



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, January 8, 2018

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), Bill Callan, Georgette Dumont, Britton Sanders
Alternates: Margo Moehring, Jason Lee
3. **Approval of Minutes:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#55-17 1350 13th Avenue South**
Planned Unit Development: PUD Amendment Application to amend the *Planned Unit Development: PUD Ordinance* (Ordinance No. 2011-8001), as amended by revising the approved Preliminary PUD Development Plan to provide updated proposed building footprints for the hospital campus. (*Baptist Medical Center-Beaches* – Applicant)
 - (B) **PC#56-17**
Land Development Code Text Amendment Application proposing to amend the text of the Land Development Code by adding new definitions, and permitting and regulatory language regarding Medical Marijuana Treatment Center Dispensing Facilities and Pharmacies.
 - (C) **PC#57-17**
Land Development Code Text Amendment Application proposing to amend the text of the Land Development Code Section 34-347 to reference Article VI, Division 3, “Zoning Atlas and Code Amendments” regulations as being applicable standards for processing *Redevelopment District: RD* rezoning applications.

(D) PC#58-17 2016 1st Street North

Concept Plat Application for a proposed four-unit townhouse project in a *Residential, multiple family*: RM-2 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

(E) PC#59-17 100 Mills Lane

Concept Plat Application for a proposed three lot single-family dwelling project in a *Residential, single family*: RS-1 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

7. Planning Department Report:

(A) The next meeting is scheduled for February 12, 2018.

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.

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: January 2, 2018
RE: January 8, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding five agenda items for the upcoming January 8, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#55-17 Planned Unit Development: PUD Zoning Amendment Application

Owner/
Applicant: Baptist Medical Center of the Beaches
3563 Philips Highway Building F, Suite 608
Jacksonville, FL 32207

Agents: Paul M. Harden, Esq., and Zach Miller, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202

Location: 1350 13th Avenue South (*Baptist Medical Center of the Beaches*)

Request: **Planned Unit Development: PUD Amendment Approval** to amend the *Planned Unit Development: PUD Ordinance* (Ordinance No. 2011-8001), as amended by revising the approved Preliminary PUD Development Plan to provide updated proposed building footprints for the hospital campus. (*Baptist Medical Center of the Beaches* – Applicant)

Comments: This application is an anticipated follow-up to the Comprehensive Plan Text Amendment application that was approved for the *Baptist Medical Center of the Beaches* (the applicant) on August 7, 2017, via Ordinance No. 2017-8091. That amendment increased the allowable maximum floor area ratio for Hospital - Institutional land uses in the City from 0.35 to 0.55, to accommodate the anticipated future growth and build-out of the hospital campus. With that amendment in place, and based on the hospital campus size of approximately 27.12 acres, the campus could ultimately support just under 650,000 s.f. of hospital, office and ancillary/support space.

As described in the attached application narrative and shown on the proposed Preliminary PUD Development Plan, the applicant proposes to modify the existing PUD ordinance governing the campus as follows:

1. Convert the proposed five-story parking garage located between Medical Office Building B and Medical Office Building C to a Medical Office Building (D), not to exceed 65,000 s.f.
2. Relocate/redesign the currently approved parking garage to a maximum 35' height structure to be oriented along Roberts Drive as shown on the proposed Preliminary PUD Development Plan, providing a minimum 10' garage and/or surface parking setback along Roberts Drive. All other structures will require a 20' setback.
3. Provide additional 27,000 square feet of support and ancillary space to the main hospital building.
4. Provide an addition to the four-story East Pavilion annex of the hospital building, adding an additional 50 beds to the hospital's current 136 beds. This would increase the maximum bed capacity at the hospital from the currently approved 182 beds to 186 beds.
5. Provide for the expansion of the Central Energy Plant, shown as "CEP expansion" on the proposed Preliminary PUD Development Plan. This is considered a utilities expansion for development monitoring purposes.
6. Provide for a maximum building area on Parcel B of 12,000 s.f., and on Parcel C (across Roberts Drive) a maximum building area of 60,000 s.f. with both facilities limited a maximum 35' height.
7. Replace the two driveways into Parcel B (former Jehovah's Witness building on 16th Ave S.) with a single driveway access from 16th Ave S. to the easterly surface parking lot.

These proposed uses and the addition of a new medical office building D, were the driving forces of the applicant seeking their 2017 Comprehensive Plan amendment. That amendment was approved by both the City and the state reviewing agencies with no objection. **The most significant element of the proposed development** is the replacement of the five-story parking garage building with a medical office building, and moving the garage location to the west along the Roberts Drive frontage of the campus.

Staff does not object to the applicant's proposal to convert the approved garage structure to an office building. The height of that structure is vested at 55 feet, as it was approved as a component of the hospital campus in April of 2004, prior to a City Charter Amendment approved by voters in November of 2004. That amendment enacted a city-wide 35 feet height cap for all new buildings, but provided that existing Planned Unit Developments adopted prior to the amendment with building heights exceeding 35 feet could be completed. The amendment does not regulate the contents or use of vested buildings.

The relocation of the proposed garage along Roberts Drive is considered a preferable location for that facility, in terms of visual impact to adjacent noncommercial uses. The western edge of the main campus is bordered by hospital facilities and other professional office uses on the west side of Roberts Drive, whereas potential other locations for a garage could border established single-family neighborhoods along 16th Avenue South or 10th Street South. The relocated garage structure would be limited to a maximum 35' height, as it was not a component of the April 2004 PUD.

This PUD amendment represents a positive long-term commitment on the part of the applicant to provide broad-based and high quality healthcare to the residents of Jacksonville Beach, and will offer employment opportunities from what is already the City's largest employer. Adequate infrastructure capacity exists to serve the existing and planned facilities, and any new development within the campus over previously approved levels would be subject to the City's Mobility fee.

PC#56-17 Land Development Code Text Amendment Application

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

Location: *Commercial, limited: C-1, Commercial, general: C-2, and Central Business District: CBD* zoning districts

Request: **Land Development Code Text Amendment Approval** of an amendment to the text of the Land Development Code by adding new definitions, and permitting and regulatory language regarding Medical Marijuana Treatment Center Dispensing Facilities and Pharmacies.

Comments: In November of 2016, voters approved an amendment to the Florida Constitution (Amendment 2) that legalizes the use of medically certified marijuana in the State of Florida. It authorizes the cultivation, processing, distribution and sale of related products by licensed "Medical Marijuana Treatment Centers". The Florida legislature passed Senate Bill 8-A in response to Amendment 2, which governs the licensure and application process for the growth, processing, transportation, administration, and dispensing of medical marijuana products to qualifying patients in the State.

Senate Bill 8-A provided local jurisdictions with two options regarding dispensing facilities. Local jurisdictions can either regulate dispensing facilities no more stringently than they regulate pharmacies, or they can choose ban them. The City Council has directed staff to move forward with changes to the Land Development Code (LDC) that would permit medical marijuana treatment center dispensing facilities within the City, in certain zoning districts only.

Currently the Land Development Code does not define a “pharmacy”, nor are pharmacies listed separately as a permitted or conditional use. This use is covered currently under *Retail Establishments* as “drugs” or “drug stores”. The proposed changes (attached) to the Land Development Code would include the following:

- Add the following definitions to Article IV. Definitions:
 - Medical Marijuana Treatment Center
 - Medical Marijuana Treatment Center Dispensing Facility
 - Pharmacy
- Add “Pharmacy” and “Medical Marijuana Treatment Center Dispensing Facility” as permitted uses in:
 - *Commercial, general: C-2*
- Add “Pharmacy” and “Medical Marijuana Treatment Center Dispensing Facility” as conditional uses in:
 - *Commercial, limited: C-1*
 - *Central Business District*
- In *C-1*, *C-2* and *CBD* zoning districts, change “drugs” and “drug stores” under retail establishments, to “non-prescription drugs” to differentiate this from a “Pharmacy”

The proposed changes to the Land Development Code also include regulations for the new uses, under a new Section 34-408. These additions include hours of operation limitations (may not operate between 9:00 pm and 7:00 am), and proximity requirements (500 feet from another dispensing facility, or school) that are consistent with Florida Statutes, and a provision that the changes will not impact existing pharmacy operations.

PC#57-17

Land Development Code Text Amendment Application

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

Location: *Redevelopment District: RD*

Request: **Land Development Code Text Amendment Approval** of an amendment to the text of the Land Development Code Section 34-347 to reference Article VI, Division 3, “Zoning Atlas and Code Amendments” regulations as being applicable standards for processing *Redevelopment District: RD* rezoning applications.

Comments: Staff has completed a review with the City Attorney of the recently issued judicial order overturning a prior judicial decision that upheld the City Council’s denial of the then

proposed *Surfer the Bar Redevelopment District: RD* rezoning application for the *Mango's Bar* property on the northwest corner of 1st Street and 1st Avenue North. One of the key points made by the prevailing judges in that order was that the City Council erred in when it based its decision on the rezoning standards found in Land Development Code (LDC) Section 34-211(c). Two of the three appellate judges concluded that the City Council should have based any decision that they made on the application solely on the standards contained in Land Development Code Section 34-347 addressing Redevelopment District: *RD* districts (Sec 34-347). The lower court judge and the third appellate judge concluded that the City Council correctly applied the standards found in Section 34-211.

Section 34-211 is contained in Land Development Code Article VI, Division 3-Zoning Atlas and Code Amendments. That division deals with the review and approval of ALL land development code text changes and amendments to the official zoning atlas/map for the City (rezonings). It has historically and consistently been the interpretation of staff that because a request for *RD* zoning designation is at its core a rezoning request, changing the zoning designation from a parcel's current zoning designation (*CBD, C-1, etc. to Redevelopment District: RD*), it should be reviewed and approved or denied based on the same standards as are all other rezoning requests.

Accordingly, consistent with its prior interpretation of its code, staff proposes to amend the Section 34-347 *Redevelopment District: RD* district zoning regulations to specifically reference and incorporate Article VI, Division 3- *Zoning Atlas And Code Amendments* procedures and standards into the process for reviewing and approving/denying *Redevelopment District: RD* zoning designation requests. A copy of the proposed Land Development Code Section 34-347, incorporating reference to Article VI, Division 3, including Section 334-211(c) specifically, is included for your reference. Proposed revisions are presented in the underline addition/~~strike-through~~ deletion format.

PC#58-17

Concept Plat Application

Owner/
Applicant: Papas Real Estate Holdings LLP
3556 Valencia Road
Jacksonville, FL 32205

Agent: Atkins Builders, Inc. - John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

Location: 2016 1st Street North

Request: **Concept Plat Approval** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the southwest corner of Seagate Avenue and 1st Street North and consists of two contiguous lots of record (*Lots 1 and 2, Block 202, Ocean Villa*). The subject property currently contains one single-family dwelling that was constructed in 1955. The applicant wishes to subdivide the subject property into four new residential townhouse lots. The proposed concept plat provides lots that exceed the minimum lot size and street frontage standards for townhouses in *RM-2* zoning districts.

Adjacent uses include multiple-family residential to the north, south, and west and a church and multiple-family residential to the east. The subdivision and redevelopment of the subject property into a four-unit townhouse project is consistent with *RM-2* zoning standards, is consistent with the surrounding existing residential development, and is well below the permitted residential density. Adjacent properties should not be negatively impacted.

PC#59-17 **Concept Plat Application**

Owner/
Applicant: SH Design, LLC
830 3rd Street S. #101
Jacksonville Beach, FL 32250

Agent: Joshua Spalten, SH Design, LLC
830 3rd Street S. #101
Jacksonville Beach, FL 32250

Location: 100 Mills Lane

Request: **Concept Plat Approval** for a proposed three lot single-family dwelling project in a *Residential, single family: RS-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the south side of Mills Lane, west of Ponte Vedra Boulevard. The existing lot of record is *Lot 1, Block D10, Ponte Vedra Unit Two* subdivision, as recorded in Plat Book No. 26, Page 6. The owner / applicant wishes to split the oversized lot into three single-family lots that meet the *Residential-single family: RS-1* zoning standards. All three proposed new lots are in conformance with *RS-1* regulations and Comprehensive Plan *Low Density Residential* standards. The original Covenants and Restrictions for the *Ponte Vedra Unit Two* subdivision expired in 1997 and are no longer applicable to the property, therefore permitting the subdivision of Lot 1.

Adjacent uses include single family residential to the north, south, east and west. The subdivision of Lot 1 is consistent with the *RS-1* zoning standards, and is similar to the subdivision of Lot 7, directly to the north which was approved in October of 2015. Adjacent properties should not be negatively impacted.



REZONING/TEXT AMENDMENT APPLICATION

PC No. 55-17
AS/400# 17-100226

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.

APPLICANT INFORMATION

Land Owner's Name: Baptist Medical Center of the Beaches, Inc.; Baptist Health Properties, Inc.
Baptist Beaches Medical Condominium Association, Inc.
Mailing Address: _____
3563 Phillips Highway Building F Suite 608 Jacksonville, Florida 32207

Telephone: 904-627-2900
Fax: _____
E-Mail: _____

RECEIVED

Applicant Name: Baptist Medical Center of the Beaches, Inc.
Mailing Address: 3563 Phillips Highway Building F Suite 608
Jacksonville, Florida 32207

Telephone: _____
Fax: SEP 18 2017
E-Mail: _____

NOTE: Written authorization from the land owner is required if the applicant is not the owner. PLANNING & DEVELOPMENT

Agent Name: Paul M. Harden, Esq.; Zach Miller, Esq.
Mailing Address: 501 Riverside Avenue, Suite 901
Jacksonville, Florida 32250

Telephone: 904-396-5731
Fax: 904-399-5461
E-Mail: paul_harden@bellsouth.net

zach_miller@bellsouth.net

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: 179760 0010; 179602 1000; 179756 0000; 179451 0030; 179602 1100; 179602 1200; 179602 1400
179602 1300; 179602 1500; 179602 1600; 179602 1700

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See Attached Exhibit "A"

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

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Not Applicable

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.		X

Applicant Signature: Paul M Harden Date: 9.14.17

PAUL M. HARDEN
ATTORNEY AT LAW
SUITE 901
501 RIVERSIDE AVENUE
JACKSONVILLE, FLORIDA 32202

(904) 396-5731
FAX (904) 399-5461
E-mail: paul_harden@bellsouth.net

RECEIVED

NOV 21 2017

PLANNING & DEVELOPMENT

November 20, 2017

William C. Mann, ACIP, FRA-RP
Director, Planning and Development
City of Jacksonville Beach
11 North Third Street
Jacksonville Beach, FL 32250

RE: Beaches Baptist Hospital PUD

Dear Bill:

In response to our meeting on October 27, 2017, enclosed please find a revised written description and site plan for the Beaches Baptist PUD. The site plan labels the various buildings and delineates the boundary of "Parcel B." The written description increases the setback for Parcel B to twenty (20) feet from 16th Avenue South, sets a specific figure for the maximum height of additions to the main hospital building and adds language to the phasing schedule.

Also, per your request, we have calculated the amount of open space under the revised site plan. Excluding walkways from the calculation, the amount of open space is approximately 25.7 percent. Including walkways in the calculation, the amount of open space is approximately 28.8 percent.

If you have any questions please do not hesitate to contact me.

Sincerely,



Paul M. Harden

PMH/zwm

Encl.

c: Keith Tickell
Joe Mitrick
Tyler Matthews
Doug Miller
Ray Spofford

AUTHORIZATIONS

AGENT AUTHORIZATION

November 23, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with a PUD which affects the properties with the following real estate numbers: 179756 0000, 179760 0010; 179451 0030.

**BAPTIST MEDICAL CENTER
OF THE BEACHES, INC., a Florida not-for-profit Corporation**

By: Scott Wooten

Name: Scott Wooten

Title: CFO

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 21st day of Nov 2016 by Scott Wooten as CFO of Baptist Medical Center of the Beaches, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced as identification.

Kathy J Brown
Notary Public Signature

Print Name: Kathy J. Brown

Commission Expires: 7/21/2020



AGENT AUTHORIZATION

November 23, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with a PUD which affects the properties with the following real estate numbers: 179602 1000, 179602 1500 and 179602 1600.

**BAPTIST BEACHES MEDICAL
CONDOMINIUM ASSOCIATION, INC.,**
a Florida not-for-profit Corporation

By: [Signature]

Name: Keith A. Tickell

Title: Vice President

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 17th day of Nov.²⁰¹⁶ by Keith A. Tickell as Vice President of Baptist Beaches Medical Condominium Association, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced as identification.

[Signature]

Notary Public Signature

Print Name: KATHY J BROWN

Commission Expires: July 21, 2020



AGENT AUTHORIZATION

November 23, 2016

To Whom It May Concern:

This letter is to authorize Paul M. Harden, Esq. to sign and act as agent for submittal, amendment and approval of applications in connection with a PUD which affects the properties with the following real estate numbers: 179602 1700, 179602 1400; 179602 1300; 179602 1200 and 179602 1100.

BAPTIST HEALTH PROPERTIES, INC.,
a Florida not-for-profit Corporation

By: _____

Name: Keith A. Tickell

Title: Vice President

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 17th day of Nov 2016 by Keith Tickell as Vice President of Baptist Health Properties, Inc., a Florida not-for-profit Corporation on behalf of the corporation. He/She is personally known to me or produced _____ as identification.

Kathy J. Brown

Notary Public Signature

Print Name: Kathy J. Brown

Commission Expires: July 21, 2020



REVISED PUD NARRATIVE

PUD MODIFICATION NARRATIVE

January 2, 2018

- Owners:** Baptist Medical Center of the Beaches, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207
- Baptist Health Properties, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207
- Baptist Beaches Medical Condominium Association, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207
- Agent:** Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32250
- Applicant:** Baptist Medical Center of the Beaches, Inc.
3563 Philips Highway Building F Suite 608
Jacksonville, Florida 32207
- Project Name:** Baptist Beaches Hospital
- Parcel(s) Size:** Approximately 27.12 acres
- Project location:** 1350 13th Avenue South, Jacksonville Beach, Florida 32250
1127 16th Avenue South, Jacksonville Beach, Florida 32250
1370 13th Avenue South, Jacksonville Beach, Florida 32250
1320 Roberts Drive, Jacksonville Beach, Florida 32250
1577 Roberts Drive, Jacksonville Beach, Florida 32250
1375 Roberts Drive, Jacksonville Beach, Florida 32250
- See Attached Property Assessment Map and Vicinity Map*
- Legal Description:** *See Attached Deeds and Legal Descriptions*
- Existing Zoning:** PUD Ordinance 2017-8086, with development rights vested pursuant to PUD Ordinance 2011-8001, PUD Ordinance 2005-7907 and PUD Ordinance 2004-7873

Future Land Use: Institutional

Preliminary PUD Development Plan: See attached Preliminary PUD Development Plan.

Signage Plan: Please refer to Signage Plan attached to previous PUD as Exhibit "E."

Request: The owners are requesting to modify the existing PUD by replacing the Preliminary PUD Development Plan attached as Exhibit "D" to Ordinance 2017-8086 with the revised Preliminary PUD Development Plan ("Preliminary Development Plan") attached to this application as Exhibit "D." The owners are further requesting amendment to the PUD narrative as written herein.

Nothing contained herein shall diminish or reduce any uses or buildings currently in use as of the date this PUD is approved nor shall anything contained herein diminish or reduce any unused development rights or buildings nor the scope of said unused development rights or buildings allotted pursuant to Ordinances 2017-8086, 2011-8001, 2005-7907 and 2004-7873.

Ordinance 2004-7873, as amended by Ordinance 2005-8907, 2011-8005, and 2017-8086 entitles Parcel A to the following uses:

- 62,000 square feet of medical, business and professional offices (Medical Office Buildings "A" and "B" on the original site plan.) Currently 48,993 square feet of these development rights are used. 13,007 square feet of unused entitlements.
- 182 hospital beds with ancillary uses, including medical and business offices. Currently 136 hospital beds are used on the property.
- 60,000 square feet of medical, business and professional offices serving affiliated/community physicians and professionals (Medical Office Building "C"). Currently 48,344 square feet of these development rights are used. 11,666 square feet of unused entitlements.
- A 60-foot tall, five-story parking garage located between Medical Office Building "C" and Medical Office Building "B." Currently these development rights are unused on the property.

- 63,000 square feet of non-ancillary medical, business and professional offices. Currently these development rights are unused on the property.

The existing uses include support functions along with ancillary and auxiliary services reasonably needed to serve patients and/or office tenants, as applicable, including but not limited to, the pharmacy, kitchen, cafeteria and gift shop. This PUD Modification does not extinguish these entitlements.

The modifications proposed herein will allow the following proposed additions on Parcel A:

- A medical office building containing up to 65,000 square feet of non-ancillary medical, business and/or professional offices serving affiliated/community physicians and professionals. The new building, as shown on the Preliminary Development Plan, will be in the general location of the proposed sixty (60) foot tall parking garage as shown on the Preliminary Development Plan attached to Ordinance 2017-8086. (“Medical Office Building D”).
- An addition to the main building containing 7,000 square feet of imaging services and additional hospital and ancillary/non-ancillary uses (“East Pavilion Imaging Addition”).
- An addition to the main building containing 10,000 square feet of support services and additional hospital and ancillary/non-ancillary uses. (“Support Services Addition 1”).
- An addition to the main building containing 10,000 square feet of support services and additional hospital and ancillary/non-ancillary uses. (“Support Services Addition 2”).
- CEP expansion.
- An addition to the four-story East Pavilion. The addition shall contain up to additional 50 hospital beds, additional hospital and ancillary/non-ancillary uses and shall be the same height as the East Pavilion.
- One parking garage. Parapets and walls may be placed on top deck and the garage may contain storage and support services ancillary to normal garage operations.

- New access point on Roberts Drive and new access point on 16th Avenue South which shall replace the current entrance to Parcel B.

The additions listed above may include support functions along with ancillary and auxiliary services reasonably needed to serve patients and/or office tenants, as applicable, including but not limited to, expansion or relocation of the, CEP uses, pharmacy, kitchen, cafeteria and gift shop. Such uses shall be contained within the building footprints as shown on the preliminary development plan. Any portion of the unused development rights may be used in any of the additions provided herein.

The modifications proposed herein will allow the following with respect to Parcels B and C:

- Parcels B and C shall be allowed all uses permitted for Parcel A and the uses permitted in Ordinances 2005-7907 and 2011-8001, respectively. Parcel B shall have a maximum gross building area of 12,000 square feet and Parcel C shall have a maximum gross building area of 60,000 square feet. Structures on Parcels B and C may be removed and the parcels may also be used to meet the parking demands and emergency access necessary for all three parcels.

To the extent any restrictions, terms or conditions for the property subject to this written description or in the attached Preliminary Development Plan conflict with the provisions of Ordinances 2004-7873, 2005-7907, 2011-8001 and 2017-8086 this written description and Preliminary Development Plan shall control, so long as it does not limit entitlements contained in Ordinances 2004-7873, 2005-7907, 2011-8001 and 2017-8086.

The attached modified Preliminary PUD Development Plan, to be approved, depicts:

- The conceptual location of Medical Office Building D.
- The conceptual location of parking garage.
- The conceptual location of: new parking, including potential surface parking on Parcels B and C; internal driveway design; and curb cuts needed to accommodate the additions and improve access to the hospital.
- The conceptual additions to existing buildings and new entrances.

The attached Preliminary PUD Development Plan is conceptual. The final location and configuration of proposed buildings and additions shown on the Preliminary PUD Development Plan and described herein may be adjusted prior to final permit. Any changes to the preliminary development plan shall not exceed the standards set forth in Section 34-348(m), Land Development Code.

Setbacks:

Additions to Parcel A will comply with the following setbacks:

- Front: 20 feet (13th Avenue South and 16th Avenue South)
- Rear: None
- Side: 20 feet Roberts Drive and 10th Street
- Corner: None
- Parking garage or other vehicular use areas: 10 feet from any property line.
- Accessory Structures: None

Parcel B: As provided in Ordinance 2005-7907, no setbacks are required. However, to the extent Parcel B is used for parking for Parcel A, a minimum 20 foot setback shall be provided from the property line to 16th Avenue South.

Parcel C: As provided in Ordinance 2011-8001, no setbacks are required.

Height:

Medical office building “D” shall not exceed sixty (60) feet in height.

The buildings on Parcels B and C shall not exceed thirty-five (35) feet in height.

Additions to the “East Pavilion” shall not exceed sixty-five (65) feet.

Additions to the main building shall not exceed sixty-five (65) feet.

Building height excludes spires, belfries, cupolas, flagpoles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, elevator hoistways, decorative architectural features, parapets, safety equipment, HVAC equipment and other structures and appurtenances not intended for human occupancy pursuant to “Height

Limit Exemptions” allowed under the land development code or currently in use on the property.

Maximum
Impervious
Surface
Coverage:

85%

Utilities:

All new utilities serving the site will be installed underground.

Access:

Access shall be provided to the site as shown on the attached Preliminary Development Plan.

Parking:

One parking space shall be provided for every 250 square feet of medical office, business and professional offices. One parking space shall be provided for every hospital bed. Parking may be located in the multi-level parking garage shown on the Preliminary Development Plan. Adequate parking pursuant to these parameters shall be provided on-site.

Parcel A:

- The East Pavilion Imaging Services Addition and Support Service Additions 1 and 2) will not increase demand for parking as they do not increase staff or patient use of the hospital.
- Surface parking on Parcels B and C may be used to accommodate the parking needs for Parcel A.

Parcel B

- Parking needs for Parcel B may be accommodated through surface parking on Parcels A or C or by spaces in the parking garage.

Parcel C

- Parking needs for Parcel C may be accommodated through surface parking on Parcels A or B or by spaces in the parking garage.

Public Facilities:

Water mains adjacent to the site are adequate for the proposed development. The existing storm water systems are adequate for the

proposed development. Sanitary sewers adjacent to the site are adequate for the proposed development.

The current development rights are vested with respect to all applicable concurrency matters. As to the additional development rights proposed pursuant to this PUD, there is adequate sewer, water, solid waste, storm water and other public facilities to meet concurrency requirements.

With respect to transportation and roads, Parcel A is vested to serve 182 hospital beds and 185,000 square feet of non-ancillary medical, business and professional office space. Parcel B is vested to serve 12,000 square feet of non-ancillary medical business and professional office space. Parcel C is vested to serve 28,000 square feet of non-ancillary medical business and professional office space. Sufficient capacity currently exists to serve the proposed additions to the main building described herein and the attached Preliminary Development Plan.

A minimum of twenty (20) percent of gross land area of the site will be used as open space. This may consist of pervious and impervious areas, stormwater facilities and other on-site bodies of water.

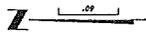
Landscaping/
Buffers:

Landscaping with suitable and appropriate vegetation shall be provided as generally shown in the Preliminary Development Plan. Alterations of landscaping shall be subject to approval by the Planning Department Director, however, such approval shall not be unreasonably withheld. Landscaping shall be permitted within the required setbacks. Landscaping shall be provided on the southern border of the property in order to sufficiently buffer the hospital and related uses from the area residents.

Phasing:

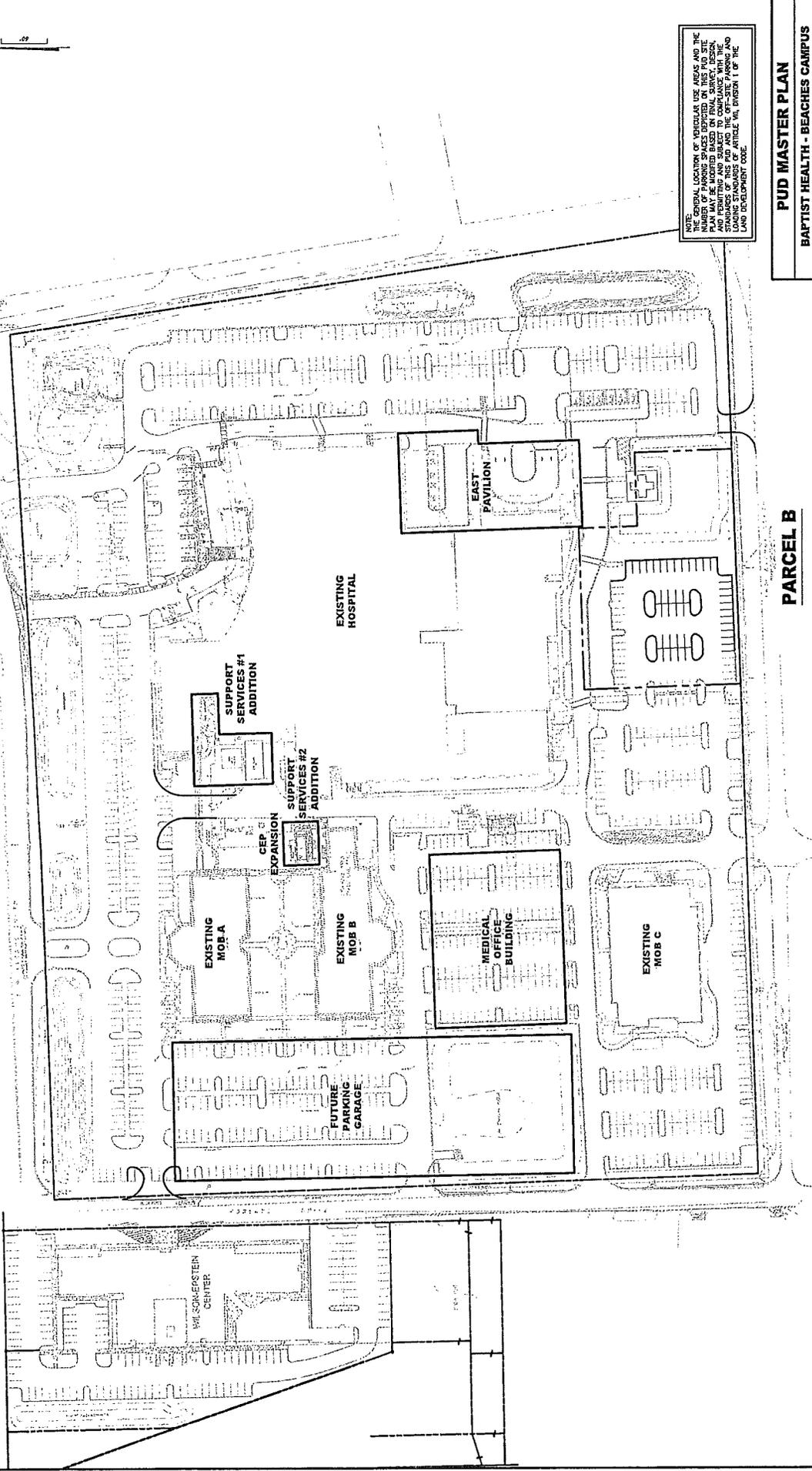
Phasing will occur as dictated by community needs.

REVISED SITE PLAN



PARCEL A

PARCEL C



NOTE: THE GENERAL LOCATION OF BUILDINGS AND THE NUMBER OF PARKING SPACES DEPICTED ON THIS PUD SITE PLAN MAY BE MODIFIED BASED ON FINAL SURVEY, DESIGN, AND CONSTRUCTION. THE PLAN SHALL BE SUBJECT TO THE LATEST STANDARDS OF THIS PUD AND THE OFF-SITE PARKING AND LOADING STANDARDS OF ARTICLE VII, DIVISION 1 OF THE LAND DEVELOPMENT CODE.

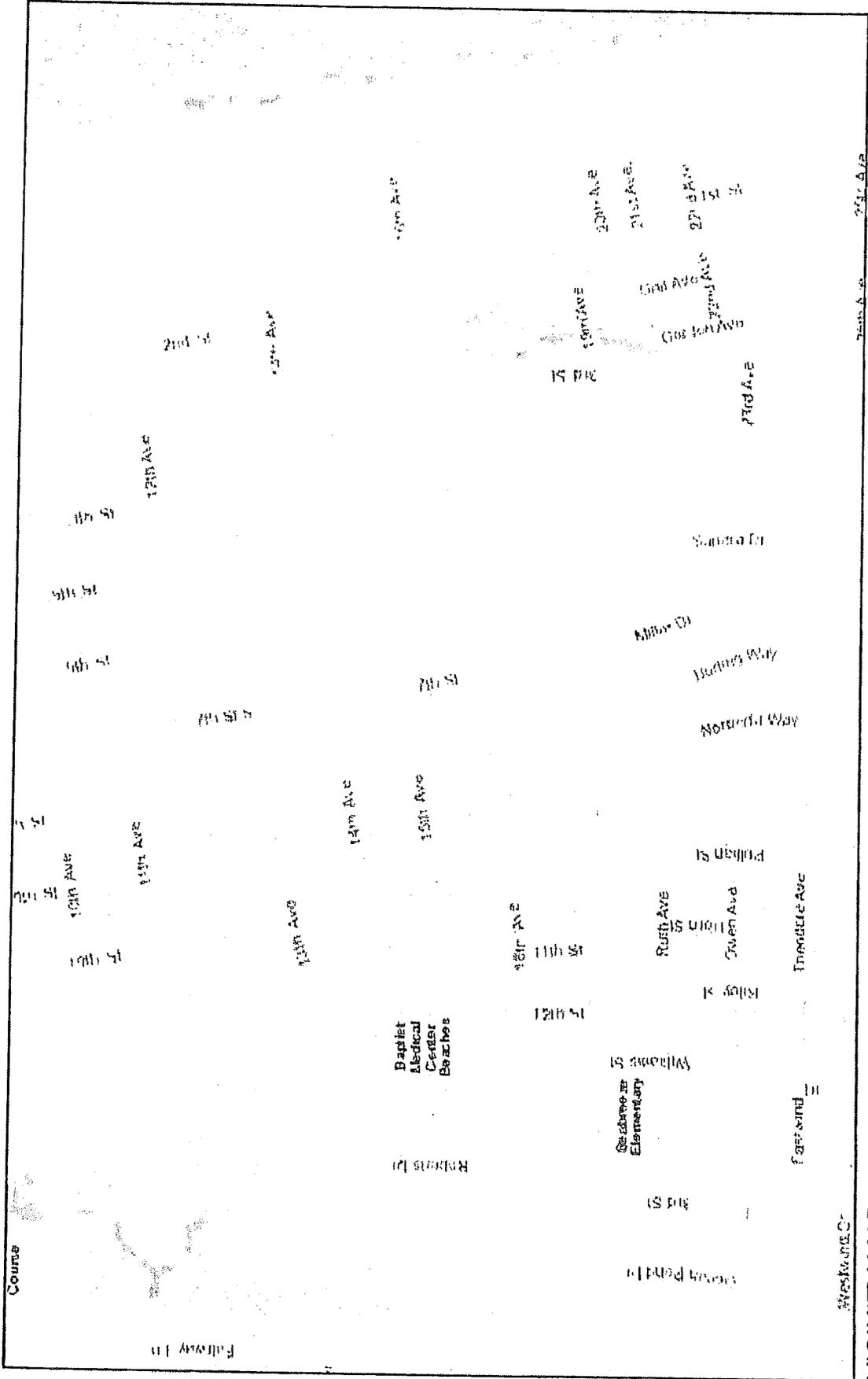
PUD MASTER PLAN
BAPTIST HEALTH - BEACHES CAMPUS
 11/16/17

ETM
 Engstrom-Thoms & Thoms, Inc.
 10750 Chaffin Avenue, Suite 100
 Denver, CO 80241
 TEL: (303) 644-3300
 FAX: (303) 644-3300
 CA-000004 1C-000018

PRELIMINARY PUD DEVELOPMENT PLAN

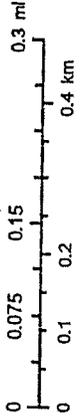
DIVISION OF PROPERTY
OWNERSHIP

VICINITY MAP



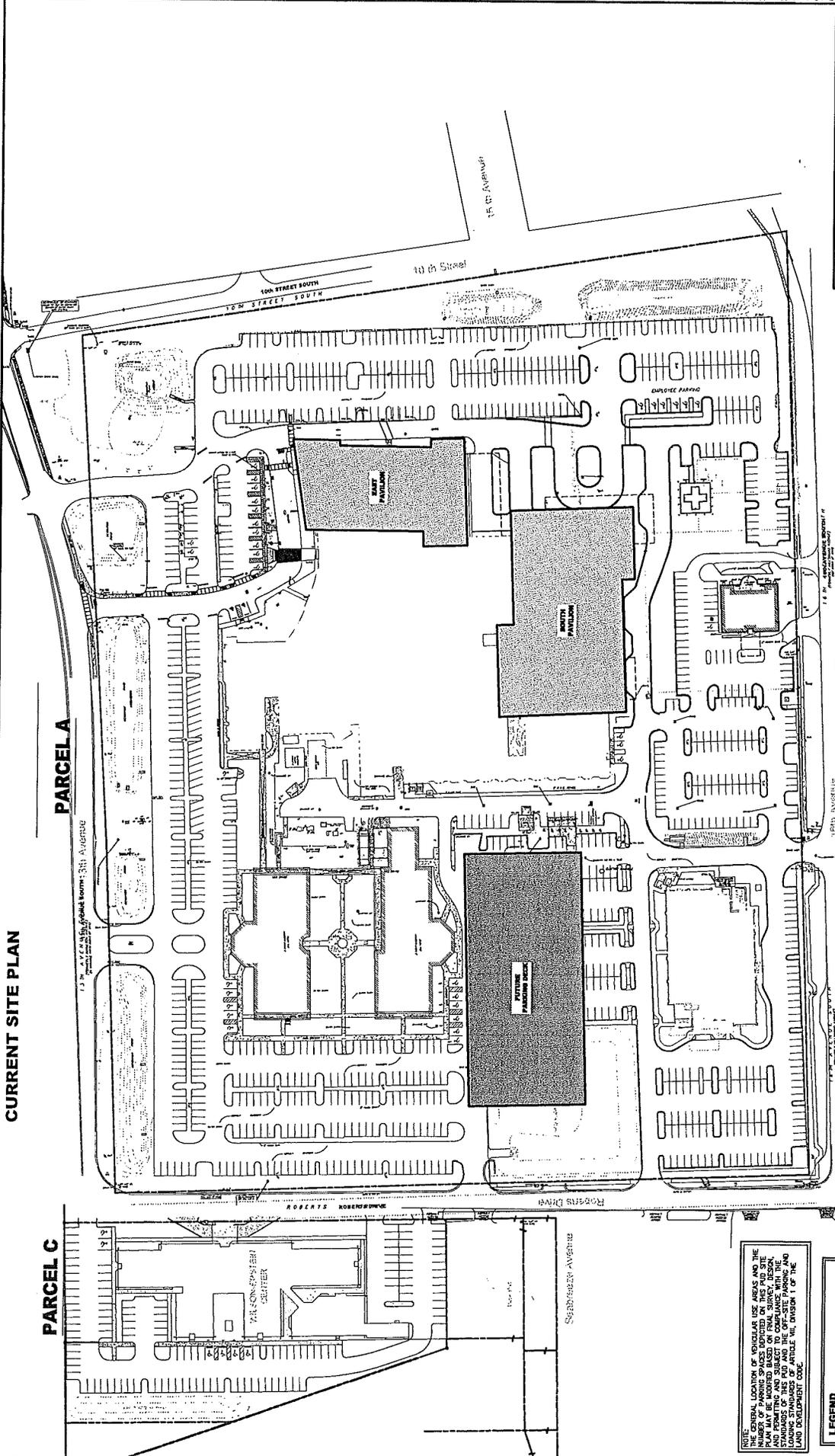
VICINITY MAP

1:9,028



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey.

CURRENT SITE PLAN



CURRENT SITE PLAN

PARCEL A

PARCEL C

PARCEL B

PUD MASTER PLAN
BAPTIST HEALTH - BEACHES CAMPUS
 12/27/16

ETM
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 12210 NW 15th Street
 Boca Raton, FL 33433
 www.etmcorp.com

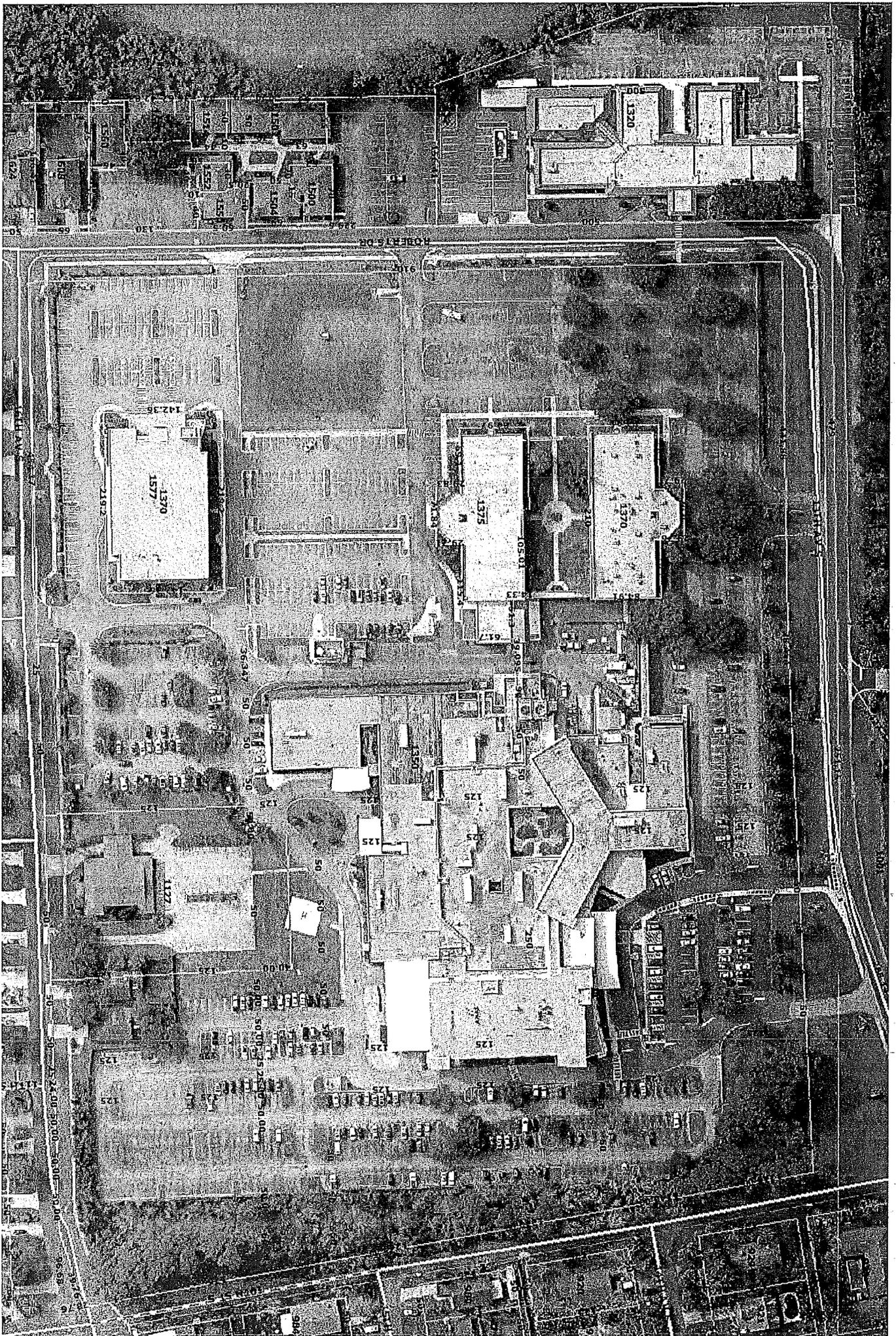
PRELIMINARY PUD DEVELOPMENT PLAN

NOTE: THE GENERAL LOCATION OF VEHICULAR USE AREAS AND THE NUMBER OF PARKING SPACES DEPICTED ON THIS PUD SITE PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. THE EXACT LOCATION AND PERMITS AND SUBJECT TO COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS OF THIS PUD AND THE OFF-SITE PARKING AND TRAFFIC IMPACT ANALYSIS WILL BE DETERMINED BY THE LAND DEVELOPMENT CODE.

LEGEND

	FUTURE 5 STORY PARKING GARAGE (60 FT. HD)
	FUTURE 4 STORY BUILDING (45 FT. HD)

AERIAL OF THE
PROPERTY





REZONING/TEXT AMENDMENT APPLICATION

PC No. 56-17

AS/400# 17-10022

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.

APPLICANT INFORMATION

Land Owner's Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

Applicant Name: Planning and Development Department

Telephone: (904) 247-6231

Mailing Address: 11 N. 3rd Street - City Hall

Fax: (904) 247-6107

Jacksonville Beach, FL 32250

E-Mail: planning@jaxbchfl.net

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

Agent Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

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

REZONING DATA

Street address of property and/or Real Estate Number: N/A

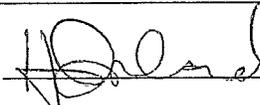
Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): N/A

Current Zoning Classification: N/A Future Land Use Map Designation: _____

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Article IV Definitions, Section 34-342, 34-343, 34-345, & New 34-408

	<u>REQUESTED INFORMATION</u>		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;			✓
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;			✓
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;			✓
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.			✓
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: 12/8/17

Proposed Text Changes

Article IV. Definitions.

Section 34-41. General.

Medical Marijuana Treatment Center means a facility licensed by the Florida Department of Health that can cultivate, process, transport, or dispense marijuana or marijuana related products.

Medical Marijuana Treatment Center Dispensing Facility means a facility or business operated by a Medical Marijuana Treatment Center (MMTC), or other organization or business holding all necessary state licenses and permits and where marijuana and products derived therefrom are dispensed at retail in accordance with all other applicable local, state and federal laws.

Pharmacy means a retail store where prescription and other medicines and related products are dispensed and sold retail as the principal use, and where the retail sale of other miscellaneous goods may also be permitted.

Article VII. Zoning Districts.

Section 34-342. Commercial Limited: C-1.

(b) Permitted uses.

(6) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.

(d) Conditional uses.

(22) Pharmacy

(23) Medical Marijuana Treatment Center Dispensing Facilities

Section 34-343 Commercial General: C-2.

(b) Permitted uses.

(10) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise; food; motor vehicle dealers, new and/or used; auto and home supply stores; gasoline service stations; and boat, recreational vehicle and motorcycle dealers; apparel and accessories; home furniture, furnishing and equipment stores; non-prescription drugs; used merchandise; miscellaneous shopping goods; fuel dealers; florists; tobacco and newsstands; optical goods; and miscellaneous retail goods.

(31) Pharmacy

(32) Medical Marijuana Treatment Center Dispensing Facilities

Section 34-345 Central business district: CBD.

(b) Permitted uses.

(4) Retail trade establishments as follows: Building materials, hardware and garden supplies; general merchandise stores; apparel and accessory stores; home furniture, furnishing and equipment stores; restaurants; non-prescription drugs stores; florists; tobacco stands and newsstands; optical goods stores; and miscellaneous retail goods.

(d) Conditional uses.

(10) Pharmacy

(11) Medical Marijuana Treatment Center Dispensing Facilities

Article VIII. Site Development Standards.

Section 34-408 – Medical Marijuana Treatment Center Dispensing Facilities and Pharmacies.

a) Medical Marijuana Treatment Center Dispensing Facility

- 1) Proximity. A medical marijuana treatment center dispensing facility may not be located within 500 feet of the real property that comprises another medical marijuana treatment center dispensing facility, or a public or private elementary school, middle school, or secondary school, pursuant to Florida Statutes 381.986 (11)(c).
- 2) Hours of Operation. A medical marijuana treatment center dispensing facility may not operate between the hours of 9:00 pm and 7:00 am, as set forth in Florida Statute 381.986 (8)(f)(4)

b) Pharmacies

- 1) Hours of Operation. A pharmacy may not operate between the hours of 9:00 pm and 7:00 am.
- 2) A pharmacy operating legally before the date of adoption is exempt from complying from the above restriction.



REZONING/TEXT AMENDMENT APPLICATION

PC No. 57-17

AS/400# 17-10022

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.

APPLICANT INFORMATION

Land Owner's Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

Applicant Name: Planning and Development Department

Telephone: (904) 247-6231

Mailing Address: 11 N. 3rd Street - City Hall

Fax: (904) 247-6107

Jacksonville Beach, FL 32250

E-Mail: planning@jaxbchfl.net

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

Agent Name: _____

Telephone: _____

Mailing Address: _____

Fax: _____

E-Mail: _____

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

REZONING DATA

Street address of property and/or Real Estate Number: N/A

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

Current Zoning Classification: N/A Future Land Use Map Designation: _____

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Article VII, Section 34-347 of the LDC.

<u>REQUESTED INFORMATION</u>	<u>Attached?</u>	
	<u>Yes</u>	<u>No</u>
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;		✓
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;		✓
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;		✓
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.		✓
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: 12/8/17

PROPOSED CHANGES TO LDC SECTION 34-347

Sec. 34-347. Redevelopment district: RD.

(a) *Purpose and intent.* The RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan.

(b) *RD zoning district boundaries.*

(1) *General.* The RD zoning district boundaries include all lands lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A-1-A), and Ninth Avenue North.

(2) *Subdistricts.* The boundaries of the RD zoning district may be further described by the following subdistricts:

a. *Downtown subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: First Avenue South, Third Street (State Route A1A), and Fifth Avenue North.

b. *North subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Fifth Avenue North, Third Street (State Route A1A), and Ninth Avenue North.

c. *South subdistrict:* That portion of the RD zoning district lying in and bounded by the mean low water mark of the Atlantic Ocean and the centerline of the following streets: Thirteenth Avenue South, Third Street (State Route A1A), and First Avenue South.

(c) *Procedure.*

(1) *General overview.* ~~Prior to receipt of an RD zoning district classification~~ Land that is not zoned RD but seeks to be rezoned to Redevelopment District: RD must comply with Article VI, Division 3 standards and must also receive approval of a preliminary development plan pursuant to the procedures and standards of this section. The preliminary development plan for an RD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of section 34-251 et seq.

(2) *Preapplication conference.*

- a. *Submission of application.* Before submitting an application for rezoning and a preliminary development plan for an RD zoning district classification, an applicant shall request in writing a preapplication conference with the planning and development director. Accompanying the request for a preapplication conference shall be an application in the form established by the planning and development director and made available to the public, and a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of the preapplication conference.
- b. *Scheduling of preapplication conference.* Within ten (10) working days after the planning and development director determines that the application is sufficient, a preapplication conference shall be scheduled with the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, such other city departments and, state or federal agencies that may be involved in the review and processing of the application. The applicant shall be notified in advance by the planning and development director about which other city departments, state and federal agencies will be involved in the preapplication conference and the time, date and place of the conference.
- c. *Preapplication conference issues.* At the preapplication conference, the planning and development director, the applicant, representatives of the Jacksonville Beach Community Redevelopment Agency, and the representatives from other city departments, state and federal state agencies shall discuss the proposed development and the following issues as they relate to the application for an RD zoning district designation:
 1. The existing characteristics of the site proposed for development or redevelopment including but not limited to existing built land uses, vacant areas, land ownership and existing densities;
 2. The relationship between the proposed development, existing land uses, and surrounding land uses;
 3. The status of existing and proposed on-site streets, utilities or other public and private facilities to serve the proposed development;
and
 4. The status of public facilities that would serve the proposed development, specifically as it relates to the CIE of the comprehensive plan;

- d. *Written summary.* Within ten (10) working days of the preapplication conference, the planning and development director shall provide the applicant with a written summary of the preapplication conference. One (1) copy of this written summary shall be submitted by the applicant to the planning and development director at the time of submission of the application for development permit.
- (3) *Preliminary development plan for an RD zoning district.*
- a. *Submission of application.* ~~Subsequent to~~ Following the preapplication conference, an application for rezoning and a preliminary development plan for a RD zoning district classification shall be submitted to the planning and development director, along with a nonrefundable application fee which is established from time to time by the city council to defray the actual cost of processing the application.
 - b. *Contents of application.* The rezoning and preliminary development plan application shall include the following information:
 - 1. The names, address, and telephone number of the owners of record of the land proposed for development.
 - 2. The name, address, and telephone number of the developer, if different from the owner, and an explanation of the difference.
 - 3. The name, address and telephone number of the agent of the applicant, if there is an agent.
 - 4. The name, address, and telephone number of the all land use, environmental, engineering, economic, or other professionals that are assisting with the application.
 - 5. The name, address and legal description of the land on which the preliminary development plan is proposed to occur, with attached copies of any instruments referenced, such as but not limited to deeds, plats, easements, covenants and restrictions.
 - 6. A copy of the relevant Duval County property assessment map, showing the exact location of the land proposed for development, with the boundaries already marked.
 - 7. An eight and one-half (8 1/2) by eleven (11) vicinity map locating the proposed land for development.
 - 8. A statement of the planning objectives to be achieved by the planned redevelopment activity and its consistency with the

Jacksonville Beach Community Redevelopment Plan. The statement shall include a detailed description of the character of the proposed development, including information relative to the architectural style of the proposed development.

9. A statement of the applicant's intentions with regard to the form of ownership contemplated for the development when construction is completed, e.g., sale or lease of all or some of the development including rental units, condominiums, or fee simple conveyance.
 10. A description of the proposed development, including:
 - i. The number and type of residential dwelling units.
 - ii. The approximate gross density for the residential development.
 - iii. The amounts of land and building square footages for nonresidential developments, by type of use, including any portions to be reserved for public use.
 - iv. Calculations showing the total lot coverage for building and accessory uses.
 11. A concept plan showing the location of all proposed buildings, the proposed traffic circulation system, and parking facilities.
 12. A tentative development schedule indicating:
 - i. The approximate date when construction of the development can be expected to begin.
 - ii. The stages in which the development will be built and the approximate date when construction on each stage can be expected to begin.
 - iii. The approximate date when each stage of development will be completed.
- c. Determination of sufficiency. The planning and development director shall determine if the application is sufficient within ten (10) working days after it is submitted.
1. If the planning and development director determines the application is not sufficient, a written notice shall be mailed to the applicant specifying the application's deficiencies. No further

action shall be taken on the application until the deficiencies are remedied.

2. When the application is determined sufficient, the planning and development director shall notify the applicant, in writing, of the application's sufficiency and that the application is ready for review pursuant to this section.
- d. *Review and report.* On the day the application is determined sufficient, the planning and development director shall forward the application to the Jacksonville Beach Redevelopment Agency for its review and recommendation. Within twenty-five (25) working days after the receipt of the application, the Jacksonville Beach Redevelopment Agency shall review the application and prepare a report recommending approval, approval with conditions or denial, based on the standards in section 34-347(c)(3)(i). The planning and development director shall mail a copy of the redevelopment agency report to the applicant on the day the report is completed, along with written notification of the time and place the application will be considered by the planning commission at a public hearing.
- e. *Public hearings.* The planning commission shall hold one (1) public hearing and the city council shall hold two (2) public hearings on a preliminary development plan for a RD zoning district classification when the amendment would affect five (5) percent or more of the total land area of the city. The second public hearing before the city council shall be held approximately two (2) weeks after the first public hearing. The day, time, and place at which the second city council public hearing will be held shall be announced at the first public hearing. The planning commission and the city council each shall hold at least one (1) public hearing on a proposed preliminary development plan for a RD zoning district when that amendment would affect less than five (5) percent of land in the city. The public hearings shall be held after 5:00 p.m. on a weekday.
- f. *Notice.* The planning and development director shall provide notice of the public hearings pursuant to the requirements of section 34-154(b).
- g. *Action by planning commission.* The planning commission public hearing on the application shall be conducted pursuant to the procedures in section 34-151 et seq. At the public hearing, the planning commission shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, comments of the applicant and city staff, and public testimony. After close of the public hearing, the planning commission shall recommend to the city council approval, approval with conditions, or denial of the requested rezoning and preliminary development plan for the RD zoning district classification. In reviewing

and making a recommendation, the planning commission shall apply the standards in section 34-211 governing rezonings. ~~section 34-347(e)(3)(i)~~

- h. *Action by the city council.*
 - 1. *Scheduling of public hearing.* Upon notification of the recommendation of the planning commission, the application and recommendation shall be forwarded to the city council for the scheduling of a public hearing at the first available regularly scheduled meeting by which time the public notice requirements can be satisfied, or such time as it is mutually agreed upon by the applicant and planning and development director.
 - 2. *Decision.* At the public hearing, the city council shall consider the application, the recommendation of the Jacksonville Beach Redevelopment Agency, the recommendation of the planning commission, and comments of the applicant and city staff. After the close of the public hearing, the city council shall approve, approve with conditions, or deny the rezoning application and preliminary development plan pursuant to the standards in section 34-211. ~~347(e)(3)(i).~~
- i. *Standards.* A preliminary development plan for a RD zoning district designation shall comply with the following standards:
 - 1. *Land area.* Development shall be approved only on land having an area which is deemed to be adequate and appropriate.
 - 2. *Permitted uses.*
 - i. Uses shall be governed by the provisions of the Jacksonville Beach Community Redevelopment Plan and shall be appropriate for the location requested, compatible with other existing or proposed uses in the general vicinity, and consistent with the adopted Jacksonville Beach Community Redevelopment Plan.
 - ii. The following uses are specifically prohibited:
 - a) Manufacturing., except for activity related to the production of items designed for sale at retail on the premises such as arts and crafts, jewelry, or bakery goods.
 - b) Outdoor storage yards of any kind, including junk yards.

- c) Wholesale trade, warehouse, and distribution establishments.
 - d) Cemeteries.
 - e) Mobile home parks.
 - f) Motor vehicle repair, services, and garages.
 - g) Transportation and transportation service establishments, except terminal and service facilities for passenger transportation.
 - h) Petroleum and petroleum products receiving, storage/and distribution.
 - i) Veterinary services and kennels.
 - j) Recreational vehicle or travel trailer parks.
 - k) Commercial and industrial laundries.
 - l) Cold storage and ice processing plants.
 - m) Contract construction establishments.
 - n) Rooming and boarding houses.
3. *Residential density.* The maximum density allowed for residential development shall not exceed forty (40) dwelling units per gross acre, or two (2) dwelling units for the first five thousand (5,000) square feet, plus one (1) dwelling unit for each additional one thousand (1,000) square feet of land, whichever is the strictest.
4. *Area and setback requirements.* Minimum lot area, minimum width, yard setbacks, and maximum lot coverage shall be consistent with the goals, objectives and policies of the Jacksonville Beach Community Redevelopment Plan, comparable to the remainder of the planned redevelopment, and comparable to the existing and proposed development of the surrounding area. The maximum building height allowed shall be thirty-five (35) feet.

5. *Traffic circulation control and parking.*
 - i. A suitable transportation and traffic control plan shall be provided showing the utilization of existing roads for access to the proposed development, and their relationship to on-site driveways, parking and loading areas, refuse collection points, sidewalks, bike paths, and other traffic-related facilities. The suitability of the proposed traffic management system shall be determined, in part, by the potential impact of the development on safety, traffic flow and control, accessibility for emergency vehicles, and consistency of the development with the provisions of the Jacksonville Beach Community Redevelopment Plan.
 - ii. Principal vehicular access points shall be designed to permit smooth traffic flow and minimize hazards to vehicular and pedestrian ways. Minor streets within a Preliminary Development Plan shall not be connected to streets outside the site in such a way as to encourage their use by through traffic.
6. *Off-street parking and loading.* Off-street parking and loading shall be provided in a planned and coordinated manner consistent with the provisions of the Jacksonville Beach Community Redevelopment Plan.
7. *Open space requirements.* All residential developments shall provide common open space for amenities or recreational purposes. The use of the open space or recreational areas shall be appropriate for the scale and character of the proposed residential development based on consideration of the size, density, anticipated population, topography, and the type of dwelling units. The common open space or recreational area shall be suitably improved for its intended use and the buildings, structures, and improvements permitted in the common areas shall be appropriate to the uses which are authorized for such areas.
8. *Signage.* All signs erected shall be consistent with the goals, objectives, and policies of the adopted Jacksonville Beach Redevelopment Plan and the standards of Article VIII, Division 4.
9. *Landscape.* Landscaping shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards of Article VIII, Division 3.

10. *Environmental.* The stormwater management and flood protection standards shall be consistent with the goals, objectives, and policies of the Jacksonville Beach Community Redevelopment Plan and the standards in Article VIII, Division 5.
 11. *Utility easements.* Easements necessary for the orderly extension and maintenance of public utility systems shall be required where they are necessary to adequately service the development.
 12. *Adequate public facilities.* There shall be adequate potable water, sanitary sewer, stormwater management, solid waste, park, roads, police, fire and emergency management services facilities to service the development. The application shall comply with the standards in Article IX, Adequate public facilities standards.
 13. *Comprehensive plan consistency.* The proposed development shall be consistent with the future land use map and the goals, objectives, and policies of the comprehensive plan.
- j. *Conditions.* The Jacksonville Beach Redevelopment Agency and the planning commission shall have the authority to recommend, and the city council shall have the authority to impose such conditions on a preliminary development plan for an RD zoning district designation that are necessary to accomplish the purposes of this section, this code, and the comprehensive plan.
- k. *Effect of development order for ~~preliminary development plan for an RD zoning district designation~~.* Issuance of a development order for a ~~preliminary development plan for an RD zoning district classification~~ shall constitute an amendment to the official zoning map to RD zoning district. It shall also be deemed to authorize the applicant to submit to the planning and development director an application for development permit for the approved preliminary RD development plan pursuant to section 34-251 et seq. No development plan shall be accepted for review and consideration unless the preliminary RD zoning district classification and preliminary RD development plan have ~~has~~ been approved and remains valid and in effect.
- l. *Recordation.* The ~~preliminary development plan~~ adopted Redevelopment District: RD ordinance shall be recorded in the office of the Duval County Clerk, and shall be binding upon the property owners subject to the development order, their successors and assigns, and shall constitute the development regulations for the property. Development of the property shall be limited to the uses, density, configuration, and all other elements and conditions set forth on the adopted preliminary RD development plan. Failure on the part of the applicant to record the ~~preliminary development~~

~~plan~~ Redevelopment District: RD ordinance within a period of one hundred eighty (180) days following its ~~approval~~ adoption by the city council shall render the plan invalid.

- m. *Time limitations.* Receipt of a development order for a ~~preliminary development plan~~ for an RD zoning district classification shall expire at the end of one (1) year after the date of its initial approval unless an application for a development permit for a development plan has been submitted to the planning and development director. Only one (1), one-year extension shall be granted for ~~the preliminary development plan~~ for an RD zoning district classification by the city council, upon written application to the planning and development director. Written application requesting the extension shall be submitted to the planning and development director no later than thirty (30) working days ~~prior to~~ before the date that the development order is to expire. Failure to submit an application for a final development plan within the time limits established by this section shall render null and void the development order for the preliminary development plan ~~for an~~ and RD zoning district classification.

- n. *Minor deviation to preliminary development plan for an RD zoning district designation.* A minor deviation may be made from the preliminary development plan upon written approval of the planning and development director. Minor deviations which shall be authorized are those that appear necessary in light of technical or engineering considerations first discovered during actual development that are not reasonably anticipated during the initial approval process, and shall be limited to the following:
 - 1. Alteration of the location of any road or walkway by not more than five (5) feet;
 - 2. Alteration of the building envelope of up to five (5) percent, provided such alteration complies with the requirements of this Code.
 - 3. Reduction of the total amount of open space by not more than five (5) percent, provided that such reduction does not permit the required open space to be less than that required by this Code.
 - 4. Alterations of the location, type, or quality of required landscaping elements, if it complies with this Code.

- o. *Amendments to preliminary development plan.* A preliminary development plan may be amended only pursuant to the procedures established for its original approval as otherwise set forth in this section.

- (4) *Development plan.* An application for a development plan shall be submitted within one (1) year of receipt of a development order for a preliminary development plan for RD zoning district classification, or the development order shall become immediately void.

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PC# 58-17
#17-100234

DEC 12 2017

ATKINS BUILDERS, INC.

PLANNING & DEVELOPMENT

PO BOX 51262

JACKSONVILLE BEACH, FLORIDA 32240

PH: 904-465-3749

E-MAIL: ATKINSBUILDERS@HOTMAIL.COM

CBC 05690

December 10, 2017

Ms. Heather Ireland
Senior Planner
Planning and Development Department
11 N. 3rd St. – City Hall
Jacksonville Beach, Fl. 32250

Re: Papas Beach Replat of Ocean Villas Subdivision

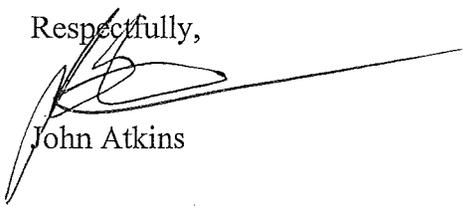
Ms. Ireland,

On behalf of our client & project developer The Palms of Jacksonville, Inc., we would like to request Conceptual Plat review and approval. Below is the information requested.

- A. Owner of Land is Papas Real Estate Holdings LLP, 3556 Valencia Rd. Jacksonville, Fl. 32205. 904-233-1758
- B. Developer is Palms of Jacksonville, Inc. The principal in Palms of Jacksonville, Inc. is the same as Pappas Real Estate Holdings, LLP.
- C. Agent is John Atkins of Atkins Builders, Inc. PO Box 51262, Jacksonville Beach, Fl. 32240. 904-465-3749
- D. Civil engineer is Robert Phillips, 1550 Selva Marina Dr. Atlantic Beach, Fl. 32233. 904-903-8715.
- E. Street address is 2016 N. 1st St. Lots 1 and 2, Block 202 OCEAN VILLA, according to the plat thereof recorded in Plat Book 12, Page 37, Duval County, Florida.
- F. Concept plan attached.

The \$250.00 application fee is attached. Please review and contact me should you have any questions, comments or concerns. I appreciate your assistance in this matter.

Respectfully,


John Atkins

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PC#58-17

DEC 12 2017

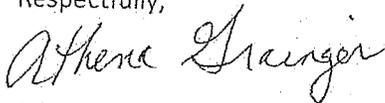
Pappas Beach Real Estate Holdings, LLP
PLANNING & DEVELOPMENT

November 15, 2017

Dear City of Jacksonville Beach,

Please allow this letter to serve as our authorization for John Atkins and Atkins Builders, Inc. to submit a development plan approval application on our property located at 2016 N. 1st Street in Jacksonville Beach, FL.

Respectfully,



Athena Grainger

Partner



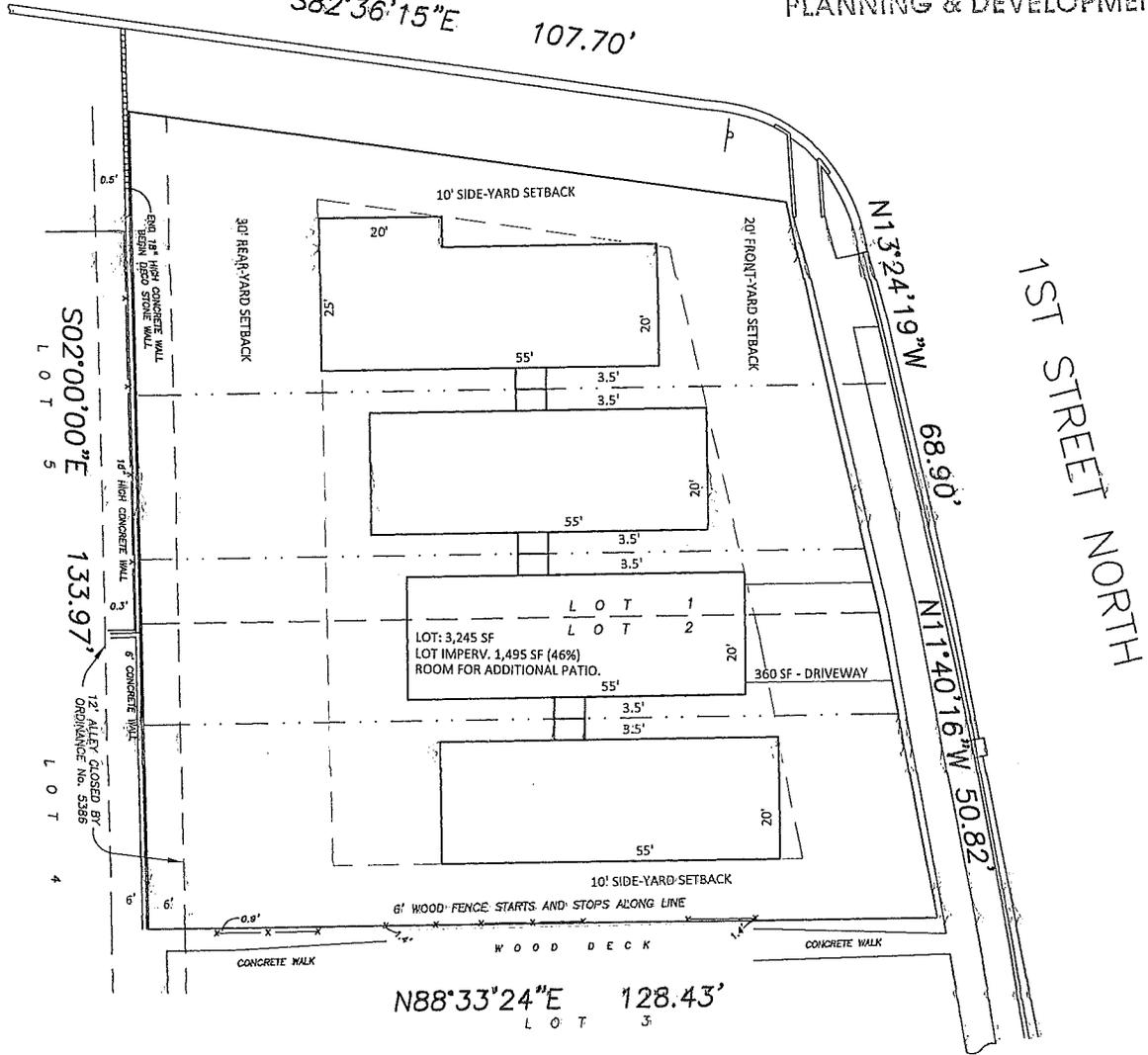
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20TH AVENUE NORTH
50' RIGHT-OF-WAY

PLANNING & DEVELOPMENT

S82°36'15"E 107.70'



OPTION 3B — ATTACHED SF HOMES
— NO VARIANCE

PC #58-17

MAP SHOWING MAP OF

LOT 1 AND LOT 2, BLOCK 202, TOGETHER WITH THE WEST HALF OF A CLOSED ALLEY ORDINANCE NO. 5386 (AS CURRENTLY MONUMENTED & POSSESSED) OCEAN VILLA REPLAT, AS RECORDED IN PLAT BOOK 12, PAGE 37 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

20TH AVENUE NORTH

50' RIGHT-OF-WAY

RECEIVED

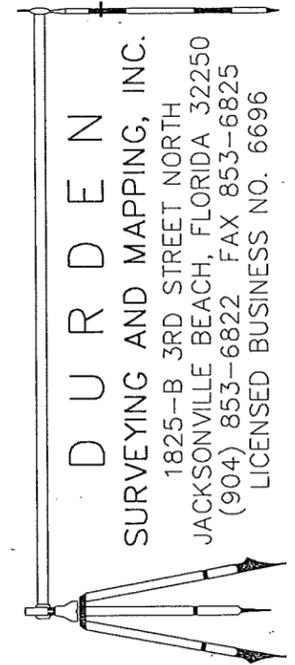
DEC 21 2017

PLANNING & DEVELOPMENT



JACKSONVILLE BEACH TERRACE - PLAT BOOK 15, PAGE 54

CERTIFIED TO:
PAPPAS BEACH REAL ESTATE HOLDINGS LLP



DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
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

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

SIGNED: DECEMBER 21, 2017
SCALE: 1" = 20'
WORK ORDER NUMBER: 17838

B-8989

Concept Plan for Plat

Owner of Record

SH Design, LLC
830 3rd St. S #101
Jax Bch, FL 32250
904-755-5393

Developer

(Same as Owner)

Agent

(Same as Owner)
Joshua Spalten – SH Design
830 3rd St. S #101
Jax Bch, FL 32250

Others Assisting in Application

Boatwright Surveying

Street Address of Proposed Land

100 Mills Lane
Jax Bch, FL 32250
Lot 1, Block D10, Ponte Vedra Unit 2

Concept Plan of Proposed Plat

(Attached to this application)

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PC# 59-17
FEB 22 2017
#17-100237
PLANNING & DEVELOPMENT

Prepared by and return to:

HAYDEN Law
1301 Penman Road, Suite F
Jacksonville Beach, FL 32250-3685
904-247-9033
File Number: 17RP028
Will Call No.:

Parcel Identification No. 181732-0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 12th day of December, 2017 between Maria Romilda Giorgis, a single woman whose address is: Viale Cortina D'Ampezzo, 155, 00135 Roma (RM), Italy, grantor*, and SH Design, LLC, a Florida Limited Liability Company whose post office address is: 830 3rd St. S., Unit #101, Jacksonville Beach, FL 32250 of the County of Duval, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lot 1, Block D-10, PONTE VEDRA UNIT 2, according to the Plat thereof, as recorded in Plat Book 26, Pages 6 and 6A, of the current Public Records of Duval County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lawrence E. Hayden, Jr.
Witness Name: Lawrence E. Hayden, Jr.
Maria Romilda Giorgis
Maria Romilda Giorgis (Seal)
Laura Burkley Weber
Witness Name: Laura Burkley Weber

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 12 day of December, 2017 by Maria Romilda Giorgis, who is personally known or has produced a passport as identification.

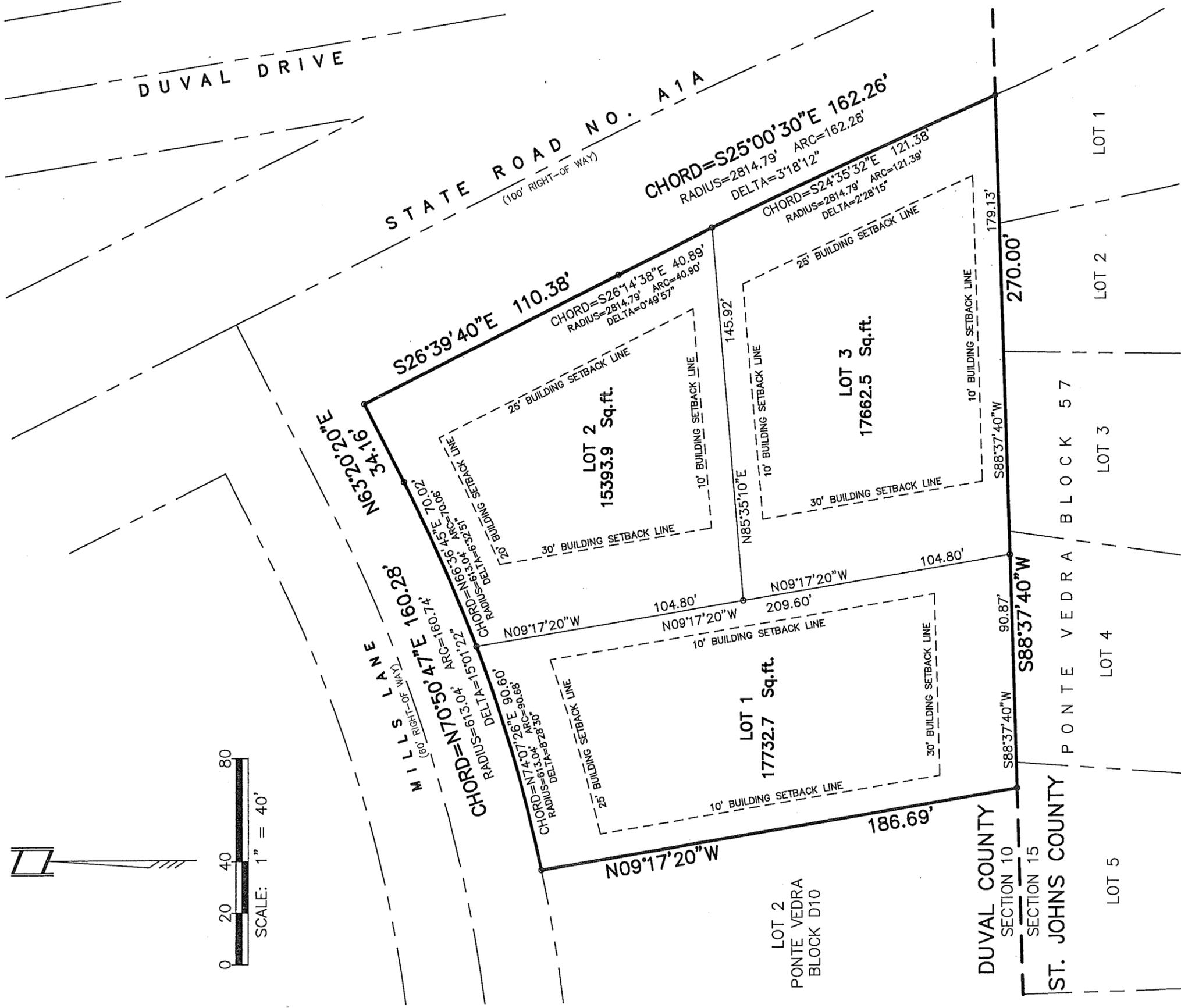
[Notary Seal]



Lawrence E. Hayden, Jr.
Notary Public
Printed Name: Lawrence E. Hayden, Jr.
My Commission Expires: July 28, 2018

MAP OF

LOT 1, BLOCK D10, PONTE VEDRA UNIT 2, AS RECORDED IN MAP BOOK 26, PAGES 6 AND 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



- NOTES:
1. THIS IS A PROPOSED LOT LAY OUT.
 2. THIS IS NOT A BOUNDARY SURVEY.
 3. BEARINGS AS PER THE PLAT OF PONTE VEDRA UNIT TWO RECORDED IN PLAT BOOK 26, PAGES 6 AND 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0419H REVISED JUNE 03, 2013 FOR DUVAL COUNTY, FLORIDA

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

THIS MAP WAS MADE FOR THE BENEFIT OF SH DESIGN, LLC.

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DEC 27 2017

DONN W. BOATWRIGHT, IN B.S. DEVELOPMENT
 FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
 FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
 DRAWN BY: JDB
 FILE: 2017-1830

BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: DECEMBER 21, 2017
 SHEET 1 OF 1