City of Jacksonville Beach

Agenda

Planning Commission

11 North Third Street
Jacksonville Beach, Florida

Monday, August 13, 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), 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#21-18**
   Comprehensive Plan Text Amendment proposing a text amendment to the adopted *2030 Comprehensive Plan*, amending elements for the purpose of incorporating and adopting by reference, the 10-year *Water Supply Facilities Work Plan,* into the Comprehensive Plan.

   (B) **PC#22-18 115 1st Street South**
   Conditional Use Application for a single-family residential dwelling, located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(9) of the Jacksonville Beach Land Development Code.

   (C) **PC#23-18 1737 3rd Street North**
   Conditional Use Application for the transfer of an approved automotive repair establishment, located in a *Commercial limited: C-1* zoning district, pursuant to Section 34-342(d)(6) of the Jacksonville Beach Land Development Code. (former *Pep Boys*)

(D) **PC#24-18**

Land Development Code Text Amendment to amend Section 34-346(b) to add "Tour Operators" to the list of Permitted Uses in *Industrial: I-1* zoning districts (applicant – *Go Tuk'n*).

7. **Planning Department Report:**

(A) The next meeting is scheduled for Monday, August 27, 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: August 6, 2018

RE: August 13, 2018 - Planning Commission Meeting

The following information is provided for your consideration regarding four agenda items for the upcoming Monday, August 13, 2018 **Planning Commission** meeting.

NEW BUSINESS:

PC#21-18

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

Request: **Comprehensive Plan Text Amendment Approval** proposing changes to the policies of the *2030 Comprehensive Plan*, related to, and adopting by reference, a State required *Water Supply Facilities Work Plan, for the city.*

Comments: In 2005, the Florida Legislature added requirements for water supply planning to Florida Statutes, Chapter 163, Part II, and Chapter 373, relating to Growth Management. Water supply assessments completed in 2010 identified the need to develop a Regional Water Supply Plan. Subsequently, the St. Johns River Water Management District and the Suwannee River Water Management District engaged in a collaborative public process to develop the *North Florida Regional Water Supply Plan* (Plan) 2015-2035. The Plan was approved by both District's Governing Boards in January of 2017. The Plan encompasses Duval County, and as such, the City of Jacksonville Beach, and addresses water supply issues of the region and provides a framework to meet water needs of the area through 2035.

Florida Statutes Chapter 163 also requires local governments to prepare and adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plans after final approval of the adoption of a regional water supply plan, or update of an existing Plan. The Work Plan must cover at least a 10-year planning period and identify water supply facilities, water supply projects, and conservation and reuse activities needed to meet the projected future water demands of the community. The Planning and Development Department, with assistance from the Public Works Water Plant Division, prepared the required Work Plan to transmit to the State for review and approval. In addition to the Work Plan, amended and new Comprehensive Plan policies have been prepared as required to support this effort.

The City's Work Plan consists of a brief history of water supply planning, background information on the *North Florida Regional Water Supply Plan*, details on city water supply facilities, historic and projected future water demand, water conservation and reuse efforts,

and future proposed capital improvement projects related to water supply. The Work Plan data and analysis demonstrates that water supply sources and infrastructure are adequate to serve the water supply needs of the City for the 10-year planning period. This is based on projected demand due to small population increases related to the City's permitted water supply capacity. The transmittal resolution along with a copy of the Work Plan are provided.

In addition to the required Work Plan, proposed Comprehensive Plan amendments have been prepared to address the statutory requirements for local water supply planning. These proposed amendments are provided with the transmittal resolution. Staff has determined that the proposed comprehensive plan amendments adequately address Florida Statutes regarding water supply planning. The proposed amendments are also internally consistent with the balance of the adopted Comprehensive Plan. The Work Plan is proposed to be adopted by reference in the Comprehensive Plan as provided, and will be updated periodically, as required by Florida Statutes.

PC#22-18 **Conditional Use Application**

Owner/ Applicant: Ben Chrisman
115 1st Street South
Jacksonville Beach, FL 32250

Location: 115 1st Street South

Request: **Conditional Use Approval** for a single-family residential dwelling, located in *the Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(9) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the east side of 1st Street South between 1st and 2nd Avenues South, and exists as a single-family residential dwelling, built in 1948. The owner wants to demolish the existing house, and rebuild a new, larger single-family residential structure on the same footprint as the existing building. The owner was advised by staff that conditional use approval would be required to rebuild the existing single-family dwelling. The Land Development Code was recently amended to include single-family dwellings as a conditional use in the *Central Business District: CBD* zoning district.

Adjacent uses are single-family directly to the east, vacant property to the north, multiple-family residential to the south, and single and multiple-family residential to the west across 1st Street South. The continued use of a single-family dwelling on the subject property should not negatively impact adjacent properties, and is consistent with the mix use character of the area. The owner will continue to allow access via easement from 1st Street South to the neighbor to the immediate east of the subject property.

PC#23-18 **Conditional Use Application**

Owner: 1737 North 3rd Street, LLC
300 Beach Avenue
Atlantic Beach, FL 32233

Applicant: Mieneke Car Care
209 Heathrow Ct.
St. Johns, FL 32259

Agent: Joe Loretta, Genesis Group
6621 Southpoint Drive N. Suite 300
Jacksonville, FL 32216

Location: 1737 3rd Street North

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

Comments: The subject property is located on the southeast corner of North 3rd Street and 17th Avenue North. The previous commercial tenant was a Pep Boys automotive repair business, that obtained conditional use approval in 2012 via PC#28-12. Since automotive repair is a conditional use in *C-1* zoning districts, and conditional uses are nontransferable, the applicant was advised by staff that they would need to apply to transfer the approval into their name.

Adjacent uses include multiple-family to the east, a vacant commercial lot to the south, a commercial shopping center to the west across 3rd Street, and an office building to the north across 17th Avenue North. Given that the proposed use of the property is essentially a continuation of a use which pre-dates much of the surrounding development (*Goodyear* from 1965-2012), that there have been no records of significant problems with the operation of the former auto repair businesses, and that the new business will maintain the subject property in a presentable condition, there should be no change to the character of the surrounding neighborhood. Adjacent properties should not be negatively impacted.

PC#24-18 **Land Development Code Text Amendment Application**

Applicant: Stephanie Dale
901 Ocean Blvd, Unit 903
Atlantic Beach, FL 32233

Request: **Land Development Code Text Amendment Approval** to amend Section 34-346(b) to add "Tour Operators" to the list of Permitted Uses in *Industrial: I-1* zoning districts, (applicant – *Go Tuk'n*).

Comments: The applicant is planning on leasing a warehouse tenant space at 1250 Shetter Avenue for their proposed business, *Go Tuk'n*. The proposed location is in an *Industrial: I-1* zoning district. The applicant's business is a tour operator, providing a variety of tours to residents and visitors of the beaches area. The building space would be used for the tour operator's office and for indoor storage of the business's tour vehicles. The applicant was advised by staff that tour operators are not currently listed as a permitted use in any zoning district, and that she would have to apply to amend the Land Development Code in order to allow the use. The proposed text amendment would add tour operators to the list of permitted uses in *I-1* zoning districts.

Currently, general warehousing and storage, trucking and courier services, and business and professional office are permitted uses in *Industrial: I-1* zoning districts. However, "tour operators", which are generally similar type uses, but which fall under a different SIC code, are not listed. Considering the other uses already permitted in *I-1* zoning districts, staff feels that this use would be non-problematic in *I-1* zoning districts.

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC NO. 21-18

HEARING DATE 8/13/18 AS/400# 18-100136

This form is intended for use in submitting a Site Specific Comprehensive Plan Amendment. A Site Comprehensive Plan Amendment is a request submitted by a property owner or group of property owners requesting a change in the boundaries of the Future Land Use Map of the Future Land Use Element of City of Jacksonville Beach 2010 Comprehensive Plan Elements. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changing conditions. Seven (7) copies of all materials are required. All applications shall include a $1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: N/A
Mailing Address:
Telephone:
Fax:
E-Mail:

Applicant Name: Planning and Development Dept
Mailing Address: 11 N 3rd Street, Jacksonville Beach, FL 32250
Telephone: (904) 247-6231
Fax:
E-Mail: hireland@jaxbchfl.net

NOTE: Written authorization from the land 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 professional consultants assisting with the application on a separate sheet of paper.

COMPREHENSIVE PLAN AMENDMENT DATA

Street Address of Property: N/A Real Estate Number:
Legal Description (Attach Copy of Deed):
Current Future Land Use Map Designation: Proposed Future Land Use Map Designation:
Current Zoning Classification:

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship to and consistency of the proposed change with the intent of the comprehensive plan. Attach a narrative statement outlining the relationship of the proposed amendment to the applicable factors:

1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;
2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;
3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan.
4. New issues that have arisen since the adoption of the Comprehensive Plan;
5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and
6. Data updates.

REQUIRED EXHIBITS *Provide the following exhibits as attachments, when applicable, with this form and required narrative statement:*	Attached? Yes	Attached? No
1. A copy of the appropriate Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;		✓
2. An 8 1/2 "x11" vicinity map locating the land 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. A description of the proposed amendment and an explanation of how it relates to and is consistent with the Comprehensive Plan.		✓
5. A traffic impact study shall be prepared by the city, at the applicant's sole expense, pursuant to LDC Section 34-160.		✓

Applicant Signature: H. Drobel Date: 7/9/18

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City of Jacksonville Beach, Florida

10-Year Water Supply Facilities Work Plan

(2018 – 2028)

DRAFT

Prepared by:

Planning and Development Department
11 North 3rd Street
Jacksonville Beach, FL 32250
(904) 247-6231

June 22, 2018

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Introduction

The Florida Legislature via Chapters 163 and 373 Florida Statutes (F.S.) established a link between regional water supply plans prepared by water management districts and local government comprehensive plans. Water Management Districts are required by Florida Statutes to prepare a water supply plan for a 20-year planning period in order to ensure that existing water sources are adequate to meet projected water demand. Local governments within a regional water supply planning area are required to develop a 10-year water supply facilities work plan to ensure that adequate water supply is available to meet future demands. Work plans must include a 10-year planning period, identification of water supply facilities, and identification of capital improvement projects required to provide for projected water demands. Local governments are also required to update their comprehensive plans to review goals, objective and policies as needed, to reflect the water supply facilities work plan.

The City of Jacksonville Beach falls within the boundaries of the St. Johns River Water Management District (SJRWMD). In January of 2017, the respective governing boards of the St. Johns River and Suwanee River Water Management Districts approved the North Florida Regional Water Supply Plan (NFRWSP). The NFRWSP plan is the first ever regional water supply plan for the 14 North Florida counties. The NFRWSP area encompasses all of Duval County and therefore the City of Jacksonville Beach. The data and analysis provided herein is to support the requirement for the City to develop a water supply facilities work plan that is consistent with the NFRWSP.

This Work Plan addresses the planning period of 2018-2035. The work plan is adopted by reference into the City's Comprehensive Plan by Policy PW.1.1.7, and , in accordance with Policy PW.1.1.8 will be updated every time the water management district governing board approves an updated regional water supply plan that affects the City. This is the first water supply facilities work plan developed for the City of Jacksonville Beach.

Background

The City of Jacksonville Beach is located on a barrier island in eastern Duval County and is bordered by the Intracoastal Waterway on the west and the Atlantic Ocean on the east. The University of Florida Bureau of Economic and Business Research (BEBR) provided a 2017 population estimate for the City of Jacksonville Beach of 23,503. This is an increase of 2,140 from the 2010 Census. Future population growth in Jacksonville Beach is expected to be minimal, as the majority of the City is built out, and opportunities for future population growth exist mainly through infill and redevelopment.

Data and Analysis

Potable Water System Service Area

The City provides potable water to customers within the City's corporate limits. The Public Works Department operates and maintains the public water supply, treatment, and distribution systems located within the city limits. Extraterritorial water service is not provided from the Public Water System (PWS). However, there is an interconnection with the City of Neptune Beach's water system to the north, under an informal mutual aid agreement between the two cities.

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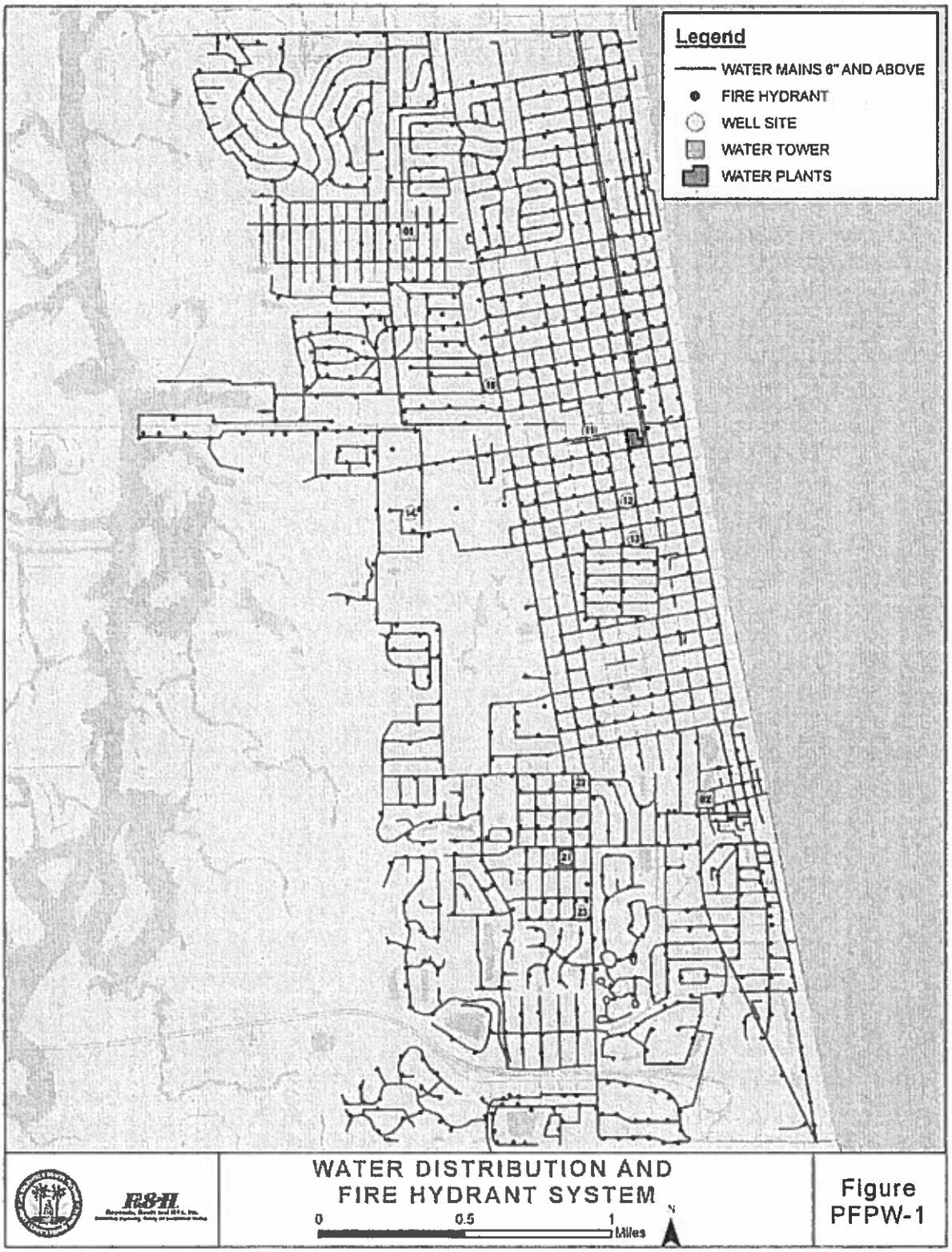
Map 1: Public Water Supply System Map



Source: 2030 Comprehensive Plan-City of Jacksonville Beach

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Existing Potable Facilities

The Public Water System (PWS) is composed of six source water supply wells, two water treatment plants (WTPs), four ground storage tanks, two elevated storage tanks and a potable water distribution system. There are four private wells in the City that provide potable drinking water to four individual users. There are no current plans for the private potable water users to connect to City water, and significant additional water usage from these wells is not expected.

Source

The Public Water System withdraws groundwater from the Floridan Aquifer, which is then treated and delivered to customers. Each Water Treatment Plant (WTP) has a dedicated wellfield which consists of three wells. Each of the wells is located within a one half mile radius of its respective treatment plant. One well at WTP #1 is 1,200 feet deep, while the other two wells are 900 feet deep, and the three wells at WTP #2 are approximately 900 feet deep.

To protect its potable water source, the City's comprehensive plan contains the following water source protection policies:

- Wellhead protection zone requirements (Policy LU.1.4.13)
- Limits on petroleum storage tanks and other activities (Policy LU1.4.14)
- Salt water intrusion monitoring (Policy PW 1.1.4)
- Septic tank removal/abandonment (Policy WM.1.4.2)

Storage

Each Water Treatment Plant (WTP) has two 500,000 gallon ground storage tanks, for a combined capacity of 1.0 million gallons per facility. Additionally, two elevated storage tanks maintain pressure in the distribution system and provide additional water storage for the distribution system. The North Elevated Storage Tank was constructed in 1959 with a capacity of 250,000 gallons. The tank is 110 feet high with an overflow elevation at 130 feet above sea level. The South Elevated Storage Tank was constructed in 1950 with a capacity of 200,000 gallons. This tank is 120 feet high with an overflow elevation at 128 feet above sea level.

Treatment

Both Water Treatment Plants (WTPs) use a similar process which involves aeration, disinfection, and retention to treat potable water. The wells pump raw water to each facility, where the water is aerated through fiberglass tray aerators to remove hydrogen sulfide. WTP #1 has two aerators, each with a capacity of 5,000 gallons per minute (gpm), and WTP #2 is equipped with two 3,500 gpm aerators.

Following aeration, the water is held in concrete ground storage tanks at each WTP site and is disinfected prior to distribution. Gaseous chlorine, stored in 1-ton cylinders, is used for disinfection through two 100-lb chlorinators at each treatment facility. High service pumps at each WTP pump finished water from the tanks into the potable water distribution system.

Improvements to WTP #1 & 2 in 1990 / 1991 included replacing the main operations building, installing vertical turbine pumps for the wells at WTP#2, and replacing or upgrading the majority of the instrumentation and control equipment for the entire plant and raw water supply system. In 2002,

improvements to WTP #1's raw water supply included two new replacement wells and a two compartment ground storage tank. The third replacement well for WTP#1 is scheduled to be installed in 2020. A new maintenance facility was constructed at WTP #2 in 2015.

Table 1: Potable Water System Components

Table 1 – Potable Water System Components			
System Component	**Location**	**Rated Capacity**	**Actual Capacity**
WATER PUMPING AND TREATMENT			
Water Treatment Plant #1	337 1st Avenue South	4.2 mgd	4.2 mgd
Well #011 (to be abandoned)	590 Shetter Avenue	1,100 gpm	1,465 gpm
Well #014	381 South Penman Road	2,000 gpm	1,250 gpm
Well #015	1005-1 2nd Avenue North	2,000 gpm	1,835 gpm
Well #016 (schedule for 2020)	8th Ave North and 11th Street North	TBD	TBD
Water Treatment Plant #2	1050 Osceola Avenue	2.8 mgd	2.8 mgd
Well #021	1050 Osceola avenue	1,800 gpm	1,770 gpm
Well #022	1706 South Beach Parkway	1,600 gpm	1,726 gpm
Well #023	2771 Pullian Street	1,600 gpm	1,726 gpm
GROUND STORAGE TANKS			
Water Treatment Plant #1	337 1st Avenue South	1.0 mg	1.0 mg
Water Treatment Plant #2	100 Osceola Avenue	1.0 mg	1.0 mg
ELEVATED STORAGE TANKS			
North	1320 11th Avenue North	0.25 mg	0.25 mg
South	2120 22nd Avenue South	0.20 mg	0.20 mg
WATER STORAGE FACILITIES DISTRIBUTION SYSTEM			
Water Mains	Throughout the City	~109 miles	

Distribution

Each WTP is equipped with three high service pumps, plus an additional fire flow pump, to maintain adequate water pressure in the distribution system. New fire pumps were added at WTP #1 and WTP #2 in 1991. The distribution system provides both potable water and fire suppression water to customers within the city limits, as shown in Map 1. All water services are metered except for fire line water services.

The distribution system consists of piping which ranges in size from 2-inch to 16-inch in diameter. A combination of 8-inch and 12-inch water mains form a loop around the perimeter of the City, which adds to the system's reliability. The age of the major distribution water mains vary from approximately 2 to 60 years old. The pipe materials consist of galvanized steel, cast iron, asbestos-cement, and PVC (typical of newer construction).

The Public Works Distribution and Collection Division operates and maintains 109 miles of water mains, 85 miles of gravity sewer mains, 18 miles of sewer force mains, 1,990 sewer manholes, 900 fire hydrants, 2,652 water valves, 11,040 water services, and 9,366 sewer services.

Consumptive Use Permit

The City's potable water system operates under SJRWMD Consumptive Use Permit (CUP) #793, issued on April 10, 2013. The permit expires on April 9, 2033.

Pursuant to the CUP, maximum annual groundwater withdrawals from the Upper and Lower Floridan aquifer for public supply use (household, commercial / industrial use, water utility, essential (fire protection) and unaccounted, must not exceed:

Table 2: Maximum Annual Ground Water Withdraws per the Consumptive Use Permit

Gallons in Millions	Year
993.782	2013
1,001.577	2014
1,009.410	2015
1,012.800	2016
1,016.151	2017
1,019.541	2018
1,022.892	2019
1,026.282	2020
1,026.733	2021
1,027.185	2022
1,027.637	2023
1,028.089	2024
1,028.541	2025
1,028.654	2026
1,028.767	2027
1,028.880	2028
1,028.993	2029
1.029.106	2030
1.029.144	2031
1,029.181	2032
1,029.181	2033

Source: SJRWMD Consumptive Use Permit (CUP) #793

Capacity, Supply and Demand Analysis and Projections

Water Supply Capacity

A total of six wells comprise the raw water supply infrastructure for the City of Jacksonville Beach. The Jacksonville Beach PWS's operating capacity of 7.0 mgd is sufficient to meet the water needs of the City well beyond the period for this plan.

According to St. Johns River Water Management District, Jacksonville Beach is not identified as an area with source water shortages through the year 2025. Their findings indicate that Jacksonville Beach may continue pumping from the Floridan aquifer as their source. However, there is no alternative source water identified for Jacksonville Beach, and it is stressed by SJRWMD that Jacksonville Beach, and all other municipalities, maximize the amount of reuse and stormwater resources to recharge the aquifer.

Water Demand

Water production for the Public Water System has not changed considerably over the past 10 years (2007-2017), averaging approximately 2.5 million gallons per day (mgd). The table below summarizes the annual average daily flow (AADF) of finished water produced over the past 10 years.

Table 3: Historical Water Use (2007 – 2017)

Year	Historical Water Use (MGD AADF)	Population
2007	2.643	22,361
2008	2.465	23,413
2009	2.419	24,466
2010	2.448	25,518
2011	2.503	25,518
2012	2.420	25,518
2013	2.352	25,518
2014	2.367	25,518
2015	2.528	25,518
2016	2.704	25,518
2017	2.540	25,518

Source: City of Jacksonville Beach and SJRWMD

The NFRWSP (2015-2035) contains population and water demand projections for the City that remain constant for its entire 20-year planning period (i.e., 25,518 and 2.48 mgd). However, the City coordinated with SJRWMD in 2018 to obtain updated projections that address an alternative scenario for some growth in population and water demand. Table 4 contains the updated population and water demand projections from SJRWMD, and the corresponding year's CUP allocation. Table 4 shows the City has adequate water supply to meet projected demand through 2035.

Table 4: Projected Water Use (2018 – 2032)

Year	Project Water Use (MGD AADF)	Population	CUP Allocation (mgd)
2020	2.577	26,318	2.812
2025	2.655	27,118	2.818
2030	2.733	27,919	2.819
2035	2.812	28,719	2.820

Source: City of Jacksonville Beach and SJRWMD

Impact of Water System on Surface and Ground Water

Water supply is from deep wells into the Floridan aquifer; no surface water is used for water supply.

Reclaimed Water and Water Conservation

Reclaimed Water

The Public Works Department operates the only reclaimed water provider within the city, with a permitted capacity of 4.5 mgd, of which approximately .75 mgd is treated for public access reuse. Reclaimed water is currently being utilized to irrigate portions of the Jacksonville Beach Golf Course,

several football and baseball fields, the landscaped areas of the Police Station and Public Works Operation and Maintenance buildings, Pollution Control Plant, as well as Beach Boulevard, South Beach Parkway and Jacksonville Drive landscaped medians. Total water reuse during the 2016-2017 reporting permit was 0.6386 million gallons day (mgd) average. Non-reused effluent is discharged into a force main that is shared with the cities of Neptune Beach and Atlantic Beach, and which discharges into the St. Johns River, near Mayport.

Water Conservation

In 2013 the City of Jacksonville Beach prepared a Water Conservation Plan in coordination with its CUP. The plan identified a significant decrease in the daily water usage for the City of Jacksonville Beach. This was attributed to several factors that include: water production audits, meter survey and change out program, leak detection program, reuse and reclaimed water usage, public education, rate increases, and policy based conservation.

The plan concluded that the various efforts and combined programs served to enhance water conservation efforts. While some programs may not be carried into the future, the City will continue to use best management practices to implement appropriate and effective water conservation measures and programs to decrease overall water usage.

In addition, the City's comprehensive plan Aquifer Recharge and Potable Water Subelements contain other water conservation measures including the following:

- Enforcement of water usage standards in plumbing fixtures (Policy AR.1.1.1)
- Xeric landscape techniques (Policy AR.1.1.2)
- Coordination on local and regional water conservation efforts (Policy AR 1.1.3)
- Water Conservation Plan implementation (PW.1.1.9)

NFRWSP Coordination

In accordance with Section 163.3177(g)(h), Florida Statutes, the City ensures coordination of its comprehensive plan with SJRWMD's NFRWSP. Policy PW.1.1.8 contains enabling language to ensure maintenance of the City's water supply facilities work plan in coordination with the NFRWSP. In addition, Policy IG.1.4.1 contains enabling language relative to the City monitoring and participating in SJRWMD water supply planning activities that affect the city.

The NFRWSP 2015-2035 identified two project options relative to the City of Jacksonville Beach:

- Jacksonville Beach Water & Sewer Main Extension
- Jacksonville Beach Advanced Metering Infrastructure

Policy PW.1.1.10 contains enabling language related to these two project options. These projects are currently being implemented by the City and are projected to be funded during the 2018-2022 capital improvements period.

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Capital Improvement Projects

The Water Plant Division operates and maintains the City's water system. The water system has a total capacity to produce 7.0 million gallons of water per day. No Water Treatment Plant capacity-related capital improvements are necessary during the planning period. There will however be certain capital improvements related to normal system maintenance and operation. Below are a list of capital projects intended to support the mission of the Water Plan Division:

Table 5: Water Plant Division Capital Improvement Projects (2018-2022)

Project Type	Project Description	Estimated Cost
Capital Outlay	New raw water well	$900,000
Capital Outlay	Upgrade telemetry at Water Plant #2	$80,000
Capital Outlay	South Elevated Tank exterior renovation	$165,000
Operating	Annual elevated tank maintenance program	$35,000
Operating	Environmental sampling and analytical lab services	$30,000

Table 6: Distribution and Collection Division Capital Improvement Projects (2018-2022)

Project Type	Project Description	Estimated Cost
Capital Outlay	Phase E water main replacement-various locations	$500,000
Capital Outlay	Phase F water main replacement-various locations	$75,000
Capital Outlay	Design of 10th Street S water, sewer and stormwater improvements	$115,000
Operating	Water valve maintenance program	$25,000

Proposed Comprehensive Plan Amendments

Potable Water Sub-element

Policy PW.1.1.7
The City of Jacksonville Beach Water Supply Facilities Work Plan (2018-2035) is hereby adopted by reference.

Policy PW.1.1.8
The City shall maintain a Water Supply Facilities Work Plan that is coordinated with the St. Johns River Water Management District's (SJRWMD) North Florida Regional Water Supply Plan (NFRWSP). Within 18 months of adoption of any subsequently updated North Florida Regional Water Supply Plan, the City shall update its Water Supply Facilities Work Plan and related comprehensive plan policies as necessary.

Policy PW.1.1.9
The City shall continue to implement its Water Conservation Plan submitted to the St. Johns River Water Management District (SJRWMD) as part of the City' consumptive use permitting process.

Policy PW.1.2.4
Maintain existing elevated potable water supply tanks.

Conservation Element

Objective CO.1.7
The City shall protect ground water resources.

Policy CO.1.7.1
In accordance with Florida Statutes for water supply planning, the City shall cooperate with the St. Johns River Water Management District (SJRWMD) in the evaluation and updates of applicable data and analysis of current and project water needs for at least a 10-year period, initiate Comprehensive Plan Amendments, and update the City's Water Supply Facilities Work Plan as necessary.

Policy CO.1.7.2
The City shall implement water conservation, use, and supply protection programs consistent with the St. Johns River Water Management District (SJRWMD) Plans and the City's Water Supply Facilities Work Plan.

Intergovernmental Coordination Element

Policy IG.1.4.1
The City will participate in the development of updates to the St. Johns River Water Management District's (SJRWMD) ~~Water Supply Assessment an District Water Supply Plan~~ North Florida Regional Water Supply Plan and in other water supply development related initiatives facilitated by the SJRWMD that affect the City. The City will also coordinate with the SJRWMD on issues including, but not limited to, water conservation, storm water runoff and effluent re-use.

CONDITIONAL USE APPLICATION

PC No. 22-18
AS/400# 18-100137
HEARING DATE 8/13/18

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: Ben Chrisman
Mailing Address: 115 1st St. South
Jacksonville Beach, FL 32250
Telephone: 904-654-8083
Fax:
E-Mail: IndianaBen@mac.com

Applicant Name: Same
Mailing Address:
Telephone:
Fax:
E-Mail:

RECEIVED

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

Agent Name:
Mailing Address:
Telephone:
Fax:
E-Mail:

JUL 11 2018
PLANNING & DEVELOPMENT

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: 115 1st St. South, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): The South 1/2 of Lot 2 (except the Easterly 88 feet), Block 11, Pablo Beach according to the Plat thereof as recorded in Plat Book 3, Page 28, of current records in Duval Co.

Current Zoning Classification: CBD

Future Land Use Map Designation:

An 8 ½ 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.

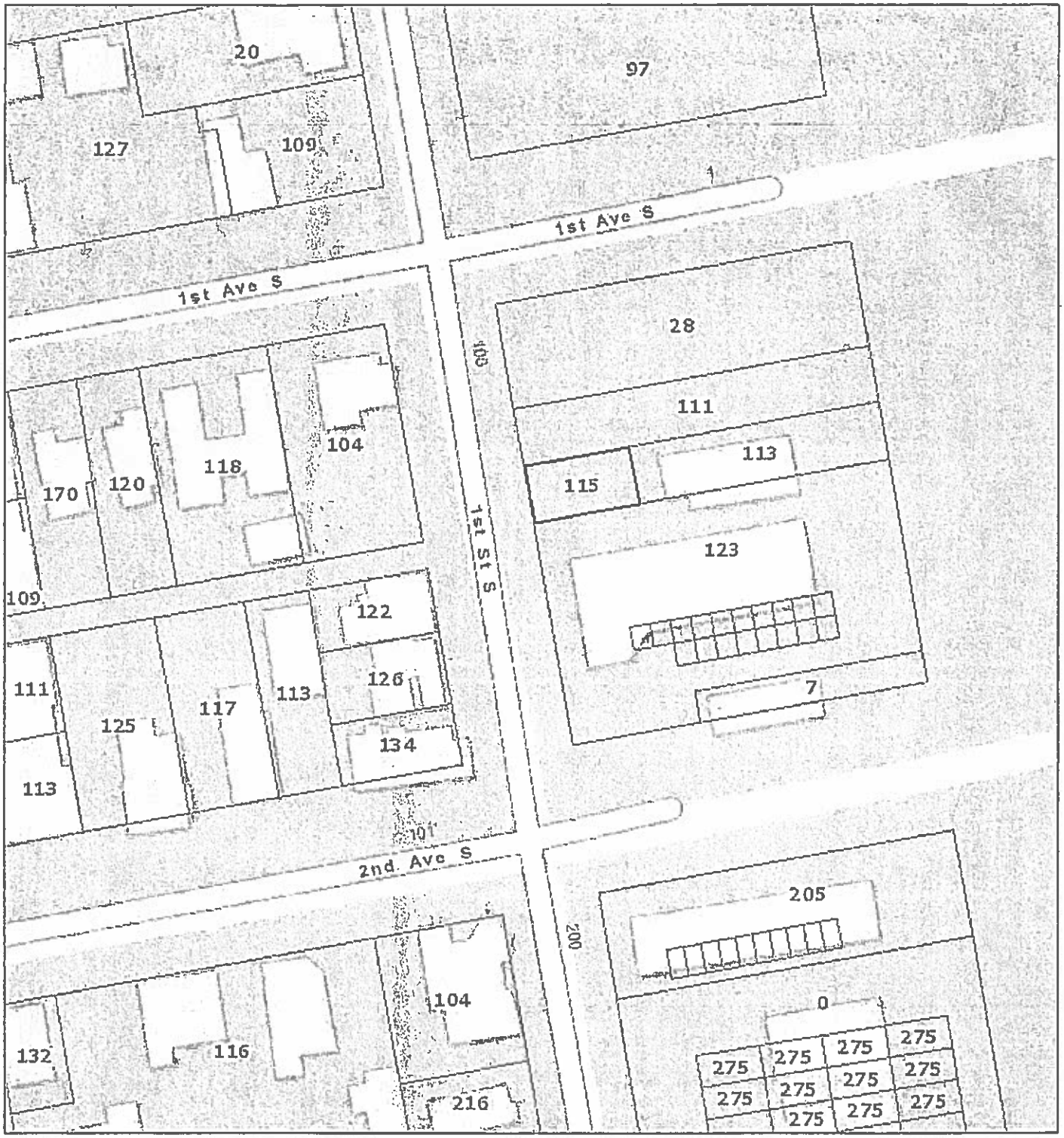
Code section(s) applicable to the requested conditional use:

Describe the proposed conditional use and the reason for the request: We currently live in a single family dwelling on said property and request to rebuild a new single family dwelling. Intend to expand family and need to demolish existing structure and build larger single family dwelling to accomodate this.

Applicant Signature:

Date: 7/11/18

Duval Map PC#22-18



July 12, 2018

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

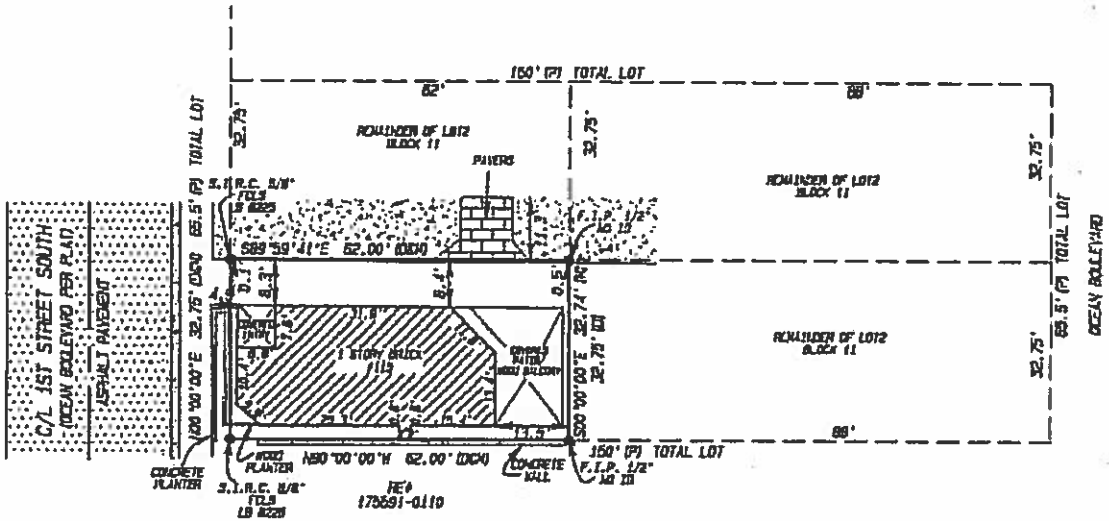
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Verizon LTE 10:50 AM 58%

Done 28997.pdf

DESCRIPTION:

THE SOUTH 1/2 OF LOT 2 (EXCEPT THE EASTERLY 88 FEET), BLOCK 11, PABLO BEACH, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



SCALE: 1" = 30'

N

PLANNING & DEVELOPMENT

RECEIVED
PC#82-18

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

CLYDE O. VAN KLEECK
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 2546
NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- DEED
- POINT OF INTERSECTION
- AIR CONDITIONING UNIT
- BUILDING
- ARC LENGTH
- PHONE BOX
- CABLE BOX
- ELECTRIC BOX
- OVERHEAD ELECTRIC
- F. CHAIN LINK FENCE
- WOOD FENCE
- CHORD BEARING

FIELD SURVEY DATE	
PLOT PLAN	
BOUNDARY	08/28/2018
FORMBOARD	
FOUNDATION	

FIRST COAST LAND SURVEYORS, INC.

3161-4 ST JOHNS BLUFF ROAD S, JACKSONVILLE, FL. 32246
PHONE (904) 779-2062 FAX (904) 779-7784
CERTIFICATE NO. LB 8225
WWW.FIRSTCOASTLANDSURVEYING.COM

PROJECT INFORMATION	
ORDER NO:	28997
DRAWN BY:	KMP
REVIEWED BY:	HF
CHECKED BY:	VAN

CONDITIONAL USE APPLICATION

RECEIVED

JUL 13 2018

PC No. 23-18
AS/400# 18-100138
HEARING DATE 8/13/18

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: 1737 N. 3rd St. LLC
Mailing Address: 300 Beach Ave
Atlantic Beach, FL 32233

Telephone: (904) 955-6190
Fax:
E-Mail: RonaldMcvay@gmail.com

Applicant Name: Mieneke Car Care - TBDMW Corp.
Mailing Address: 209 Heathrow Ct.
St. Johns, FL 32259

Telephone: (904) 386-9557
Fax:
E-Mail: terrygwalton@aol.com

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

Agent Name: Joe Loretta, RLA
Mailing Address: 6621 Southpoint Dr. N. Suite 300
Jacksonville, FL 32216

Telephone: (904) 730-9360
Fax:
E-Mail: jloretta@genesisgroup.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 1737 N. 3rd St. / 17988-01784

Legal Description of property (attach copy of deed): 10-14 28-2S-29E .331 / ELTON REALTY COS R/P - LOTS 1,2,N 1/2 LOT 3 BLK 173

Current Zoning Classification: C-1

Future Land Use Map Designation: Commercial

An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-342-Commercial Limited: D- Conditional Uses / 6-Auto repair

Describe the proposed conditional use and the reason for the request:
We are requesting to re-open a parcel that has operated for 50+ years as a automobile service station, under a new tenant. The property owner and new tenant will be adding significant tenant improvements such as a new painting & facade improvements, along w/ landscaping and re-striping of the parking lot.

Applicant Signature: T B Walton

Date: 7/12/18

Duval Map PC#23-18

July 13, 2018

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

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), swisstopo, © OpenStreetMap contributors, and the GIS User Community

AGENT AUTHORIZATION FORM

RECEIVED
PC #23-18
JUL 13 2018
PLANNING & DEVELOPMENT

1737 N. 3rd St
(Project Name)

Property Legal Description: See attached legal description.

The undersigned, registered property owner(s) of said property described on the attachment to this Agent Authorization Form, do hereby authorize

Joe Loretta, RLA (Registered Professional/Contractor / Agent) of Genesis (Name of Firm)

to act on my/our behalf and take all actions necessary with the City of Jacksonville Beach , Florida, regarding the development of the property described in the attached legal description.

Property Owner's Address:
1737 N. 3rd St. Jacksonville Beach, FL 32250

Telephone: 904-955-6190

1737 North 3rd Street LLC
Printed Name of Property Owner

[illegible], managing member
Signature of Property Owner

Date: 07/13/2018

Printed Name of Property Owner

Signature of Property Owner

Date:

American National

ALTA/ACSM Land Title Survey

Pep Boys-Jacksonville

SURVEYOR'S CERTIFICATION

Legal Description

General Notes

SYMBOL LEGEND

Encroachment Statement

Flood Zone

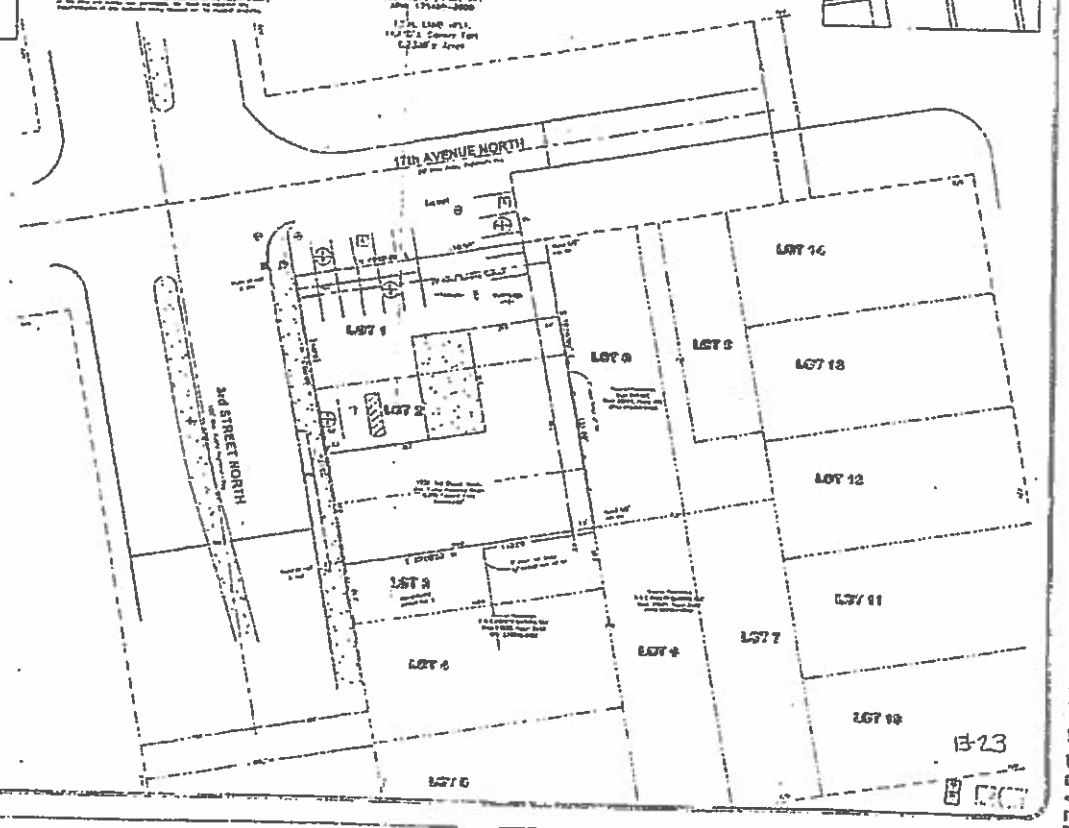
Wetlands Note

Zoning Notes

Utility Notes

SURVEYED AREA

Vicinity Map



B-23

PLANNING & DEVELOPMENT

RECEIVED
PC#28-18
JUL 13 2018

REZONING/TEXT AMENDMENT APPLICATION

PC No. 24-18

AS/400# 18-100144

PC - 8/13/18

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 tot eh 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: ANJ Investment Group, LLC
Telephone: (904) 246-1138
Mailing Address: 36 West 6th Street, Atlantic Beach, Florida 32233
Fax:
E-Mail: acerqueira@candcfisheries.c

Applicant Name: Stephanie Dale
Telephone: (904) 521-0449
Mailing Address: 901 Ocean Blvd, Unit #93 Atlantic Beach, Florida 32233
Fax:
E-Mail: steph.dale@gotukn.com

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

RECEIVED
JUL 19 2018
PLANNING & DEVELOPMENT

Agent Name: N/A
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: 1250 Shetter Ave Unit #4, Jacksonville Beach, Fl 32250

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): 38-2S-29E0.63,ANJ Commerce Cntr Condo,Common Element,O/R 4795-2150

Current Zoning Classification: Sec 34-346 I-1 Future Land Use Map Designation: 4725 Tour Operators

TEXT AMENDMENT DATA

Current Chapter, Article, Section, Paragraph Number: Ch 34, Article VII Sec 34-346, Industrial I-1 (b) permitted

REQUESTED INFORMATION	Attached? Yes	Attached? 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" x11" 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.		N/A
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: 7-19-18

RECEIVED
PC#24-18
JUL 19 2018

PLANNING & DEVELOPMENT

July 17, 2018

TO: COJB Planning Committee

RE: Rezoning Application for Go Tuk'n, Inc. 1250 Shetter Avenue Unit 4

Subject: Owner's approval letter for such rezoning application

Dear City of Jacksonville Beach Planning Committee:

As the owner of 1250 Shetter Avenue, I am approving the application for Go Tuk'n, Inc., to seek rezoning for the tour operators SIC code 4725.

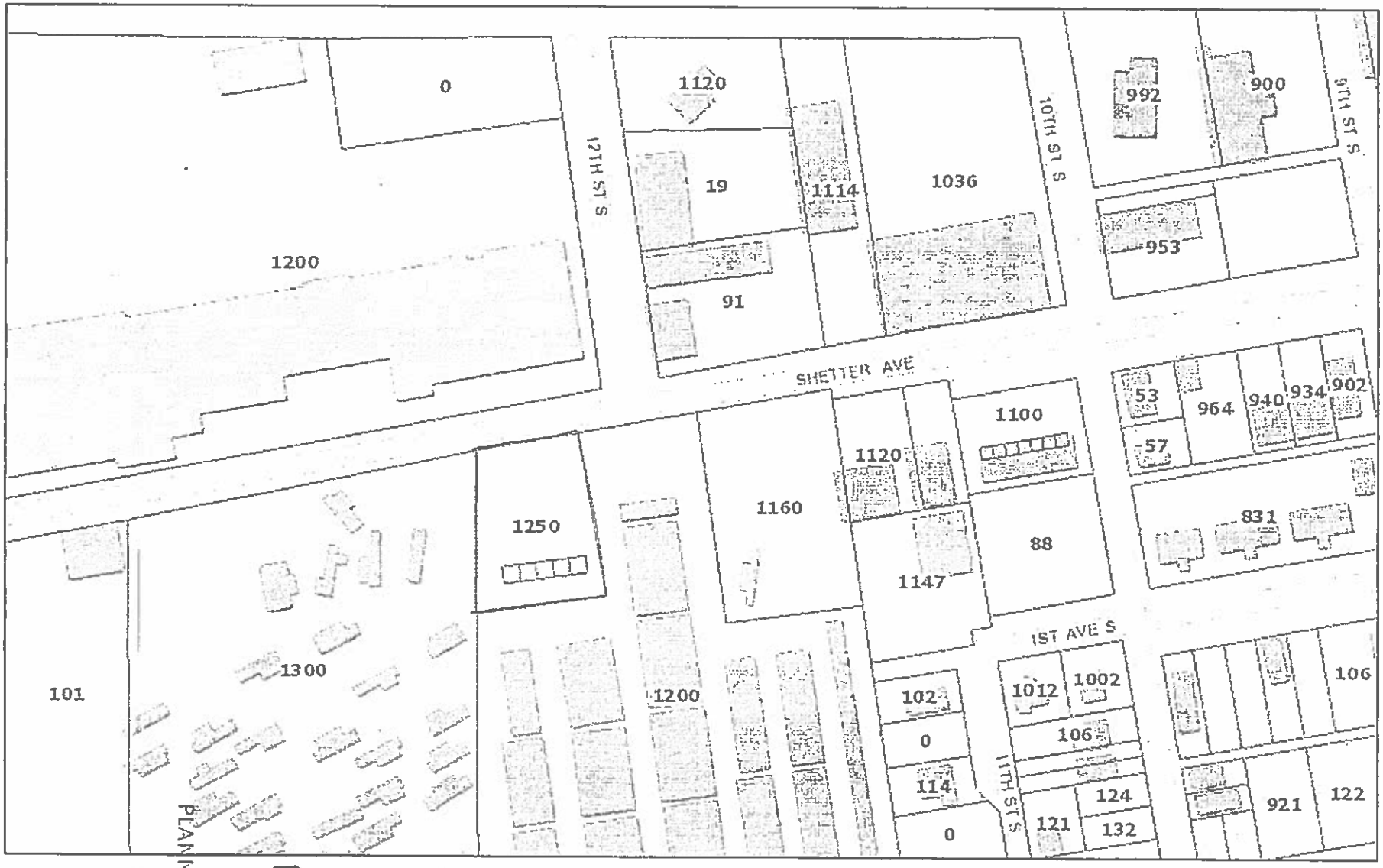
If you have any questions, you can reach out to me at (904) 334-2983.

Best regards,

Atillio Cerqueira
C and C Fisheries Company

Duval County Property Assessment Map

Duval Map



July 18, 2018

1:2,257

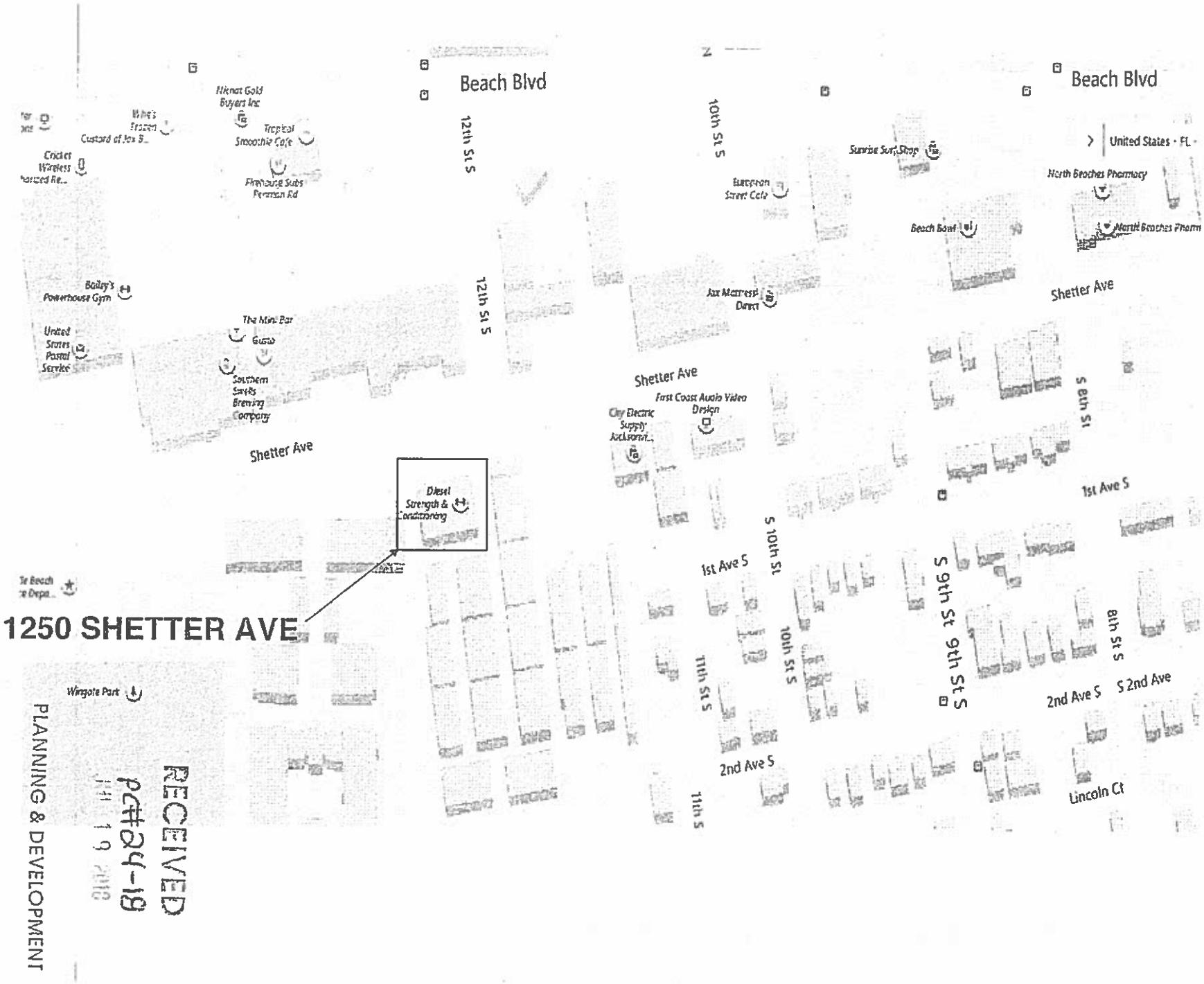
0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

RECEIVED
PC#24-18
JUL 19 2018
PLANNING & DEVELOPME

Vicinity Map



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PC#24-18
JUL 19 2018
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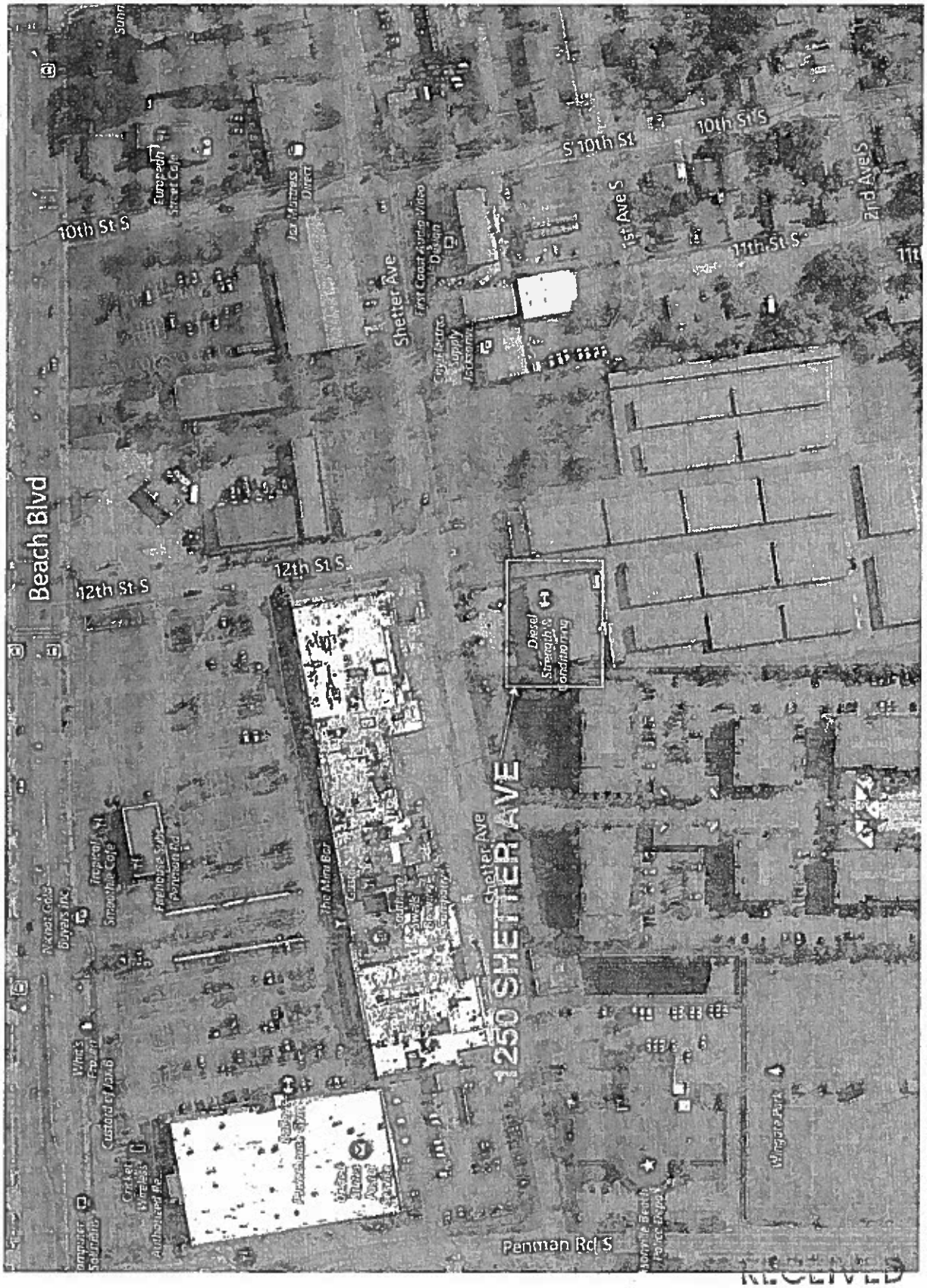
Aerial Photo



RECEIVED
PC#24-18
JUL 19 2018
PLANNING & DEVELOPMENT

GO TUK'N

1250 SHETTER AVE UNIT #4 JACKSONVILLE BEACH, FLORIDA 32250 904 521 0449

July 18, 2018

TO: COJB Planning Committee
RE: Rezoning Application for Go Tuk'n, Inc. 1250 Shetter Avenue Unit 4
Subject: Applicant's Rezoning Narrative

Dear City of Jacksonville Beach Planning Committee:

The major group in the proposed amendment is Group 45 – Transportation Services. This major group includes establishments furnishing services incidental to transportation, such as forwarding and packing services, and the arrangement of passenger and freight transportation. We are asking for the specific rezoning amendment for SIC Code: 4725 "Tour Operators." This code states it is for establishments primarily engaged in arranging and assembling tours for sale through travel agents. Tour operators primarily engaged in selling their own tours directly to travelers are also included in this industry. This space is mainly for the general warehousing and storage of the touring vehicles (currently in the I-1 zone) of the 1250 Shetter Avenue, Unit 4 location. This is #6 item in the current zoning amendment.

There will be two companies operated in the same location: Carte Blanche Vacations, Inc. (SIC Code: 4724). The travel agency owned by the majority owner of Go Tuk'n, Inc. As well as Go Tuk'n Inc. home office location, the company who will be arranging and assembling tours for sale as their business. The majority of clients will be picked up at hotels, their homes, churches or other locations for the employees of Go Tuk'n, Inc. to be arranging such tours (historical, architectural, pub crawls, birthdays, weddings, and more). There will be no alcohol sold at the location or on the touring vehicles.

Other current Industrial I-1 zoning permitted uses include such items as general warehousing and storage (#6) and #9 trucking and courier services, #13 Business service establishments and #16 business and professional offices and #19 Recreational services. We are asking for the amendment to be granted OR minimally in the permitted and conditional use for this location.

Best regards,

Stephanie Dale

RECEIVED
PC#24-18
JUL 19 2018

PLANNING & DEVELOPMENT

GO TUK'N

1250 SHETTER AVE UNIT #4 JACKSONVILLE BEACH, FLORIDA 32250 904 521 0449

July 18, 2018

TO: COJB Planning Committee
RE: Rezoning Application for Go Tuk'n, Inc. 1250 Shetter Avenue Unit 4
Subject: Applicant's LDC Text Amendment Narrative

Dear City of Jacksonville Beach Planning Committee:

The City of Jacksonville Beach (COJB) code of ordinances, Chapter 34 – Zoning Code, Article VII, Sec. 34-346, Industrial District I-1 (b) Permitted.

Go Tuk'n, Inc. owners, Stephanie J. Dale and Steven E. Dix (a married couple) are asking for the amendment to be rezoned and/or conditional permitted use at 1250 Shetter Avenue Unit #4 at Jacksonville Beach to allow for it to include code 4725 – Tour Operators (establishments primarily engaged in arranging and assembling tours for sale through travel agents. Tour operators primarily engaged in selling their own tours directly to travelers are also included in this industry). Stephanie Dale is the 100% owner of Carte Blanche Vacations, Inc (SIC Code 4724) which will also be operated out of the same unit and will be arranging and assembling such tours. These will cross-sell tours and travel for clients in our areas as well as tourists coming to the Jacksonville market. This amendment is needed in order to operate the business at this storage and operations location. There are several items in the current I-1 zoning code that this could be applied under such as #8 general warehousing and storage – storage of the touring vehicles; #16 Business and professional offices could include tour operator and travel agency; (19) Recreational Services could also be amended to include the tour operations and travel agency in this current zone.

The vehicle manufacturer of electric Tuk's is based in Denver, Colorado and is called Etuk, USA. The electric Tuks are street legal and DOT certified. These are sealed battery-operated luxury touring vehicles. Etuk Usa also owns a wholly subsidiary called E-Tuk Ride, which is a similar touring company based in Denver, Colorado. E-Tuk Ride is registered as a tour operator in the Denver area and is the #1 tourism for Downtown Denver area. Go Tuk'n, Inc. is not a franchise but a Corporation with owners who live in the beaches community. This amendment is a critical step to allow us to begin operating our main headquarters of Go Tuk'n, Inc. for Northeast Florida touring company.

Best regards,

Stephanie Dale

Attachment: Chapter 34 Land Development Code, Article VII, Section 34-346. Industrial district I-1

RECEIVED
PC#24-18
JUL 19 2018

PLANNING & DEVELOPMENT

PC#24-18

Sec. 34-346. - Industrial district: I-1.

(a) Purpose. The industrial (I-1) zoning district is intended to implement the industrial land use district in the comprehensive plan. It is intended to apply to areas appropriate for general industrial uses which are not objectionable to surrounding land uses with regard to smoke, odor, fumes, and noise.

(b) Permitted uses. The following uses are permitted as of right in the I-1 zoning district.

(1) Ornamental floraculture and nursery.

(2) Veterinary services for animal specialties and kennels; provided animals are housed in enclosed, soundproofed buildings.

(3) Lawn, garden and tree services.

(4) Building contractors and subcontractors.

(5) Manufacturing establishments producing the following products: Bakery products, apparel, wood cabinets, newspaper printing and publishing, commercial printing, luggage, computer and office equipment, jewelry, and sign and specialty advertising.

(6) Manufacturer's display rooms.

(7) Boat building and repairing.

(8) General warehousing and storage.

(9) Trucking and courier services.

(10) Communications and utility services.

(11) Wholesale trade establishments as follows: Motor vehicle supplies and parts, new; lumber and construction materials and other durable goods, except scrap and waste materials; paper and paper products, drugs, drug proprieties and druggists' sundries, apparel, piece goods and notions; beer, wine and distilled alcoholic beverages; and flowers, nursery stock and florist's supplies.

(12) Financial institutions, insurance and real estate offices.

(13) Business service establishments as follows: Advertising, business and consumer credit reporting and collections; mailing, reproduction, commercial art, photography, and stenography; building services, computer programming, data processing and other computer services, personnel supply, and recording studios. For recording studios, no noise from activities within the studio may be audible from off of the property containing the studio.

(14) Automotive repair shops, service stations, and carwashes.

(15) Electrical repair; watch, clock and jewelry repair; reupholstery and furniture repair; and miscellaneous repair shops and related services.

(16) Business and professional offices as follows: Landscape architects; doctors, dentists, and miscellaneous health offices and clinics; and engineering, architecture, accounting, research, management and related services.

(17) Government use.

(18) Essential public services.

(19) Recreational services.

<u>(20) Tour Operators</u>