ms. Ireland announced the next meeting was scheduled for Monday, September 14, 2020, and there are two cases on the agenda.

**Adjournment**

There being no further business coming before the board, Mr. Sutton adjourned the meeting at 7:42 P.M.

Submitted by: Jodilynn Byrd  
Administrative Assistant

Approval:

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: September 7, 2020  
RE: September 14, 2020 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, September 14, 2020** Planning Commission meeting.

**NEW BUSINESS:**

**PC#17-20 Conditional Use Application**

Owner: Layth Adamo  
Alo Management, LLC  
317 North Roscoe Blvd.  
Ponte Vedra Beach, FL 32082

Applicant: Kimberley Knox  
391 1<sup>st</sup> Avenue North  
Jacksonville Beach, FL 32250

Location: 391 1<sup>st</sup> Avenue North (Classic Auto Repair)

Request: **Conditional Use Approval** for transfer of approval for an existing motor vehicle dealer and automotive repair establishment located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d)(2) and (d)(6) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the northeast corner of 1<sup>st</sup> Avenue North and 4<sup>th</sup> Street north and has existed as a vehicle repair and sales establishment since 1987. The original applicant received approval as a special exception in 1987 for vehicle repairs. In 2007, a different applicant received conditional use approval for retail motorcycle sales and service, and scooter rentals.

In 2010, a new applicant applied for conditional use approval for retail auto sales (electric cars) and auto repair. The request was approved with the conditions that the auto repair be limited to air conditioning, and that no more than three cars for retail sale be on display in the front of the building at any given time. The 2010 approval was limited to one year. The same applicant (*Cool Cars*) requested and received approval again in 2011 (limited

to one year) and 2012 (also limited to one year). In 2012, a new condition was added that no vehicles under repair can be stored in the right-of-way adjacent to the property. The 2012 application was also limited to one year. In 2013, the applicant reapplied and received approval with the same three conditions as before but with no condition to reapply.

The business's ownership and name are now changing (*Classic Auto Repair*), and the applicant was advised by staff that since conditional use approvals are non-transferable, that they would need to reapply under the new business name. The applicant has advised that business operations will remain the same under the new name.

Adjacent uses include St. Paul's Catholic Church to the west, multiple-family and commercial to the north, commercial and multiple-family to the east, and an auto repair garage to the south across 1<sup>st</sup> Avenue North. There has been one code complaint against the property since 2013, and the case was closed. Staff feels that the existing conditions on the property remain reasonable. Continued use of the property for an auto retail sales and repair business should not change the impact on adjacent properties.

**PC#18-20 Conditional Use Application**

Owner: Troy B. Hobbs  
334 2<sup>nd</sup> Avenue North  
Jacksonville Beach, FL 32250

Applicant: Troy B. Hobbs  
334 2<sup>nd</sup> Avenue North  
Jacksonville Beach, FL 32250

Location: 334 2<sup>nd</sup> Avenue North

Request: **Conditional Use Approval** for an existing two-unit multiple-family use property located in a *Commercial, limited: C-1* zoning district to allow for a substantial improvement, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located at the southeast corner of 2<sup>nd</sup> Avenue North and Fourth Street North and contains a two-unit apartment building that was constructed in 1937. The property, located in a commercial zoning district, has had a variety of business uses in the past. The property owner now wishes to complete a substantial renovation of the building to return it to multiple-family use. He was advised by staff that conditional use approval for the multiple family in a commercial zoning district would be required.

Adjacent uses include St. Paul's Catholic Church to the west, office to the east, retail and a fraternal lodge to the north and commercial to the south. A substantial renovation of the existing multiple-family building should not negatively impact adjacent properties.



# CONDITIONAL USE APPLICATION

PC No. 17-20  
AS/400# 20-100137  
HEARING DATE 9/14/20

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

### APPLICANT INFORMATION

Land Owner's Name: Layth Adamo  
Mailing Address: 317 N Roscoe Blvd.  
Ponte Vedra Beach, FL 32082

Telephone: (904) 735-3915  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Applicant Name: Kimberley Knox  
Mailing Address: 391 1st Ave North  
Jacksonville Beach, FL 32250

Telephone: (904) 246-2225  
Fax: \_\_\_\_\_  
E-Mail: kim.knox@classics904.com

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

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**RECEIVED**

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

### PROJECT DATA

PLANNING & DEVELOPMENT

Street address of property and/or Real Estate Number: 391 1st Ave North RE# 173796-0000

Legal Description of property (attach copy of deed): Lot 7, Block 24 Atlantic Park Book 9, Page 15

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

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

Code section(s) applicable to the requested conditional use: Sec 34-342 (d) (2) & Sec 34-342 (d)(6)

Describe the proposed conditional use and the reason for the request: Operate the business of Classics Auto Repair at this location. Note: same as previous business, Cool Cars - which has been closed due to the passing of the Sole Proprietor, Milton Knox, the applicant's father

Applicant Signature:  Date: 8/7/2020

**Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES**

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

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PC#17-20  
AUG 14 2020

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

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PC#17-20

AUG 14 2020

August 7, 2020

PLANNING & DEVELOPMENT

Layth Adamo  
317 Roscoe Blvd North  
Ponte Vedra, FL 32082  
904-735-3915

To whom it may concern;

This letter is to authorize Kimberley Knox from Classics Auto Repair in Jacksonville Beach to apply for a conditional use permit.

Ms. Knox has my permission for this permit. The property is located at:

391 1st Ave North  
Jacksonville Beach, FL 32250

Thank you,

  
\_\_\_\_\_

Layth Adamo

Date: 8/7/2020

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PC #17-20

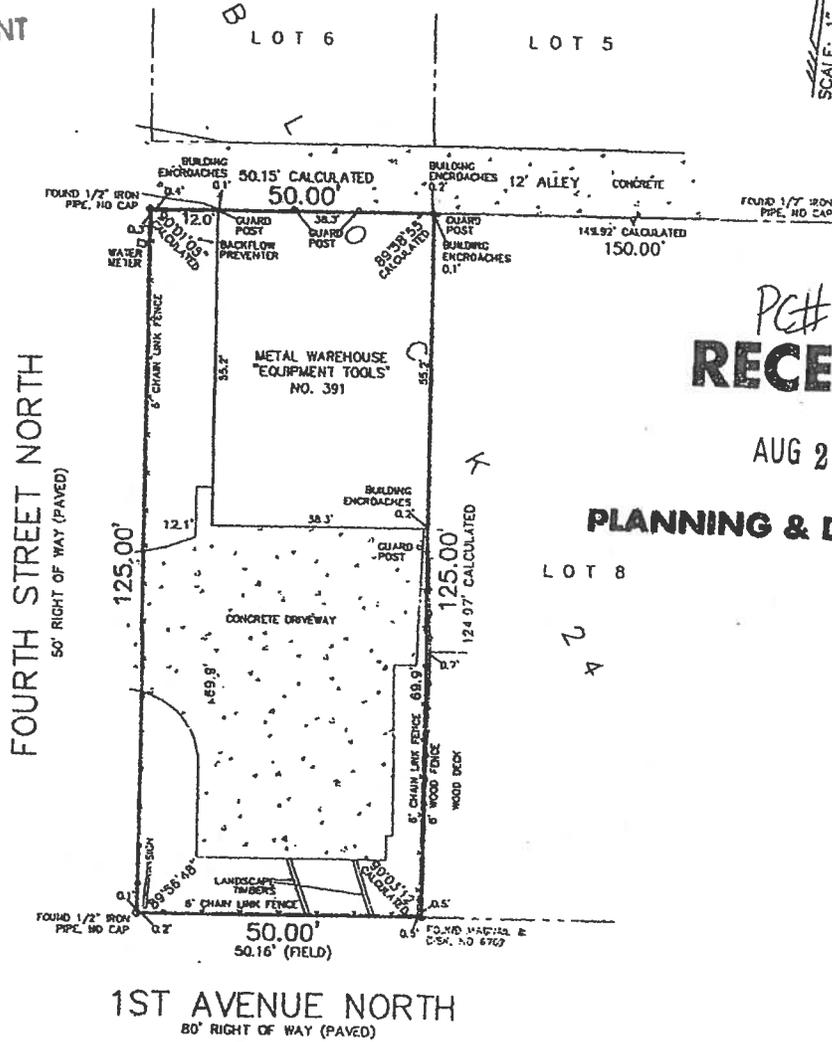
AUG 14 2020

# MAP SHOWING SURVEY OF

LOT 7, BLOCK 24, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SCALE: 1" = 20'

PLANNING & DEVELOPMENT



PC#29-13  
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AUG 22 2013

PLANNING & DEVELOPMENT

**NOTES:**

- THIS IS A BOUNDARY SURVEY.
- NO BUILDING RESTRICTION LINE AS PER PLAT.
- ANGLES AS PER FIELD SURVEY.
- NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN), AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COMMUNITY-PANEL NUMBER 120078 0001 D, REVISED APRIL 17, 1989 FOR THE CITY OF JACKSONVILLE BEACH, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF EDWARDS COHEN; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ROBERT & AUGEL O'REILLY; OMAR & HANAN ADAMO AND LAYTH & MAYSOON ADAMG.

*Donn W. Boatwright*  
 DONN W. BOATWRIGHT, P.S.M.  
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295  
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

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

DRAWN BY CHECKED BY BOATWRIGHT LAND SURVEYORS, INC.	DATE: SEPTEMBER 18, 2008
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Reference  
for PC#17-20

RECEIVED  
PC#17-20  
AUG 14 2020

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

September 27, 2013

Cool Cars  
Milton Knox  
391 1<sup>st</sup> Avenue North  
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

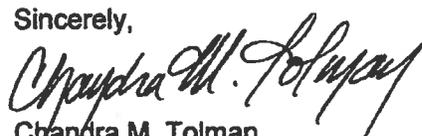
RE: Planning Commission Case PC#29-13 (13-100181)  
391 1<sup>st</sup> Avenue North  
**Conditional Use Approval** for renewal of a one year approval (ref. PC#20-12) of an existing automotive repair and motor vehicle dealer located in a *Commercial Limited: C-1* zoning district

Mr. Knox,

The Jacksonville Beach Planning Commission met on Monday, September 23, 2013, to consider your conditional use application for renewal of a one year approval (ref. PC#20-12) of an existing automotive repair and motor vehicle dealer located in a *Commercial Limited: C-1* zoning district, pursuant to Sections 34-342(d)(2) and 34-342(d)(6) of the Jacksonville Beach Land Development Code. The request was approved unanimously, without the need for annual re-approval, with the following conditions:

1. Automotive repair, other than that of electric vehicles, be limited to air conditioning/heating and related repair and service.
2. There shall be no more than three new electric vehicles displayed for sale at any time within the parking lot in front of the building.
3. No vehicles under repair/service or waiting for repair/service shall be stored in the rights of way adjacent to the subject property.

Please remove the public notice posted on the property. Should you have any questions please feel free to contact our office at (904) 247-6231.

Sincerely,  
  
Chandra M. Tolman  
Permit Specialist





# CONDITIONAL USE APPLICATION

PC No. 18-20  
 AS/400# 20-100138  
 HEARING DATE 9/14/20

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

### APPLICANT INFORMATION

Land Owner's Name: TROY B. HOBBS  
 Mailing Address: 334 2ND AVE. N.  
JACKSONVILLE BEACH, FLA. 32250

Telephone: (904) 993-5853  
 Fax: \_\_\_\_\_  
 E-Mail: troyhobbs@hotmail.com

Applicant Name: TROY B. HOBBS  
 Mailing Address: 334 2ND AVE. N.  
JACKSONVILLE BEACH, FLA. 32250

Telephone: (904) 993-5853  
 Fax: \_\_\_\_\_  
 E-Mail: troyhobbs@hotmail.com

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

Agent Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

RECEIVED

AUG 17 2020

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

### PROJECT DATA

RE # 173795-0000

Street address of property and/or Real Estate Number: 334 2ND AVE. N. JACKSONVILLE BEACH, FLA. 32250

Legal Description of property (attach copy of deed): Lot 6 Block 24 ATLANTIC PARK

Current Zoning Classification: C-1

Future Land Use Map Designation: \_\_\_\_\_

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

Section 34-342(d) (15)

Code section(s) applicable to the requested conditional use: Sec. 34-339, RM-1, #3 Multi Family

Describe the proposed conditional use and the reason for the request: IMPROVE STRUCTURE TO UPDATE, RETURN TO MULTI FAMILY USE.

Applicant Signature: \_\_\_\_\_

Date: 08/17/2020



**HOBBS TROY B**  
 334 2ND AVE N  
 JACKSONVILLE BEACH, FL 32250-5509

**Primary Site Address**  
 334 N 2ND AVE  
 Jacksonville Beach FL 32250

**Official Record Book/Page**  
 16822-01924

**Tile #**  
 9433

**334 N 2ND AVE**  
 Property Detail

RE #	173795-0000
Tax District	USD2
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03174 ATLANTIC PK R/P PT PABLO
Total Area	6114

Value Summary

Value Description	2019 Certified	2020 In Progress
Value Method	Gross Rent Multiplier	Gross Rent Multiplier
Total Building Value	\$191,137.00	\$200,850.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$125,000.00	\$187,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$385,538.00	\$385,538.00
Assessed Value	\$234,962.00	\$245,827.00
Cap Diff/Portability Amt	\$150,576.00 / \$0.00	\$139,711.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$184,962.00	See below

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

**Taxable Values and Exemptions -- In Progress**

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

County/Municipal Taxable Value

Assessed Value	\$245,827.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
<b>Taxable Value</b>	<b>\$195,827.00</b>

SJRWMD/FIND Taxable Value

Assessed Value	\$245,827.00
Homestead (HX)	-\$25,000.00
Homestead Banding 196.031(1)(b) (HB)	-\$25,000.00
<b>Taxable Value</b>	<b>\$195,827.00</b>

School Taxable Value

Assessed Value	\$245,827.00
Homestead (HX)	-\$25,000.00
<b>Taxable Value</b>	<b>\$220,827.00</b>

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16822-01924	6/21/2014	\$100.00	QC - Quit Claim	Unqualified	Improved
08410-00287	7/31/1996	\$81,000.00	WD - Warranty Deed	Qualified	Improved
07856-00265	5/9/1994	\$64,000.00	SW - Special Warranty	Unqualified	Improved

Extra Features

No data found for this section

DC#15-20  
 AUG 17 2020

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	Legal LR	Legal Description
1	1000	COMMERCIAL	JC-1	0.00	0.00	Common	6,250.00	Square Footage	\$187,500.00	1	9-15 33-2S-29E
										2	ATLANTIC PARK R/P
										3	LOT 6 BLK 24

Buildings

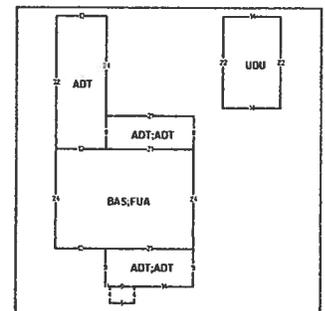
Building 1  
 Building 1 Site Address  
 334 N 2ND AVE Unit  
 Jacksonville Beach FL 32250

Building Type	0801 - DUPLEX
Year Built	1937
Building Value	\$200,850.00

Type	Gross Area	Heated Area	Effective Area
Addition	384	384	346
Base Area	792	792	792
Finished upper story 1	792	792	752
Addition	189	189	170
Addition	189	189	170
Unfin Det Utility	308	0	169
Addition	168	168	151
Addition	168	168	151
Finished Open Porch	24	0	7
Total	3014	2682	2708

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	8	8 Clay/Berm Tile
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	2.000	



**2020 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$245,827.00	\$50,000.00	\$195,827.00	\$1,507.66	\$1,596.23	\$1,515.54
Public Schools: By State Law	\$245,827.00	\$25,000.00	\$228,548.00	\$933.64	\$835.80	\$859.91
By Local Board	\$245,827.00	\$25,000.00	\$228,548.00	\$537.88	\$513.78	\$495.40
FL Inland Navigation Dist.	\$245,827.00	\$50,000.00	\$195,827.00	\$5.92	\$6.27	\$5.99
Jax Beach	\$245,827.00	\$50,000.00	\$195,827.00	\$738.87	\$782.27	\$743.01
Water Mgmt Dist. SJRWMD	\$245,827.00	\$50,000.00	\$195,827.00	\$44.65	\$44.79	\$44.79
Gen Gov Voted	\$245,827.00	\$50,000.00	\$195,827.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$245,827.00	\$25,000.00	\$228,548.00	\$0.00	\$0.00	\$0.00
Urban Service Dist2	\$245,827.00	\$50,000.00	\$195,827.00	\$0.00	\$0.00	\$0.00
Totals				\$3,768.62	\$3,779.14	\$3,664.64

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$385,538.00	\$234,962.00	\$50,000.00	\$184,962.00
Current Year	\$385,538.00	\$245,827.00	\$50,000.00	\$195,827.00

**2020 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

**2019**

**2018**

**2017**

**2016**

**2015**

**2014**

RECEIVED

PC#18-20

AUG 17 2020

PLANNING & DEVELOPMENT

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

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