



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, March 12, 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:** December 11, 2017, and January 8, 2018
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**
 - (A) **PC#4-18 1220 Marsh Landing Parkway**
Conditional Use Application for the transfer of ownership of an existing approved conditional use hotel located in an *Industrial: I-1* zoning district, pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code. (*Hampton Inn*)
7. **Planning Department Report:**
 - (A) The next meeting is scheduled for March 26, 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: March 5, 2018
RE: March 12, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding one agenda item for the upcoming March 12, 2018 Planning Commission meeting.

NEW BUSINESS:

PC#4-18 Conditional Use Application

Owner: MIC JBF, LLC
 202 W Superior Street #321
 Duluth, MN 55802

Applicant: EHP Jacksonville Hola, LLC
 55 Fifth Avenue
 New York, NY 10003

Agent: Emmet Austin

Location: 1220 Marsh Landing Parkway (*Hampton Inn*)

Request: **Conditional Use Approval** for the transfer of ownership of an existing approved conditional use hotel located in an *Industrial: I-1* zoning district, pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the south side of Marsh Landing Parkway between South Beach Parkway, and Marsh Landing Boulevard. The property exists as a *Hampton Inn* hotel, and is an approved (transferred) conditional use in an *Industrial: I-1* zoning district under PC#12-13. The property was originally approved for a hotel in 1998 via application PC#31-98, and the hotel was built in 1999. The applicant was informed by staff that conditional use was not automatically transferrable, and the applicant is now applying for transfer of the approval.

Adjacent uses include an office complex to the west, a commercial shopping center to the east, multi-family residential to the south, and single-family residential to the north across Butler Boulevard. Staff is not aware of any problems or code enforcement issues related to

the subject property as a hotel use, and none are expected simply from a change in ownership. The existing established hotel use complements and supports the adjacent office and commercial uses. A change in ownership should have no adverse impacts on adjacent properties or the character of the surrounding area.



RECEIVED CONDITIONAL USE APPLICATION

FEB 13 2018

PC No. 4-18
AS/400# 18-100031
HEARING DATE 3/12/18

PLANNING & DEVELOPMENT

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 \$250.00.

APPLICANT INFORMATION

Land Owner's Name: <u>EHP Jacksonville Hola, LLC MIC JBF, LLC</u>	Telephone: <u>(917) 385-3300</u>
Mailing Address: <u>55 Fifth Avenue C/O Mercury Investments CO</u>	Fax: _____
<u>New York, NY 10003</u>	E-Mail: <u>ea@everetthp.com</u>
	<u>202 W. Superior St # 301</u>
	<u>Duluth, MN 55808</u>
Applicant Name: <u>EHP Jacksonville Hola, LLC</u>	Telephone: <u>(917) 385-3300</u>
Mailing Address: <u>55 Fifth Avenue</u>	Fax: _____
<u>New York, NY 10003</u>	E-Mail: <u>ea@everetthp.com</u>

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

Agent Name: <u>Emmet Austin</u>	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 professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 1220 Marsh Landing Pkwy

Legal Description of property (attach copy of deed): _____

Current Zoning Classification: Industrial: I-1 Future Land Use Map Designation: _____

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

Code section(s) applicable to the requested conditional use: 34-346(d)(7)

Describe the proposed conditional use and the reason for the request: Transfer of ownership.

Applicant Signature: Date: 2/8/18

MIC JBF, LLC

February 23, 2018

Heather Ireland, AICP
Planning and Development Department
City of Jacksonville Beach
11 N. 3rd Street
Jacksonville Beach, FL

Dear Ms. Ireland:

This letter shall serve as notice that MIC JBF, LLC, the owner of the Hampton Inn Ponte Vedra Hotel located at 1220 Marsh Landing Parkway, Jacksonville Beach, Florida 32250 (the "Hotel"), hereby gives EHP Jacksonville HOLA, LLC permission to apply for the transfer of the conditional use designation at the Hotel.

Please let us know if you need any additional information. Thank you.

Sincerely,

MIC JBF, LLC

Name:



By: Karen M. Stelmak

Its: Secretary

RECEIVED

PC#4-18

Legal Description of the Hampton Inn located at 1220 Marsh Landing Pkwy, Jacksonville Beach, FL 32250 2018

PLANNING & DEVELOPMENT

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 55 WITH THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE NORTH $14^{\circ}08'10''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 731.13 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH $08^{\circ}41'15''$ WEST, A DISTANCE OF 32.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $88^{\circ}51'00''$ WEST, ALONG THE CENTER OF A 100 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN DEED BOOK 1740, PAGE 202 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 323.17 FEET; THENCE DUE NORTH, A DISTANCE OF 399.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (STATE ROAD NO. 202), THE SAME ALSO BEING A SERVICE ROAD POSTED AS MARSH LANDING PARKWAY; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH $88^{\circ}09'14''$ EAST, A DISTANCE OF 197.07 FEET; 2) NORTH $01^{\circ}50'46''$ WEST A DISTANCE OF 3.00 FEET; 3) NORTH $88^{\circ}09'14''$ EAST A DISTANCE OF 16.00 FEET; 4) SOUTH $01^{\circ}50'46''$ EAST A DISTANCE OF 3.00 FEET; 5) NORTH $88^{\circ}09'14''$ EAST A DISTANCE OF 48.83 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SECTION 55; THENCE SOUTH $08^{\circ}41'15''$ EAST A DISTANCE OF 406.11 FEET TO THE POINT OF BEGINNING.

RECEIVED

FEB 13 2018

PLANNING & DEVELOPMENT