



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, January 25, 2021

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:** None
4. **Correspondence:** None
5. **New Business:**
 - (A) **PC# 20-20** 1225 North 4th Street
Conditional Use Application for a proposed two-family dwelling located in a Commercial, limited: C-1 zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.
6. **Planning Department Report:** The next meeting is tentatively scheduled for Monday, February 8, 2021.

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it 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. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

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 no later than one business day before the meeting.

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.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: January 18, 2021
RE: January 25, 2021 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda item(s) for the upcoming **Monday, January 25, 2021** Planning Commission meeting.

NEW BUSINESS:

PC#21-20 Conditional Use Application

Owner/
Applicant: Atkins Builders, Inc.
 PO Box 51262
 Jacksonville Beach, FL 32240

Agent: John Atkins
 PO Box 51262
 Jacksonville Beach, FL 32240

Location: 1225 North 4th Street

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

Comments: The subject property is located on the west side of 4th Street North between 11th and 12th Avenue North and contains a nonconforming single-family residential structure built in 1957 that has historically been used as various businesses since at least the 1980's. The applicant/owner is applying to replace the existing structure with a new two-family dwelling. The applicant was advised that conditional use approval would be required for the proposed multiple-family use in a commercial zoning district. The proposed new residential project would be constructed to the two-family dwelling standards of the *Residential, multiple-family: RM-1* zoning district.

Adjacent uses include a nonconforming single family dwelling to the north, a nonconforming single-family dwelling and a medical office to the south, vacant commercial to the east and a church to the west. The proposed two-family dwelling is consistent with the mixed residential and commercial character of the area and should not negatively impact adjacent properties.

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.



CONDITIONAL USE APPLICATION

PC No. 21-20
AS/400# 20-100210
HEARING DATE 1.25.21

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 non-refundable fee of \$500.00.

APPLICANT INFORMATION

DEC 22 2020

Land Owner's Name: Atkins Builders, Inc
Mailing Address: Same as applicant

Telephone: _____
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

Applicant Name: Atkins Builders, Inc.
Mailing Address: PO Box 51262
Jacksonville Beach, Fl. 32240

Telephone: (904) 465-3749
Fax: _____
E-Mail: Atkinsbuilders@hotmail.com

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

Agent Name: John Atkins
Mailing Address: PO Box 51262
Jacksonville Beach, Fl. 32240

Telephone: (904) 465-3749
Fax: _____
E-Mail: atkinsbuilders@hotmail.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 1225 N. 4th St. RE# 174619-0000

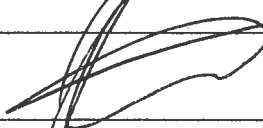
Legal Description of property (attach copy of deed): Lot 6 Block 124, Pablo Beach Replat

Current Zoning Classification: C-1 Future Land Use Map Designation: RM-2

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

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

Describe the proposed conditional use and the reason for the request: _____
Builder wishes to construct two single family attached homes on property. Property is zoned C-1.
However, lot is too small to accommodate adequate parking for C-1 zoning

Applicant Signature:  _____ Date: 12/16/20

RECEIVED
PC#21-20
DEC 22 2020

This Instrument Prepared by:
Blake F. Deal, III., Esquire
Briley & Deal, LLC
1525B The Greens Way, Suite 200
Jacksonville Beach, Florida 32250
File No. 20-0248

PLANNING & DEVELOPMENT

General Warranty Deed

Made this 16 of December, 2020, by **Sherman E. James, III and Nancy James, husband and wife**, hereinafter called the grantor, to **Atkins Builders, Inc., a Florida corporation**, whose post office address is: 1888 Foss Lane, Jacksonville Beach, Florida 32250, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$340,000.00, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida, viz:**

Lot 6, Block 124, Pablo Beach Improvement Companys, according to the map or plat thereof, as recorded in Plat Book 5, Page 66, of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 174619-0000

Subject To taxes subsequent to December 31, 2020 covenants, restrictions and easements of record and by this reference shall not operate to reimpose the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

RECEIVED
PC#21-20
DEC 22 2020

PLANNING & DEVELOPMENT

of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Keturah Williams
Witness Printed Name Keturah Williams

Sherman E. James, III (Seal)
Sherman E. James, III

Address: 10299 N. War Horse Point
Crystal River, Florida 34428

Robin Allen
Witness Printed Name Robin Allen

Nancy James (Seal)
Nancy James

State of Florida
County of Marion

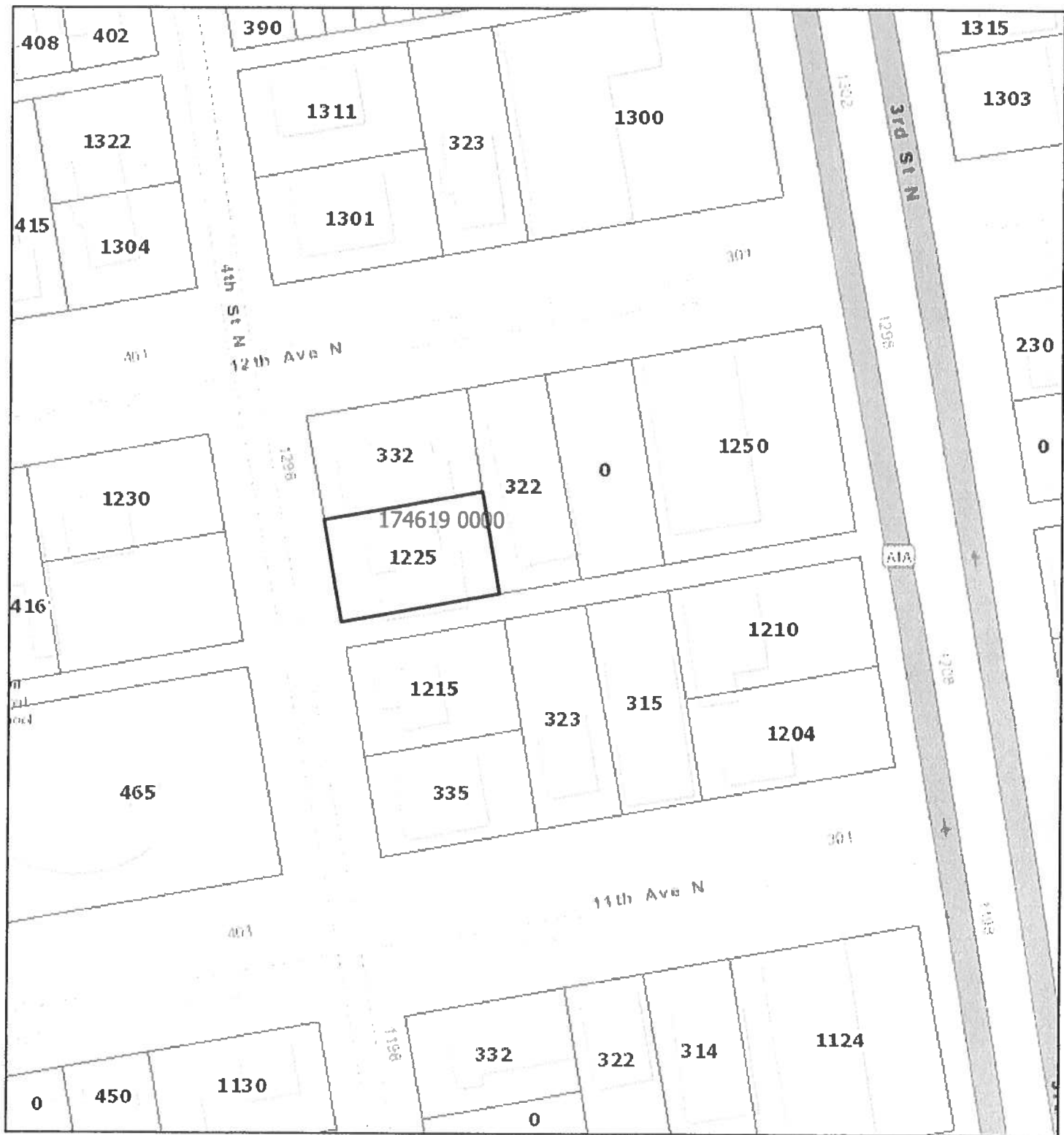
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 16 day of December, 2020 by Sherman E. James, III and Nancy James, husband and wife, who is/are personally known to me or who has produced driver's license as identification.

Keturah Ann Williams
Notary Public



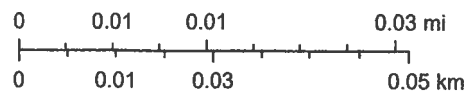
Duval Map

PC#01-00



January 4, 2021

1:1,128

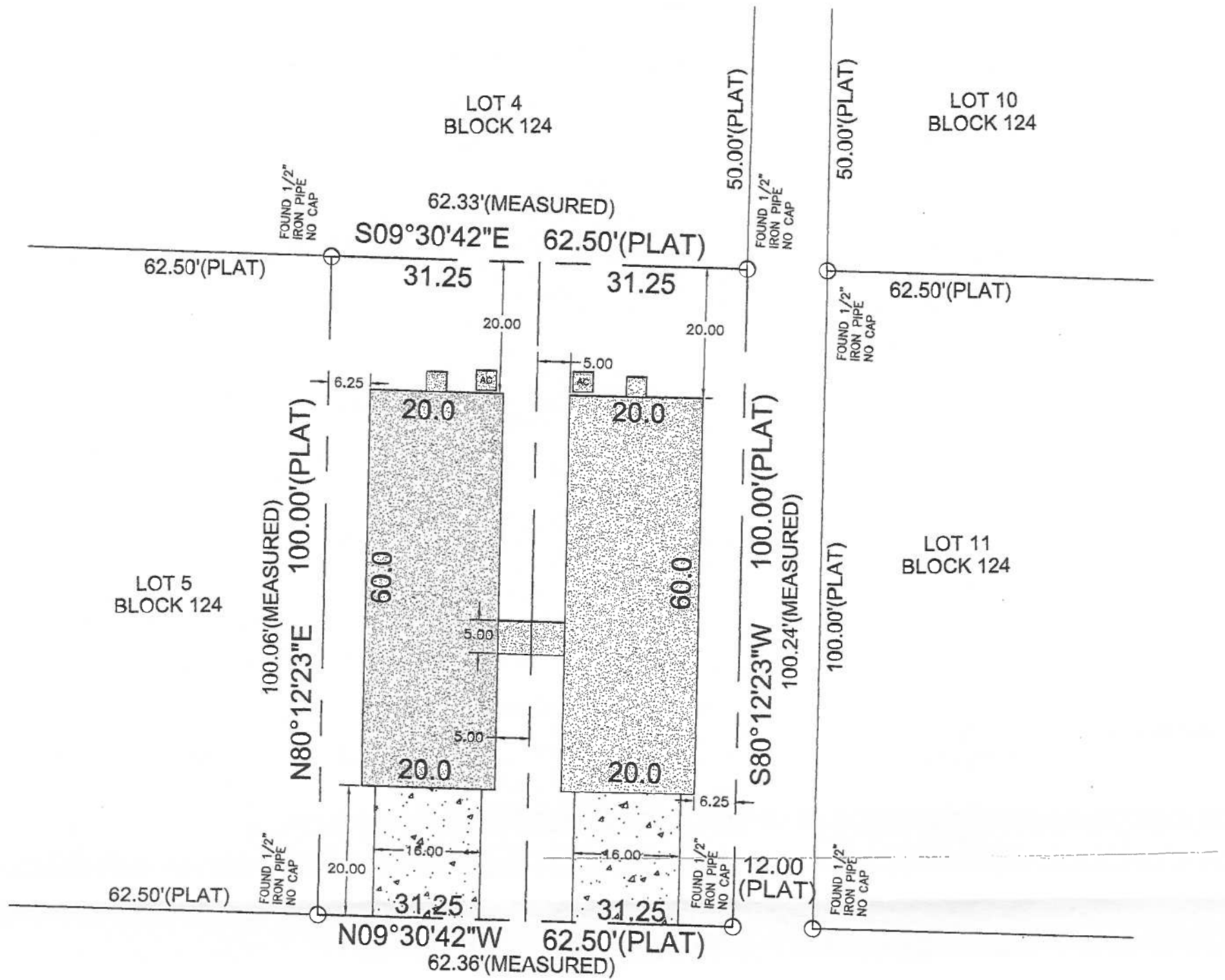


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

PROPOSED

MAP SHOWING SURVEY OF

LOT 6, BLOCK 124, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



FOURTH STREET NORTH 50' RIGHT-OF-WAY

DATA SUMMARY

POST-DEVELOPMENT DRAINAGE DATA:

SITE AREA:	±6,250 SF
IMPERVIOUS AREA:	
UNIT 1	
BUILDING:	1,200 SF
CONCRETE PAVEMENT:	354 SF
TOTAL:	1,554 SF
UNIT 2	
BUILDING:	1,200 SF
CONCRETE PAVEMENT:	354 SF
TOTAL:	1,554 SF
TOTAL IMPERVIOUS AREA:	3,108 SF
PERCENT IMPERVIOUS:	49.7 %
3,108 SF / 6,250 SF	

RECEIVED

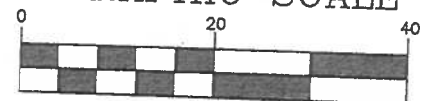
pc#21-20

DEC 22 2020

PLANNING & DEVELOPMENT



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

CHECKED BY: RKP

DRAWN BY: DB

FILE: 2020-8000

**4TH STREET NORTH
LOT 6, BLOCK 124
JACKSONVILLE BEACH
FLORIDA 32250**

Atkins Builders

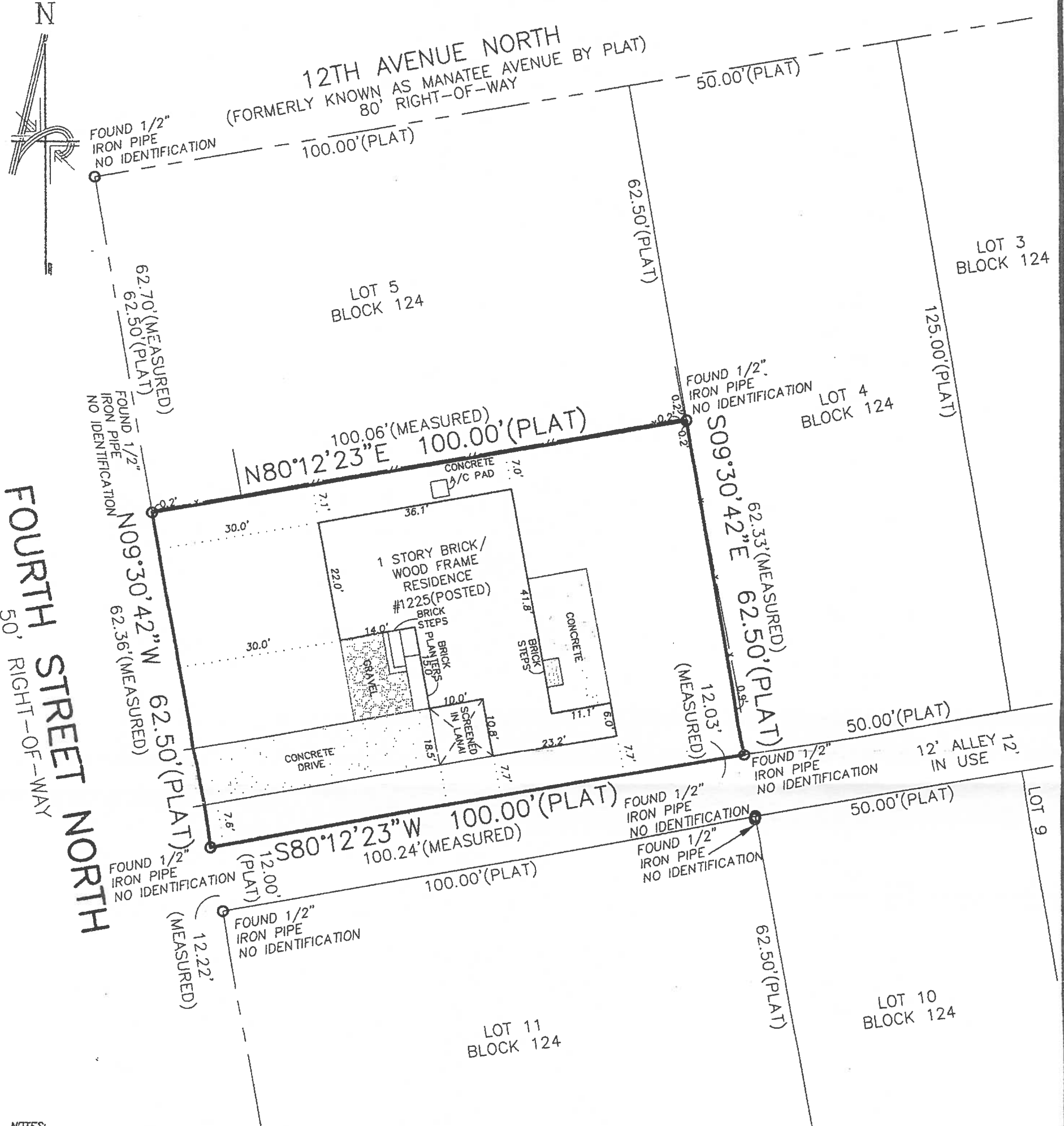
DATE:

DEC. 21, 2020

SHEET 1 OF 1

MAP SHOWING BOUNDARY SURVEY OF:

LOT 6, BLOCK 124, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



FOURTH STREET NORTH
50' RIGHT-OF-WAY

NOTES:
 THIS PROPERTY LIES IN FLOOD ZONE "X", "X-SHADED" PER FLOOD INSURANCE RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, COMMUNITY No. 120078, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018
 BEARINGS BASED ON THE EAST RIGHT-OF-WAY LINE OF FOURTH STREET NORTH AS BEING N 09°30'42" W
 NO BUILDING RESTRICTION LINE BY PLAT
 ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 124 EXCEPT AS NOTED
 -X- DENOTES 3' CHAIN LINK FENCE EXCEPT AS NOTED
 -//- DENOTES 6' WOOD FENCE EXCEPT AS NOTED
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
 BRILEY & DEAL, LLC
 CHICAGO TITLE INSURANCE COMPANY
 ATKINS BUILDERS INC(A FLORIDA CORP)

DURDEN
 SURVEYING AND MAPPING, INC.
 985 11TH AVENUE SOUTH
 JACKSONVILLE BEACH, FLORIDA 32250
 (904) 853-6822 FAX 853-6825
 LICENSED BUSINESS NO. 6696

SURVEYOR'S NOTE:
 THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

Bruce Durdan Jr
 FLORIDA REGISTERED SURVEYOR No. 4707
 H. BRUCE DURDEN, Jr.

SIGNED DECEMBER 3, 2020
 SCALE: 1" = 20'
 WORK ORDER NUMBER: 20547

B-9796