



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, January 13, 2020

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**

2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Jon Scott Walker
Alternates: Colleen White, Justin Lerman

3. **Approval of Minutes:** December 9, 2019

4. **Correspondence:** None

5. **New Business:**

(A) **PC#36-19 1700 South 3rd Street**

Conditional Use Application for outdoor restaurant seating at a new restaurant, for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. Applicant – *The Bearded Pig*

(B) **PC#37-19 231 21st Avenue South**

Concept Plan for Plat Application for a proposed three lot, fee-simple townhouse subdivision located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

6. **Planning Department Report:**

- (A) The next meeting is scheduled for Monday, January 27, 2020.

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.

**Minutes of Planning Commission Meeting
held Monday, December 9, 2019, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:00 P.M. by Vice-Chairman David Dahl.

Roll Call

Chairman: Greg Sutton (absent)
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders Jon Scott Walker
Alternates: Colleen Murphy White Bill Spann

Also present was Senior Planner Heather Ireland and Attorney Denise May.

Approval of Minutes

It was moved by Britton Sanders, seconded by Jon Scott Walker, and passed unanimously to approve the following minutes:

- October 28, 2019
- November 12, 2019

Correspondence

None

New Business

(A) **PC#33-19** Northeast corner of 4th Avenue North and 5th Street North

Owner: BCEL 10, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Applicant: JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Concept Plan for Plat Application for a proposed five lot fee-simple townhouse subdivision located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the northeast corner of 4th Avenue North and 5th Street North and exists as vacant property. The owner/applicant is proposing to construct a five-unit fee-simple townhouse project on lots 11, and 12. The applicant was advised by staff that concept plan for plat

approval would be required to subdivide the property into five separate townhouse lots. Each of the five proposed lots meets the lot size and dimensional requirements of townhouse projects in RM-1 zoning districts.

Adjacent uses include single-family to the west, multiple and single-family to the south, multiple and single-family to the east and a church to the north. The proposed townhouse development is consistent with the RM-1 standards and is consistent with similar existing developments in multiple-family zoning districts.

Agent:

Curtis Hart described the units and invited questions. Ms. Ireland confirmed there were no variance requests pending on the property.

Public Hearing:

Todd Dunavant, 503 4th Avenue North, Jacksonville Beach, remarked on the increase in development density and expressed concern about drainage issues in this area. Ms. Ireland stated this was addressed during the permitting process. Mr. Hart said the property would have gutters and they may have a retention pond on-site.

Mr. Dahl closed the Public Hearing.

Discussion:

Ms. Moehring felt there was a need for a comprehensive look at their residential regulations and future land use.

Motion:

It was moved by Mr. Walker and seconded by Ms. Moehring to approve the Concept Plat for Plan Approval.

Roll call vote:

Ayes – Margo Moehring, Britton Sanders, Jon Scott Walker
Nays – Colleen Murphy White, David Dahl
The application was approved by a 3-2 vote.

(B) **PC#34-19** 221 19th Avenue North

**Owner/
Applicant:** Cesar Castillo
221 North 19th Avenue
Jacksonville Beach, FL 32250

Agent: Fabola Pacheco
221 North 19th Avenue
Jacksonville Beach, FL 32250

Conditional Use Application for a proposed multiple-family development for property located in a Commercial, limited: C-1 zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the north side of 19th Avenue North between 2nd and 3rd Streets. The property contains a small nonconforming single-family dwelling constructed in 1957. The owner was advised that due to the nonconforming nature of the property, the existing single-family home could not be expanded in area, however, with proper approvals, he could potentially redevelop the property into a multiple-family use. The owner is now requesting approval for a multiple-family use in order to add a second dwelling unit onto the back of the existing structure. The owner has also applied for variances related to the proposed addition.

Adjacent uses are single-family to the east, multiple-family to the west, multiple-family to the north, and multiple-family and office to the south across 19th Avenue North. Considering the primarily residential character of the surrounding properties, the proposed multiple-family use of the subject property should not negatively impact adjacent uses.

Agent:

Fabola Pacheco said they wanted to add a garage and a dwelling unit on the property. She stated they would not demolish the existing house.

Public Hearing:

No one came before the Commission to speak about this case.

Mr. Dahl closed the Public Hearing.

Discussion:

Ms. Ireland reported a variance application had been submitted but not been heard by the Board of Adjustment.

Motion: It was moved by Mr. Walker and seconded by Ms. Moehring to approve the Conditional Use Application.

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, Margo Moehring, David Dahl
Nays – Colleen Murphy White
The application was approved by a 4-1 vote.

(C) PC#35-19 323 10th Avenue North

Owner: Talavanoor, LLC (Shahab Derazi)
500 North 3rd Street
Jacksonville Beach, FL 32250

Applicant: Tim Barak
Really Good Beer Stop
323 10th Avenue North
Jacksonville Beach, FL 32250

Conditional Use Application to request a modification of the approval conditions for an existing drinking establishment and package store (both for beer only) in order to sell wine at property located in a Commercial, limited: C-1 zoning district, pursuant to Sections 34-342(d)(3) and (d)(4) of the Jacksonville Beach Land Development Code. (Applicant – Really Good Beer Stop)

Staff Report:

Ms. Ireland read the following report into the record:

The property is located in a commercial shopping center on the northwest corner of 3rd Street and 10th Avenue North. The applicant received conditional use approval for a beer only drinking establishment and package store in 2015 under application PC#12-15. The concept was a small retail beer store where growlers could be filled and where customers could sample beers in flights or pints prior to purchase.

At the time of the conditional use request, the applicant only planned to sell and serve beer. The applicant is now applying to amend the approval to add the ability to serve and sell wine at the establishment. They were advised by staff that an amendment to the original approval would be required.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the South. The applicant's request should not negatively impact the existing shopping center character or parking.

Applicant:

Tim Barak said customers had asked about wine service. He confirmed that nothing else about the business would change.

Public Hearing:

The following spoke in opposition to the application:

- Jim Sorrell, 428 North 10th Avenue, Jacksonville Beach

Mr. Dahl closed the Public Hearing.

Discussion:

It was noted that no letters opposing the request had been received, Mr. Sorrell was the only speaker in attendance and he had no documentation of problems at the property. Mr. Barak stated the business closed at 10 P.M. and most of their business was to go. He stated no police had visited their facility.

Motion: It was moved by Mr. Walker and seconded by Mr. Sanders to approve the Conditional Use Application.

Roll call vote: Ayes –Jon Scott Walker, Margo Moehring, Britton Sanders, Colleen Murphy White, David Dahl
The application was approved by a unanimous vote.

Planning & Development Director's Report

Ms. May discussed new Board member training and stated she would meet with any Board member who had questions.

Ms. Ireland announced a sea level rise workshop on December 19, 2019, at 5:30 P.M. in the Council Chambers.

Ms. Ireland said the next meeting was tentatively scheduled for Monday, January 13, 2020.

Adjournment

There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:41 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members
FROM: Heather Ireland, Senior Planner
DATE: January 6, 2020
RE: January 13, 2020 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, January 13, 2020** Planning Commission meeting.

NEW BUSINESS:

PC#36-19 Conditional Use Application

Owner: BFC Property Acquisition I, LLC
PO Box 23627
Jacksonville, FL 32241

Applicant: King Pin LLC, d/b/a/ The Bearded Pig
2002 San Marco Blvd. Suite 204
Jacksonville, FL 32207

Location: 1700 South 3rd Street

Request: **Conditional Use Approval** for outdoor restaurant seating at a new restaurant, for property located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (Applicant– *The Bearded Pig*)

Comments: The subject property is located on the west side of south Third Street, just south of 16th Avenue South. The existing structure was built in 1976 and has historically been occupied by a bank. The most recent bank tenant vacated the property in 2018. The property is under new ownership, and a restaurant tenant is preparing to renovate the property and occupy the building. The tenant was advised by staff that conditional use approval would be required for the proposed outdoor seating area shown on the site plan. Maximum outdoor restaurant seating for this property is 1500 square feet. The tenant is proposing outdoor seating on the east side of the restaurant facing Third Street.

Adjacent uses include a car wash to the north, medical offices and a church to the west, commercial uses to the south, and Huguenot Park and lagoon to the east across Third Street. The proposed outdoor restaurant seating is consistent with other restaurants and should not negatively impact adjacent properties.

PC#37-19 **Concept Plan for Plat Application**

Owner: Georgia Kay Papevies, Life Estate
 1103 2nd Avenue North
 Jacksonville Beach, FL 32250

Applicant: New Atlantic Builders, Inc.
 5875 Mining Terrace, Suite 206
 Jacksonville, FL 32257

Agent Jim Watson
 New Atlantic Builders, Inc.
 5875 Mining Terrace, Suite 206
 Jacksonville, FL 32257

Location: 231 21st Avenue South

Request: **Concept Plan for Plat Approval** for a proposed three lot, fee-simple townhouse subdivision located 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 northwest corner of Gail Avenue and 21st Avenue South and consists of two platted lots of record. The property has been developed with one single-family use since 1967. The applicant plans to redevelop the property into three fee-simple townhouse lots and was advised by staff that concept plan for plat approval would be required in order to subdivide the property into three townhouse lots. The proposed lots are consistent with the minimum lot area (2500 square feet exterior and 1500 square feet interior lots) and street frontage standards (25 feet exterior and 15 feet interior) for townhouse lots in *Residential, multiple-family: RM-2* zoning districts.

Adjacent uses include single-family residential to the north and west, and multiple family residential to the east and south. The proposed development of townhouses on the property is consistent with the development in the surrounding area and the proposed lots are consistent with the *RM-2* lot size and dimensional standards required.



CONDITIONAL USE APPLICATION

DEC 12 2019

PC No. 36-19
AS/400# 19-100216
HEARING DATE 1/13/20

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: BFC Property Acquisition I, LLC
Mailing Address: Attn: Becky Hamilton, PO Box 23627
Jacksonville, FL 32241-3627

Telephone: (904) 448-3027
Fax: _____
E-Mail: bhamilton@gatepetro.com

Applicant Name: King Pin LLC, d/b/a The Bearded Pig
Mailing Address: Attn: Michael Schmidt, 2002 San Marco Blvd. Ste 204
Jacksonville, FL 32207

Telephone: (904) 891-8640
Fax: _____
E-Mail: michael@tanukigroup.com

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 1700 South 3rd Street, Jacksonville Beach, FL 32250 (RE# 179668-0000)

Legal Description of property (attach copy of deed): 13-30 04-3S-29E 1.2
OCEAN PARK, LOTS 1 TO 14 (EX PT R/W), PT CLST BY ORD 7322 BLK 7 (see attached for deed)

Current Zoning Classification: JC-1 Future Land Use Map Designation: LC

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: Section 34-342(d)(20)

Describe the proposed conditional use and the reason for the request:
Fast casual BBQ restaurant. Serving full liquor per 4COP SRX (150 seats). Permanently covered outdoor seating area fronting the parking lot and South 3rd Street and enclosed uncovered area with artificial turf for guests to congregate, children play/write on chalk wall, and socialize.

Applicant Signature: 

Date: 12/12/2019

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

RECEIVED
PC#36-19
DEC 12 2019

OWNER AUTHORIZATION

Date: December 12, 2019

PLANNING & DEVELOPMENT

Property Address: 1700 S. 3rd Street
Jacksonville Beach, FL 32250
Real Estate Parcel No.: 179668-0000

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described above. The Owner's address is 9540 San Jose Boulevard, Jacksonville, FL. The undersigned owner authorizes King Pin, LLC to file application(s) for Conditional Use, Plan Review: JEA and Beaches Energy Services Utility Permits for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such agreement.

BFC PROPERTY ACQUISITION I,
LLC, a Florida limited liability
company

By: Rebecca Hamilton
Print: Rebecca Hamilton
Its: Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me by means of physical presence this 12th day of December, 2019 by Rebecca Hamilton, the Vice President of BFC PROPERTY ACQUISITION I, LLC, a Florida limited liability company, on behalf of the company. She is personally known to me.

Linda M. Proctor
NOTARY SIGNATURE

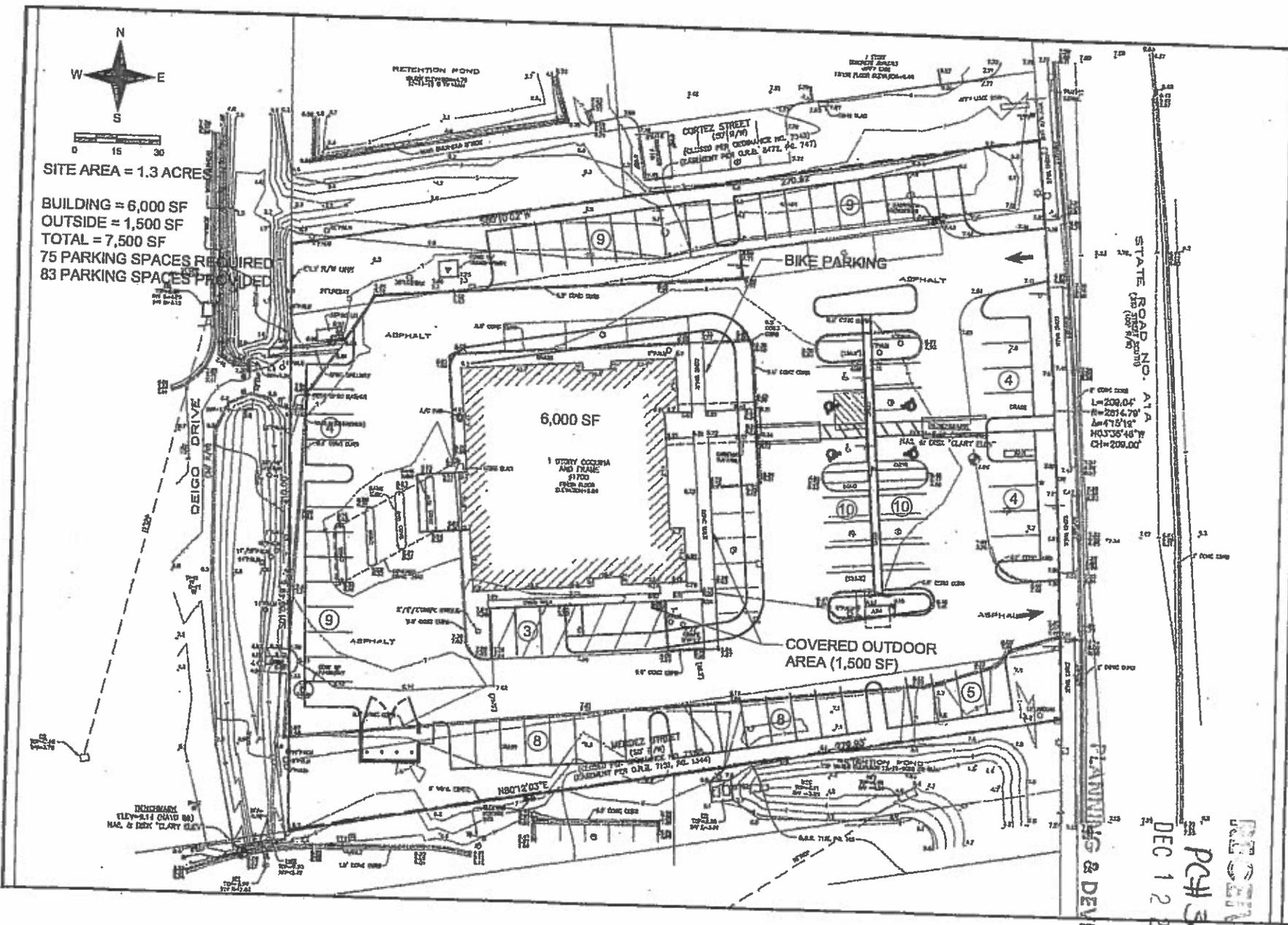
LINDA M. PROCTOR
Notary Public, State of Florida
My Comm. Expires 04/22/22
Commission No. 66208816

(SEAL)

Bearded Pig
 Jacksonville Beach, Florida

12/10/2019
 Site Plan
 C-1

RECEIVED
 PC# 36-19
 DEC 12 2019
 PLANNING & DEVELOPMENT



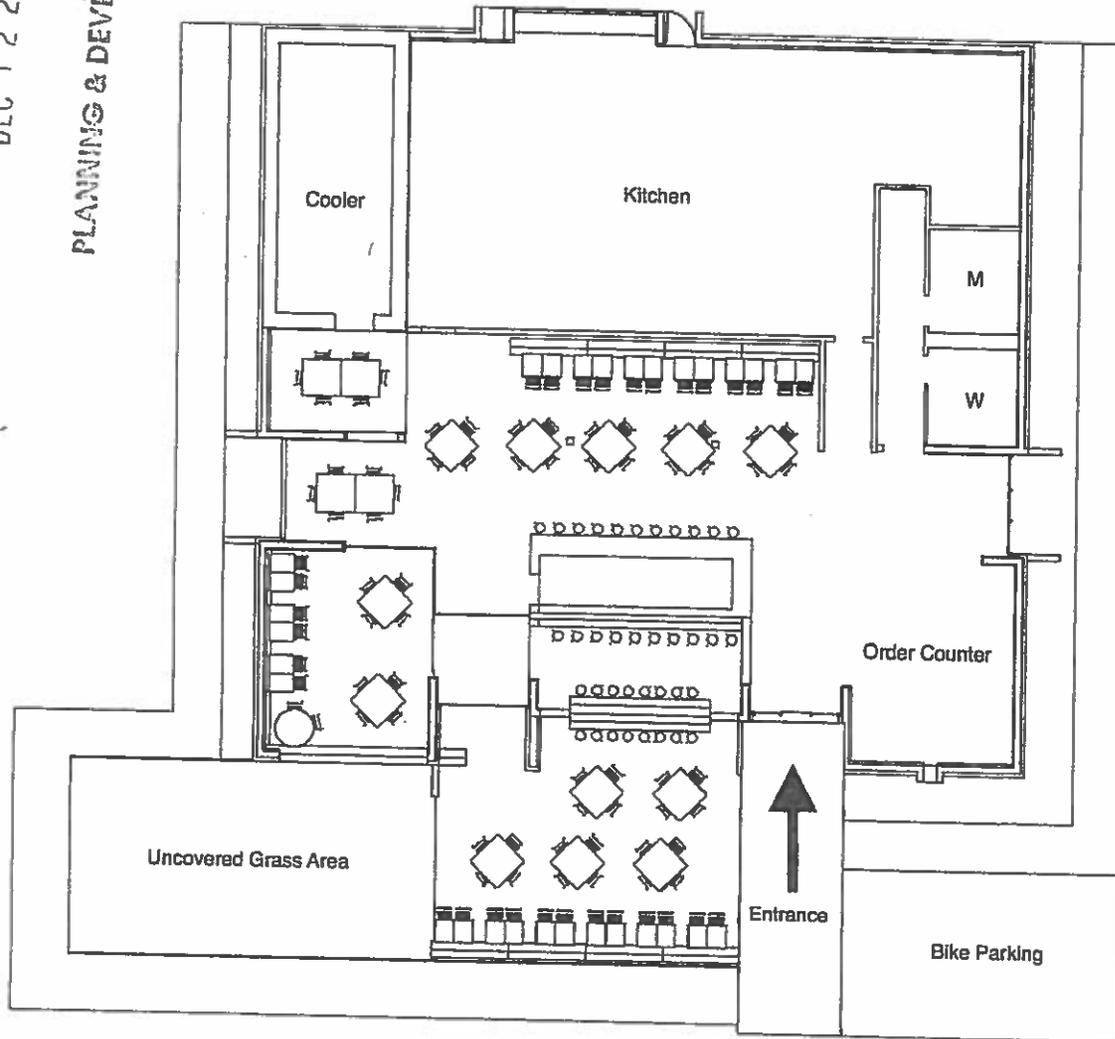
SITE AREA = 1.3 ACRES
 BUILDING = 6,000 SF
 OUTSIDE = 1,500 SF
 TOTAL = 7,500 SF
 75 PARKING SPACES REQUIRED
 83 PARKING SPACES PROVIDED

RECEIVED

PC#36-19

DEC 12 2019

PLANNING & DEVELOPMENT



1700 S 3rd Street

6000 SF Building

1500 SF Outdoor Area

-700 SF covered

-800 SF uncovered grass

160 total seats

-68 indoor seats

-92 outdoor seats*

*permanently covered



SCALE 1:20



CONCEPT PLAN FOR PLAT APPLICATION

DEC 13 2019

PC No. 37-19
 AS/400# 19-100217
 HEARING DATE 1/13/20

A concept plan for plat is required to be submitted for the division and/or transfer of three (3) or more parcels of land. This form is intended for submittal, along with the required attachments, with all requests for approval of a concept plan for plat. Pursuant to Section 34-503 of the Jacksonville Beach Land Development Code, if a proposed development is subject to the terms of Article IX. Subdivision Standards and has not received a development order for a preliminary development plan for PUD or RD zoning district classification, it shall be required to receive approval of a concept plan for plat. All applications shall be accompanied by a nonrefundable fee of \$250.00, payable by check only. An application for concept plan approval shall include the information and attachments listed below.

DEVELOPMENT INFORMATION

Land Owner's Name: Georgia Kay Papevies, Life Estate
 Mailing Address: 1103 2nd Ave. North
Jacksonville Beach, FL 32250

Telephone: 904-629-2409
 Fax: None
 E-Mail: mdw_tennis@yahoo.com

Developer Name: New Atlantic Builders, Inc.
 Mailing Address: 5875 Mining Terrace, Suite 206
Jacksonville, FL 32257

Telephone: 904-683-7533
 Fax: None
 E-Mail: jim@newatlanticbuilders.com

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

Agent Name: Jim Watson, V.P. New Atlantic Builders, Inc.
 Mailing Address: 5875 Mining Terrace Suite 206
Jacksonville, FL 32257

Telephone: 904-683-7533
 Fax: None
 E-Mail: jim@newatlanticbuilders.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.

PROPERTY AND PROJECT DATA

Project Name: South Beach

Property Address(es): 231 21st Ave. South, Jacksonville Beach, FL 32250

List All Real Estate/Parcel Number(s): 179316-0000

Legal Description of Property: Lots 2 & 3, Block "FF" Permenter's Replat of South-Pablo OR Atlantic Campgrounds, as Recorded in P.B. 9 Page 44 of Duval County Public Records

Current Use of Property: Single Family Home Proposed Use of Property: Townhomes

Current Zoning Classification: BM-2 Future Land Use Map Designation: _____

	REQUIRED DOCUMENTATION		
	Attached?		
	Yes	No	N/A
1. Attach copies of all applicable deeds, plats, easements, boundary survey etc.	X		
2. Concept plan of the proposed plat, which includes the square footage and dimensions of each lot and block layout and the proposed traffic circulation system on ledger-sized paper (11"x17")	X		
3. Signed and sealed boundary survey prepared by a registered land surveyor showing all existing improvements	X		

Applicant Signature: [Signature] Date: 12/11/19
 PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107

RECEIVED

PC#37-19

DEC 13 2019

To: City of Jacksonville Beach

From: Georgia Kay Papevies, Life Estate

December 10, 2019

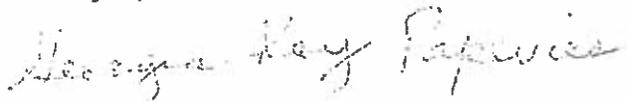
PLANNING & DEVELOPMENT

Re. Owners Authorization for Application to Planning Commission for Concept Plan for Plat 231 21st Ave. South, Jacksonville Beach, FL.

To whom it may concern,

Please let this letter serve as authorization for New Atlantic Builders, Inc. to make application for a concept plan for plat which may result in the subdivision of my two lots at 231 21st Ave. South, Jacksonville into three lots, subject to the approval of the Jacksonville Beach Planning Commission.

Thank you,



Georgia Kay Papevies,
Trustee, Georgia Kay Papevies, Life Estate

RECEIVED

PC#37-19

DEC 13 2019

Exhibit "A"

PLANNING & DEVELOPMENT

RE Number: 179316

Property Address: 231 21st Avenue South, Jacksonville Beach, Florida

More particularly described as:

Lots Two (2) and Three (3), Block FF, PERMENTER'S REPLAT OF SOUTH PABLO, according to the plat thereof recorded in Plat Book 9, page 44, and Plat Book 2, page 6 of the current public records of Duval County, Florida

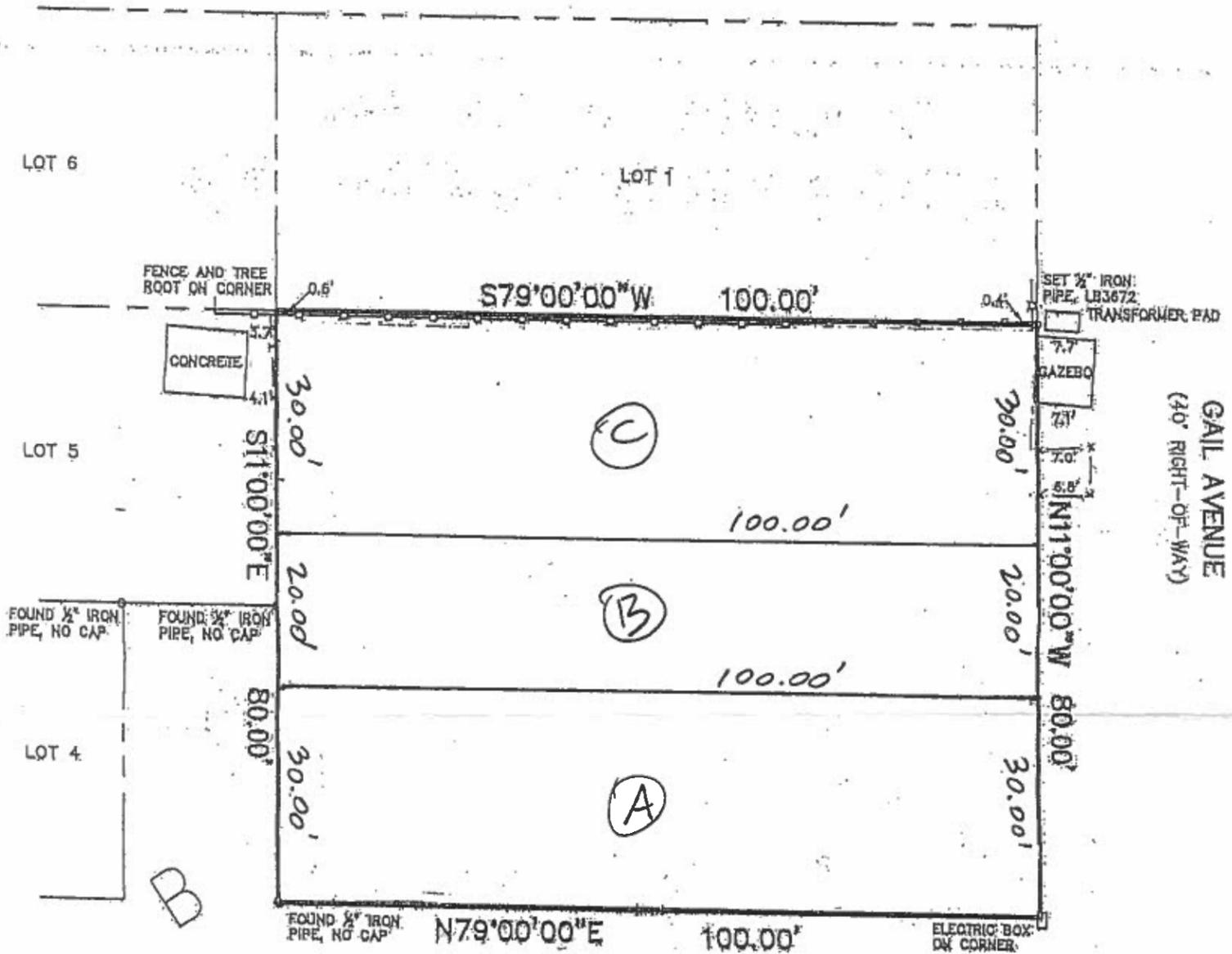
Proposed

MAP SHOWING SURVEY OF

LOTS 2 AND 3, BLOCK "FF" PERMENTER'S REPLAT OF SOUTH PABLO OR ATLANTIC CAMP GROUNDS, AS RECORDED IN PLAT BOOK 9 PAGE 44 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

Concept Plan

20TH AVENUE SOUTH
(FORMERLY CAMP AVENUE)
(80' RIGHT-OF-WAY)



21ST AVENUE SOUTH
(FORMERLY CHRISTOBEL AVENUE)
(40' RIGHT-OF-WAY)

Parcel	SF
A	3000
B	2000
C	3000

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF 21ST AVENUE SOUTH AS BEING NORTH 79°00'00" EAST, MEASURED BETWEEN THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF LOT 4, AS PER PLAT.
3. NO BUILDING RESTRICTION LINES PER PLAT.

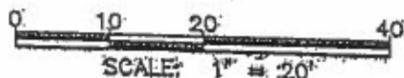
THIS PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN) AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12Q31C0419H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF RAPEVIE'S GEORGIA KAY LIFE ESTATE.

RECEIVED
PC#37-19
DEC 13 2019

PLANNING & DEVELOPMENT

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



DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3872

CHECKED BY: _____
DRAWN BY: JDB
FILE: 2017-1747

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

DATE: DECEMBER 5, 2017
SHEET 1 OF 1

32017-1747