



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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**Monday, February 8, 2021**

**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:** None
4. **Correspondence:** None
5. **New Business:**
  - (A) **PC# 20-20** 102 North 6<sup>th</sup> Avenue Unit #13  
**Conditional Use Application** for recreational equipment rental (bicycles, surfboards, beach chairs, umbrellas, etc.) at property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(4) of the Jacksonville Beach Land Development Code.  
(Applicant – *Beach Life Rentals*)
6. **Planning Department Report:** The next meeting is tentatively scheduled for Monday, February 22, 2021.

#### NOTICE

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*Information concerning the hearing process is available online at [www.jacksonvillebeach.org/publichearinginfo](http://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](mailto: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.*

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*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: February 1, 2021  
RE: February 8, 2021 - Planning Commission Staff Report

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The following information is provided for your consideration regarding the following agenda item(s) for the upcoming **Monday, February 8, 2021** Planning Commission meeting.

**NEW BUSINESS:**

**PC#01-21 Conditional Use Application**

Owner: 1036 Beach Blvd Inc.  
PO Box 330448  
Atlantic Beach, FL 32233

Applicant: Charles DeWitt  
Beach Life Rentals  
618 5<sup>th</sup> Street  
Neptune Beach, FL 32266

Location: 102 North 6<sup>th</sup> Avenue Unit # 13

Request: **Conditional Use Approval** for recreational equipment rental at property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(4) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the south side of 6<sup>th</sup> Avenue North between 1<sup>st</sup> and 2<sup>nd</sup> Streets South and exists as a developed commercial shopping center with multiple tenants. The applicant plans to occupy unit #13, which previously was the location of a physical fitness establishment.

The applicant's proposed commercial business includes retail sales in addition to rental of beach equipment including bicycles, surfboards, beach chairs, and umbrellas, etc. The applicant was advised by staff that conditional use approval would be required for the equipment rental component of the business. This type of rental would fall under the category of "miscellaneous amusement and recreation services".

Adjacent uses include a hotel to the east, vacant commercial property to the north, commercial to the west, and commercial and multiple-family to the south. The subject property is one block west of the beach. The proposed use in an existing commercial shopping center should not negatively impact adjacent properties.

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# CONDITIONAL USE APPLICATION

PC No. 01-21  
AS/400# 21-100005  
HEARING DATE 2.8.21

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 nonrefundable fee of \$500.00.

RECEIVED

JAN - 6 2021

### APPLICANT INFORMATION

Land Owner's Name: 1036 Beach Blvd Inc  
Mailing Address: PO BOX 330448  
Atlantic Beach FL 32233-0448

Telephone: 904 241 1151  
Fax: \_\_\_\_\_  
E-Mail: Ellionides@petroyax.com

PLANNING & DEVELOPMENT

Applicant Name: Beach Life Rentals - Charles DeWitt  
Mailing Address: \_\_\_\_\_  
618 5th St Neptune Beach, FL 32266

Telephone: 904-400-0175  
Fax: \_\_\_\_\_  
E-Mail: Beachlifere rentals@yahoo.com

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

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

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

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

### PROJECT DATA Unit B

Street address of property and/or Real Estate Number: 102 6th Ave N - RE# 173940-0000

Legal Description of property (attach copy of deed): \_\_\_\_\_  
1692 Shopping Ctr/Nbhd and is zoned as JCBD Commercial 1000

Current Zoning Classification: CBD Future Land Use Map Designation: CBD

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

Code section(s) applicable to the requested conditional use: 34-345 (D)(4)

Describe the proposed conditional use and the reason for the request: \_\_\_\_\_  
Commercial Retail with Beach Equipment Rentals (Bicycles, Surfboards, Beach Chairs, Umbrellas, etc)  
Current Business Tax Receipts are currently held for the business at locations 691 1st St N and 305 1st St N and we are adding a storefront to rent out of.

Applicant Signature: [Signature] Date: 1/4/20

**Letter of Authorization**

To whom it may concern:

This letter authorizes Charles Curtis DeWitt of Beach Life Rentals to act as agent to sign and notarize permit applications as agent for owner/owner, secure variances required by the local government body, and apply for conditional use approval with the City of Jacksonville Beach. This authorization is for the following lessee/tenant:


Tenant: Beach Life Rentals

Address: 102 6<sup>th</sup> Ave. N., Unit 13, Jacksonville Beach, FL 32250

Zoning: JCBD Real Estate#: 173940-0000

Owner/Agent Name: 1036 Beach Blvd., Inc. — Chris Hionides, President

Owner Address & Phone #: P.O. Box 330448, Atlantic Beach, FL 32233-0448

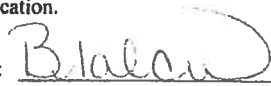
Signature  Date:

State of Florida, Duval County

The foregoing instrument was acknowledged before me this day of 4 January 2021

Chris Hionides herein by himself/herself and affirms all statements

and declarations herein are true and accurate and who is ( / ) personally known to me or ( ) produced identification.

Signed:   
(Notary stamp or seal required)



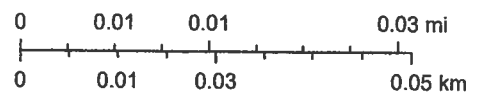
# Duval Map

PC#01-21



January 22, 2021

1:1,128



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community