City of Jacksonville Beach

Agenda

Planning Commission

11 North Third Street
Jacksonville Beach, Florida

Monday, June 8, 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**: March 9, 2020

4. **Correspondence**: Email regarding PC#7-20; Email regarding PC#8-20

5. **New Business:**

   (A) **PC#6-20** 922 3rd Avenue South *(original hearing date 4/13/20)*
   Concept Plan for Plat Application for a proposed six 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.

   (B) **PC#7-20** 1401 South 1st Street *(original hearing date 4/27/20)*
   Conditional Use Application for the extension of approval for a temporary real estate sales office for a condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d) (13) of the Jacksonville Beach Land Development Code. (*Waterfall* Condominiums)

   (C) **PC#8-20** 131 North 10th Avenue *(original hearing date 5/11/20)*
   Conditional Use Application for a Type II Home Occupation located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d) (3) of the Jacksonville Beach Land Development Code.

(D) **PC#9-20** 921 South 2nd Avenue *(original hearing date 5/26/20)*
Concept Plan for Plat Application for a proposed three 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.

(E) **PC#10-20** 850 South 5th Avenue
Concept Plan for Plat Application for amendment of an approved 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.

6. **Planning Department Report:**

(A) The next meeting is tentatively scheduled for Monday, June 22, 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.

If you plan on attending or presenting at the hearing then you may use this website www.jacksonvillebeach.org/publichearinginfo for information concerning the hearing process. This information is also available in the City Hall first floor display case.

Minutes of Planning Commission Meeting
held Monday, March 9, 2020, 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 Chairman Greg Sutton.

Roll Call

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

Also present was Senior Planner Heather Ireland.

Approval of Minutes

It was moved by Mr. Sutton, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- January 27, 2020

Correspondence

None

New Business

(A) PC#5-20 Comprehensive Plan Text Amendment Application

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

Comprehensive Plan Text Amendment Application proposing a text amendment to the adopted 2030 Comprehensive Plan, amending the Coastal Management Element to incorporate new objectives and policies that address Peril of Flood Statutory Requirements of s. 163.3178(2)(f), Florida Statutes.

Staff Report:

Ms. Ireland read the following report into the record:

In September of 2019, the City of Jacksonville Beach was awarded a grant from the Florida Department of Environmental Protection (FDEP) to analyze the City's vulnerability to sea-level rise, spring tides, and storm surge. The City contracted with a consultant to carry out the grant requirements of conducting the technical analysis, summarizing the results, and identifying potential policy implications.

The grant project was split into two phases. Phase I involved gathering data from different sources and modeling the impacts over time of sea-level rise, spring tide, storm surge, and collective events, such as sea-level rise combined with storm surge. The modeling results were joined with parcel data,

future land use, structure values, habitats, and major infrastructure to identify potential future vulnerability. The first public workshop was held on December 19, 2019, to present the findings and obtain public input. The results of Phase I were documented in the *Phase One Summary Report* (provided in your agenda packets).

Phase II involved evaluating potential options to mitigate or reduce the impacts from sea-level rise and prepare comprehensive plan amendments to address the "peril of flood" requirement of Florida Statutes 163.3178(2)(f). New objectives and policies are proposed for addition under Goal CM. 3 of Coastal Management Element of the 2030 Comprehensive Plan. A second public workshop was held on February 24, 2020, to discuss the proposed amendments and obtain additional public input.

Florida Statutes 163.3178(2)(f) states that the Coastal Management Element of a Comprehensive Plan must contain a redevelopment component that outlines principles that must be used to address and eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

Land use strategies identified state-wide for potential policy options include the following:

- Retreat (not feasible)
- Density / Intensity Reduction (limited opportunities)
- Elevate / Vertical Mitigation (primary option)
- Increase open space / reduce impervious surfaces
- Increase retention capacity
- Limited shoreline hardening/revetment

The City's consultant for the grant will be providing additional details on the grant project and presenting the proposed Comprehensive Plan Amendments that are provided in your agenda packets. Following the Planning Commission meeting/Public Hearing, the proposed amendments will be presented to City Council on March 16, 2020. The proposed amendments will then be transmitted to State agencies for review and comment. Once approved, the proposed amendments will be again presented to the City Council for consideration and final adoption into the 2030 Comprehensive Plan.

Ken Metcalf, Planner Director with Stearns Weaver Miller, provided a PowerPoint presentation [on file].

Discussion:
Ms. Moehring stated she works for the Northeast Florida Regional Council and had notified her employer she would not be participating in their discussions on this item so she could participate and vote on the commission's discussions.

A conversation ensued regarding Mr. Metcalf's presentation.

Ms. Moehring proposed inserting the following language under Policy CM3.4.1, 3. Subdivision, Planned Unit Development and Site Plan reviews after the word "procedures," "*shall encourage approaches to development that reduce or mitigate potential flooding,*" and continue the rest of the text as drafted, "and shall evaluate opportunities for offering incentives for exceeding the minimum standards."

Ms. Ireland asked the Board to make a recommendation to the City Council to approve transmitting this to the state reviewing agencies to consider the Comprehensive Plan amendments.

Mr. Dahl suggested using the language in Policy CM3.4.1, 4. Budgetary Process, "*shall encourage approaches to reduce and/or mitigate flood impacts*," which is similar, with the same intent, as Ms. Moehring's language. Mr. Walker and Ms. Moehring agreed.

Motion: It was moved by Mr. Walker, and seconded by Ms. Moehring, to approve the addition of the language suggested by Ms. Moehring and Mr. Dahl.

Roll call vote: Ayes – Britton Sanders, Jon Scott Walker, David Dahl, Margot Moehring, Greg Sutton
The motion was approved by a 5-0 vote.

Planning & Development Director's Report
Ms. Ireland announced the next meeting would be on April 13, 2020.

Adjournment
There being no further business coming before the commission, Mr. Sutton adjourned the meeting at 8:08 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

_____
Chairman

_____
Date

MEMORANDUM

TO: Planning Commission Members

FROM: Heather Ireland, Senior Planner

DATE: June 1, 2020

RE: June 8, 2020 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda items for the upcoming **Monday, June 8, 2020** Planning Commission meeting.

NEW BUSINESS:

PC#6-20 **Concept Plan for Plat Application**

Owner/ Applicant: BCEL, 5, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Agent: Connelly and Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 922 3rd Avenue South

Request: **Concept Plan for Plat Approval** for a proposed six 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.

Comments: The subject property is located on the south side of 3rd Avenue South between 9th Street and 10th Streets South. The property has historically been in multiple-family residential use with two duplex buildings constructed in 1954. The new owner/applicant wishes to redevelop the property with a six unit fee-simple townhouse project.

The applicant's proposed site plan shows six attached, fee-simple townhouse lots that meet the minimum *Residential, multiple-family RM-1* townhouse lot size and street frontage standards, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include a vacant lot and single-family residential to the east, multiple-family and single-family residential to the south, single-family residential and a church use in a single-family residential building to the west, and a church and single-family residential to the north across 3rd Avenue South. The proposed six-unit townhouse project is consistent with *RM-1* zoning district requirements.

PC#7-20 **Conditional Use Application**

Owner/ Applicant: Beach House of Jacksonville Beach, LLC
645 Mayport Road, Suite 5
Atlantic Beach, FL 32233

Location: 1401 South 1st Street (*Waterfall* Condominiums).

Request: **Conditional Use Approval** to extend the current approval for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code.

Comments: The subject oceanfront property is located on 1st Street South, between 14th and 15th Avenues South. The property received development plan approval (SP#17-3) for the construction of a nine story, 42-unit oceanfront residential condominium project (*Waterfall* Condominiums). The subject property has vested rights for a building height of 109 feet.

The property owners originally received approval via PC#50-17 to place a temporary real estate sales office on the subject property while the design and construction plans for the oceanfront condominium project were being finalized. The Planning Commission approved the request with the condition that the approval would expire 18 months after the certificate of occupancy for the sales office was issued. Approval of PC#50-17 expired on October 4, 2019.

The property owners subsequently applied to extend the approval of that temporary real estate sales office, and received approval under PC#28-19. Conditions of approval included a six month expiration date, and the property owner was asked to address any maintenance issues on the site such as paint, cleaning, and landscaping. The property owners cleaned the building and addressed the maintenance issues as instructed. Compliance was confirmed by the Building Official. The approval of PC#28-19 expired on April 3, 2020. The applicant was informed by staff that they would need approval to continue operations at the real estate office.

Adjacent uses include residential condominiums to the north and south, single-family and townhouse residential to the west, with the Atlantic Ocean to the east. Continued use of the subject property as a temporary real estate office should not negatively impact adjacent properties as adequate parking, access and landscaping have been provided, and the temporary office will ultimately be removed from the subject property. The City has received no formal complaints about the temporary office since approval of #28-19.

PC#8-20 **Conditional Use Application**

Owner/ Applicant: Bobby Rose
131 North 10th Avenue
Jacksonville Beach, FL 32250

Location: 131 North 10th Avenue

Request: **Conditional Use Approval** for a Type II Home Occupation located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d) (3) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the north side of 10th Avenue North between 1st and 2nd Streets North and has a single family residential dwelling on it that has been there since 1960. The owner is utilizing a portion of the residence for his business, *Bar Code Equipment Service, LLC.* Because the business owner has a non-resident employee working at the home occupation location, he was informed by staff that conditional use approval as a Type II home occupation would be required.

Limitations of Type II home occupations include the follows:

- No more than 25% of the gross floor area of the dwelling can be used for the home occupation, garage and accessory structures are not permitted to be used for home occupations;
- One (1) employee in addition to the residents is permitted;
- One (1) unilluminated sign not to exceed one (1) square foot in area may be approved;
- The use of electrical equipment not normally found in the home is prohibited;
- Advertising of the home occupation cannot include the specific address;
- Commercial vehicles are prohibited from parking in the open on-site; and
- The home occupation use must remain secondary or incidental to the residential use.

Adjacent uses include multiple family to the north, single and multiple family to the east, a vacant lot directly to the west, and multiple family to the south. The continued operation of the home occupation at the subject property should not negatively impact adjacent properties as long as the business complies with the Type II home occupation standards of the Land Development Code.

PC#9-20 **Concept Plan for Application**

Owner/ Applicant: Hoose B, LLC
7563 Philips Highway Suite 208
Jacksonville, Fl 32256

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive Suite 500
Jacksonville, FL 32246

Location: 921 South 2nd Avenue

Request: **Concept Plan for Plat Approval** for a proposed three 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.

Comments: The subject property is located on the north side of 2nd Avenue South between 9th and 10th Streets and contains a single-family dwelling unit that was built in 1940. The new owner/applicant wishes to redevelop the property as a three unit fee-simple townhouse project.

The applicant's proposed site plan shows three attached fee-simple townhouse lots that meet the minimum *Residential, multiple-family RM-1* townhouse lot sizes and street frontage standards, (2,500 square foot exterior lots, and 1,500 square foot interior lots).

Adjacent property uses include a vacant residential lot to the east, single family to the west, single and multiple family to the south and single family to the north. The proposed three-unit townhouse project is consistent with the *RM-1* zoning district requirements.

PC#10-20 **Concept Plan for Application**

Owner/ Applicant: Sparkle Homes, LLC
7563 Philips Highway Suite 208
Jacksonville, Fl 32256

Agent: Connelly & Wicker, Inc.
10060 Skinner Lake Drive Suite 500
Jacksonville, FL 32246

Location: 850 South 5th Avenue (westerly five townhouse lots)

Request: **Concept Plan for Plat Approval** for amendment of an approved 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.

Comments: The subject property is located on the south side of 5th Avenue South between 8th and 9th Streets South and was previously part of a larger parcel. The property received concept plan for plat approval as part of a fifteen-unit townhouse development on May 13, 2019 under PC#11-19. The applicant wishes to slightly amend the lot widths for the westerly 5 townhouse lots. Each proposed new lot is still consistent with the required minimum lot sizes and widths for townhouse lots in *RM-1* zoning districts.

Adjacent uses include multifamily to the north, south, east and west. Directly to the south are six two-family dwellings. To the north, east and west are properties owned by the Jacksonville Housing Authority (JHA). Each of these JHA properties is being redeveloped with 16 new units each, with required parking provided on-site. The proposed townhouse project is consistent with both the existing and proposed multiple-family uses surrounding the subject property.

CONCEPT PLAN FOR PLAT APPLICATION

PC NO. 6-20

AS/400# 20-100038

HEARING DATE 6/8/20 (Tues) 5/26/20 ~~5/11/20~~ 4/13/20 ~~4/27/2020~~

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: Hoose Homes - BCEL, 5 LLC
Mailing Address: 7563 Philips Highway, Suite 208, Jacksonville Florida 32256

Telephone: (904) 677-6777
Fax:
E-Mail: alex@jwbcompanies.com

Developer Name: Same
Mailing Address:

Telephone:
Fax:
E-Mail:

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

Agent Name: Connelly and Wicker, Inc
Mailing Address: 10060 Skinnner Lake Dr, Suite 500
Jacksonville FL 32246

Telephone: (904) 265-3030
Fax:
E-Mail: ckennedy@cwieng.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: 922 3rd Avenue S Townhomes (918)

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Property Address(es): 922 3rd Ave South

List All Real Estate/Parcel Number(s): 175860 0000

Legal Description of Property: PABLO BEACH SOUTH LOT 3,W1/2 LOT 2 BLK 40

Current Use of Property: Multi-Family Residential
Proposed Use of Property: Residential

Current Zoning Classification: RM-1
Future Land Use Map Designation: Med. Density Residential

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: _____ Date: 2/17/2020

Section 34-503 (6) STANDARDS APPLICABLE TO CONCEPT PLAN FOR PLAT

When considering an application for concept plan for plat, the planning commission shall consider whether and the extent to which:

(a) The concept plan is consistent with the goals, objectives, and policies of the comprehensive plan.

(b) The concept plan is compatible with surrounding land uses.

(c) The concept plan is adequately designed so that the general layout of the proposed development will be compatible with surround land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

Duval Civil Planning Map

Home Layers Tools Basemaps About

search results Details

Real Estate #: 175860 0000

Owner: BCEL 5 LLC

Address: 922 3RD AVE S

Zip Code: 32250

Transaction Price: $450000

Transaction Year: 2019

Acres: 0.32

Book-Page: 1875501961

Map Panel 9433

Legal Descriptions: 3-28 33-2S-29E PABLO BEACH SOUTH LOT 3,W1/2 LOT 2 BLK 40

Flood Zone: ZONE X

AshSite:

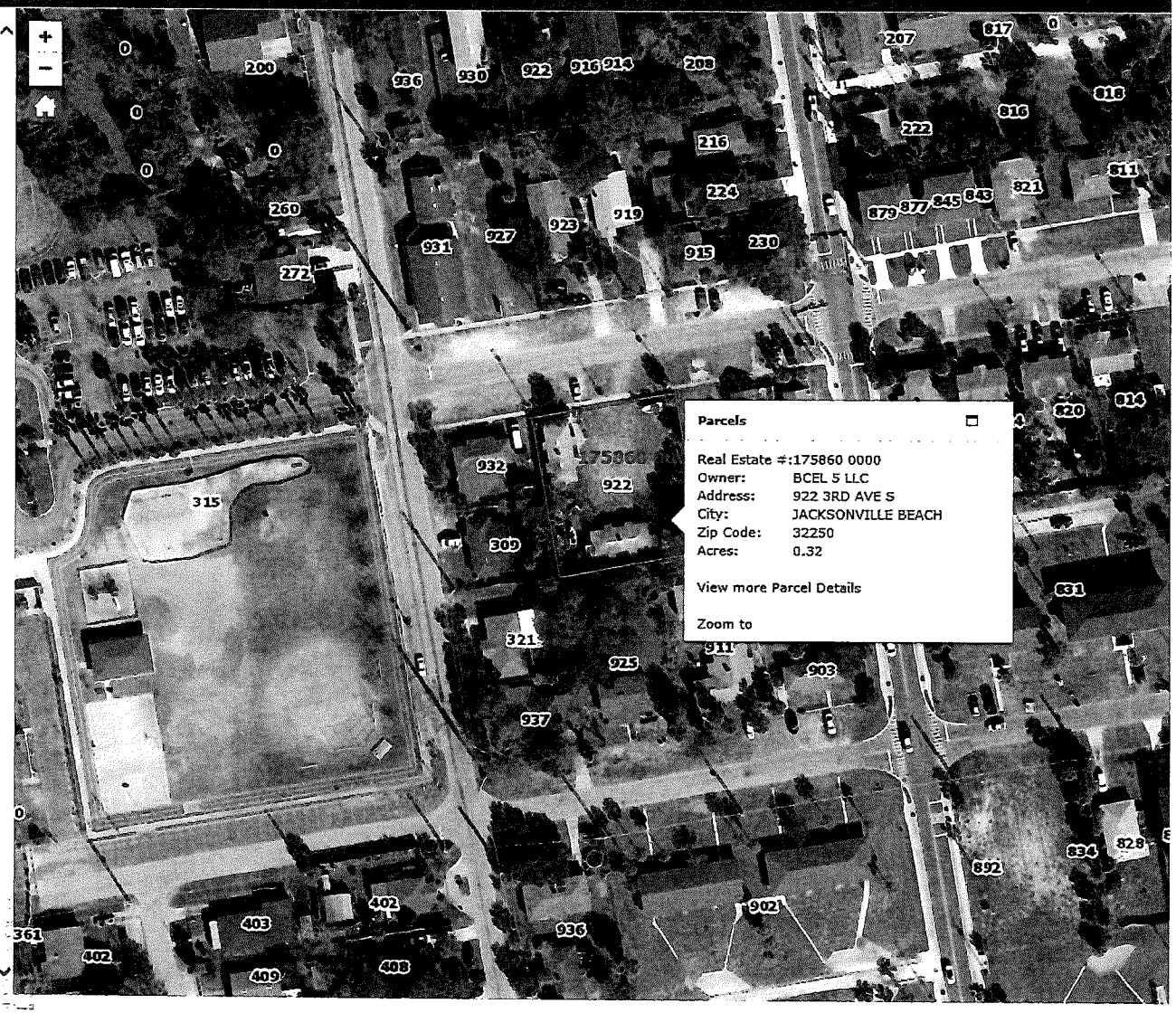
EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE B

Planning District: 7

Noise Zone: NA

APZ: NA



PLANNING & DEVELOPMENT

MAR - 3 2020

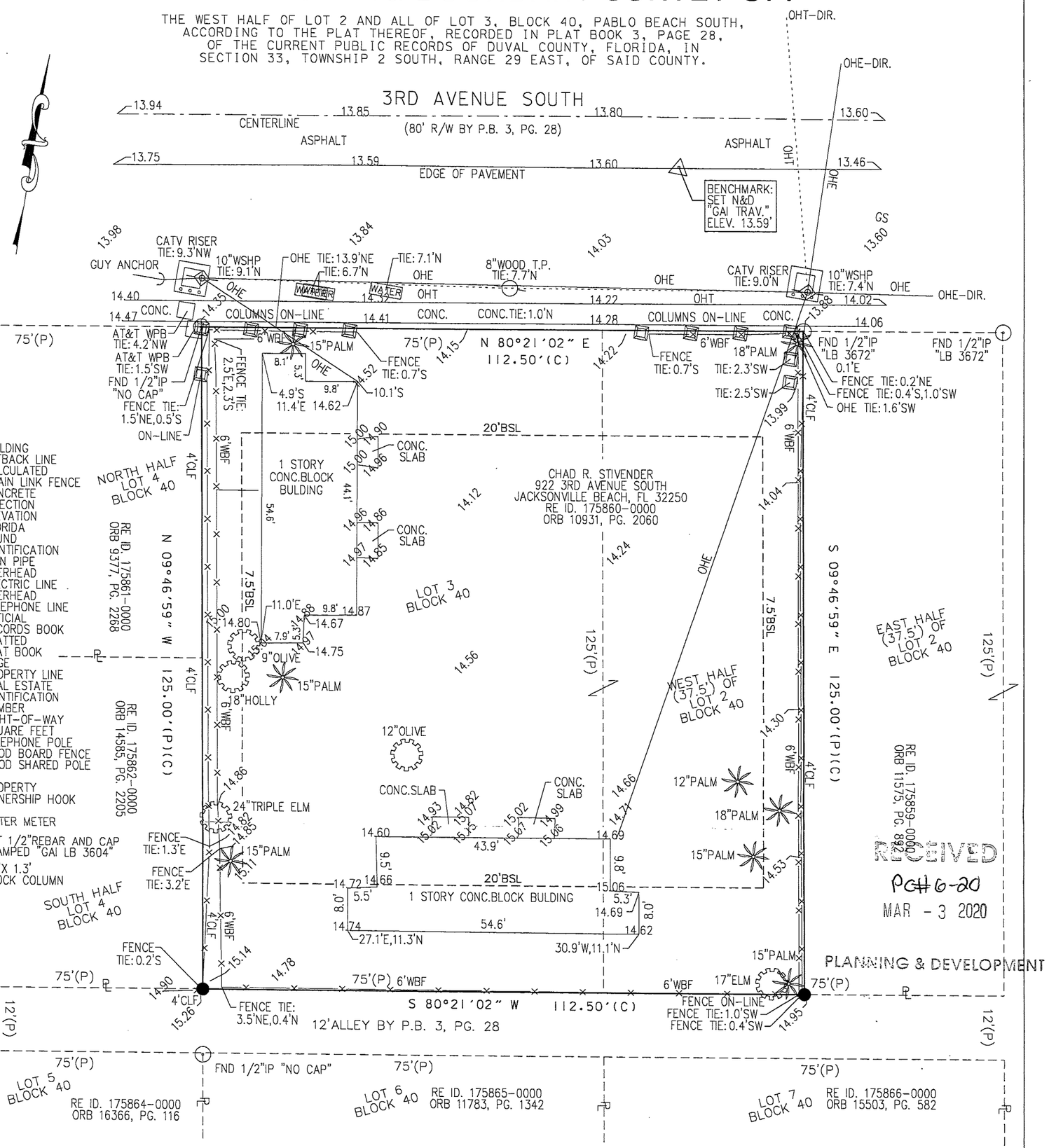
PC#6-20

RECEIVED

Existing

MAP SHOWING BOUNDARY SURVEY OF:

THE WEST HALF OF LOT 2 AND ALL OF LOT 3, BLOCK 40, PABLO BEACH SOUTH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 29 EAST, OF SAID COUNTY.



LEGEND:

BSL	BUILDING SETBACK LINE
(C)	CALCULATED
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
DIR.	DIRECTION
ELEV.	ELEVATION
FL	FLORIDA
FND	FOUND
ID	IDENTIFICATION
IP	IRON PIPE
OHE	OVERHEAD ELECTRIC LINE
OHT	OVERHEAD TELEPHONE LINE
ORB	OFFICIAL RECORDS BOOK
(P)	PLATTED
P.B.	PLAT BOOK
PG.	PAGE
P.	PROPERTY LINE
RE ID.	REAL ESTATE IDENTIFICATION NUMBER
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
T.P.	TELEPHONE POLE
WBF	WOOD BOARD FENCE
WSHP	WOOD SHARED POLE
	PROPERTY OWNERSHIP HOOK
WATER	WATER METER
●	SET 1/2"REBAR AND CAP STAMPED "GAI LB 3604"
▣	1.3'X 1.3' BLOCK COLUMN

RECEIVED
PGH 6-20
MAR - 3 2020
PLANNING & DEVELOPMENT

NOTES:

1. BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES (83/11) WITH THE BEARING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 3RD AVENUE SOUTH BEING NORTH 80°21'02" EAST.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 PER TRIMBLE VRS NETWORK WITH AN ORIGINATING BENCHMARK BEING A SET NAIL AND DISK STAMPED "GAI TRAV.", WITH AN ELEVATION OF 13.59 FEET (SHOWN HEREON).
3. THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO COMMUNITY PANEL 120077-0417-J OF THE FLOOD INSURANCE RATE MAPS FOR DUVAL COUNTY, FL, DATED NOVEMBER 2, 2018 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FL AND NOT SHOWN HEREON.
5. ALL LIVE OAKS AND LONGLEAF PINES ARE MARKED. ALL OTHER OAKS ARE SCRUB, WATER, OR LAUREL. ALL OTHER PINES ARE SLASH OR POND.
6. THIS PROPERTY IS ZONED RESIDENTIAL MULTIPLE FAMILY (JRM-1) WHICH PROVIDES THE FOLLOWING FOR SINGLE FAMILY DWELLINGS: SETBACKS: MINIMUM LOT AREA: 4,000 S.F.; MINIMUM LOT WIDTH: 40 FEET AT BUILDING LINE, MINIMUM OF 35 FEET AT STREET; MINIMUM YARD: FRONT: 20 FEET, SIDE: WHEN BUILDING IS ON LOT LINE, THE OTHER SIDE YARD SHALL BE A MINIMUM OF 15 FEET, IN ALL OTHER INSTANCES, THE TOTAL FOR BOTH SIDE YARDS SHALL BE A MINIMUM OF 15 FEET; AND REAR: 20 FEET; MAXIMUM LOT COVERAGE: 35%; BUILDING HEIGHT: 35 FEET PER THE LAND DEVELOPMENT CODE FOR THE CITY OF JACKSONVILLE BEACH.

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

MAP NUMBER 7022019 | JOB NUMBER R160030

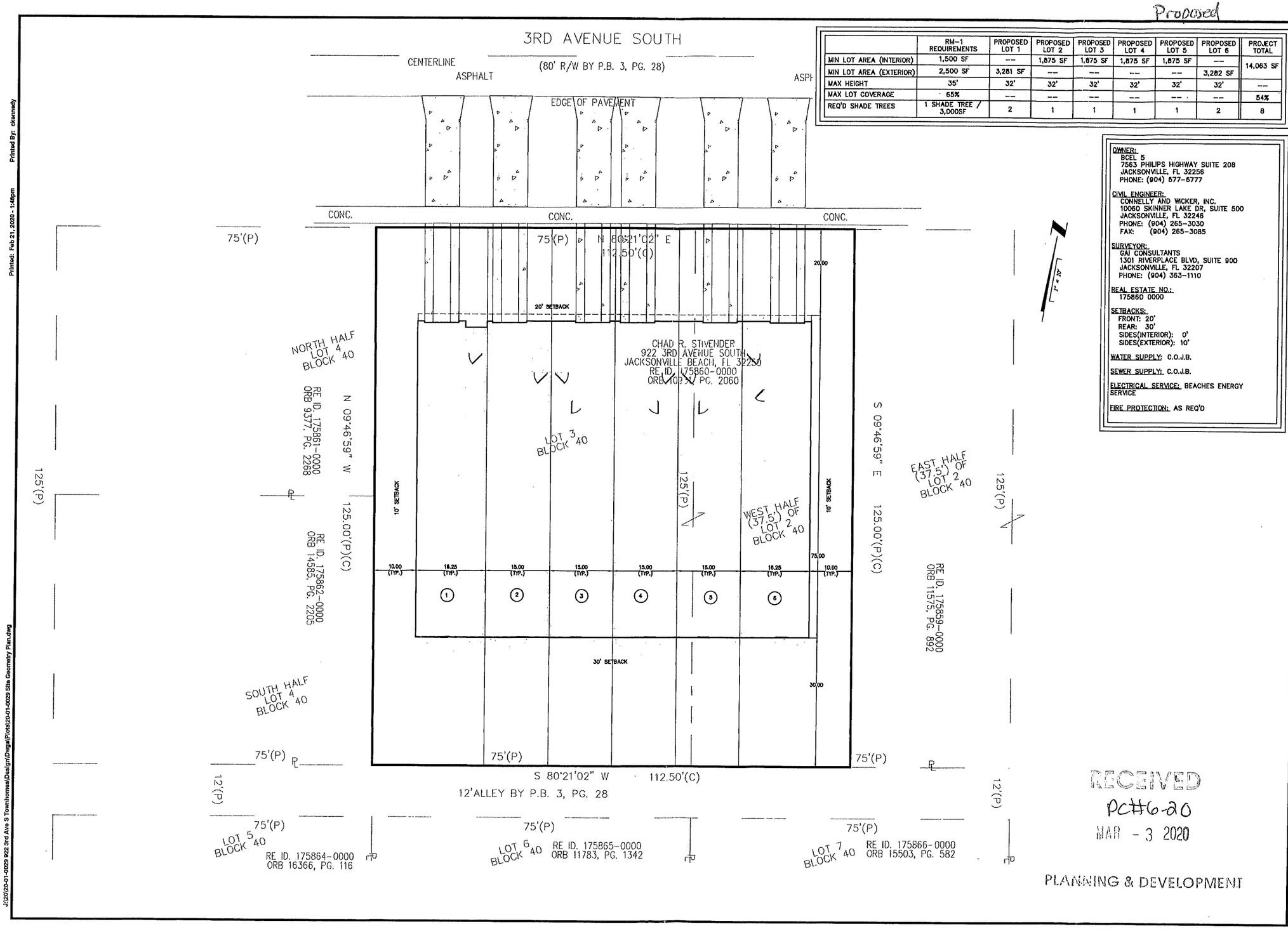
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 5J17 OF THE FLORIDA ADMINISTRATIVE CODE.

JOSEPH K. LEK FLA. P.S.M. CERT. NO. LS 6016

gai consultants
1301 Riverplace Boulevard, Suite 900
Jacksonville, Florida 32207
904-363-1110 904-363-1115fax
e-mail J.LEK@gaiconsultants.com
www.gaiconsultants.com
CERT. NO. LB 3604
• ENGINEERING • PLANNING • SURVEYING • CEI SERVICES •

Scale :	1" = 20'
Drawn By :	J. LEK
Field Date :	JANUARY 15, 2019
Date Signed :	JANUARY 18, 2019

Proposed



	RM-1 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	---	1,875 SF	1,875 SF	1,875 SF	1,875 SF	---	14,063 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	3,281 SF	---	---	---	---	3,282 SF	
MAX HEIGHT	35'	32'	32'	32'	32'	32'	32'	---
MAX LOT COVERAGE	65%	---	---	---	---	---	---	54%
REQ'D SHADE TREES	1 SHADE TREE / 3,000SF	2	1	1	1	1	2	8

OWNER:
BCEL 5
7563 PHILIPS HIGHWAY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
GAI CONSULTANTS
1301 RIVERPLACE BLVD, SUITE 900
JACKSONVILLE, FL 32207
PHONE: (904) 363-1110

REAL ESTATE NO.:
175860 0000

SETBACKS:
FRONT: 20'
REAR: 30'
SIDES(INTERIOR): 0'
SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.

SEWER SUPPLY: C.O.J.B.

ELECTRICAL SERVICE: BEACHES ENERGY SERVICE

FIRE PROTECTION: AS REQ'D

RECEIVED
PC#6-20
MAR - 3 2020
PLANNING & DEVELOPMENT

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3031 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

SITE GEOMETRY PLAN

922 3RD AVE S
TOWNHOMES
JACKSONVILLE BEACH, FL

PREPARED FOR
BCEL

CHARLES E. KENNEDY, P.E.
P.E. NUMBER: 81717
Reg. Engineer

Project No.: 20-01-0029
Designed: CEK
Drawn: SMJ
Checked: JEW
Q.C.: RCK
Date: FEBRUARY 13, 2020
Scale: 1" = 10'
Sheet 1 OF 1

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Printed: Feb 21, 2020 - 1:40pm Printed By: ckennedy

J:\2020\20-01-0029 922 3rd Ave S Townhomes\Design\Dwgs\Plots\20-01-0029 Site Geometry Plan.dwg

CONDITIONAL USE APPLICATION

PC NO. 7-20
AS/400# 20-100046
HEARING DATE ~~4/27/2020~~ 6/18/20 ~~5/26/20~~

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: Beach House of Jacksonville Beach, LLC
Mailing Address: n/k/a Waterfall of Jacksonville Beach, LLC
645 Mayport Rd., Ste. 5, Atlantic Beach, FL 32233

Telephone: (904) 247-5334
Fax: (904) 853-6926
E-Mail: JKlotz@TheKlotzCcompanies.com

Applicant Name: Same
Mailing Address:

Telephone:
Fax:
E-Mail:

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MAR 17 2020
PLANNING & DEVELOPMENT

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

Agent Name: Not applicable
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: 1401 South 1st Street (176274-0100)

Legal Description of property (attach copy of deed): See attached deed with legal description

Current Zoning Classification: RM-2

Future Land Use Map Designation: Res. Hi Density

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: Sec. 34-221 to 34-236

Describe the proposed conditional use and the reason for the request:
This application is to extend the current conditional use approval that will expire on 10/4/2019. This is to permit the continued use of the sales office on the site.

APPROVED AS TO LEGAL FORM

Applicant Signature: WATERFALL OF JACKSONVILLE BEACH, LLC By: Jeff Klotz, MANAGING MEMBER

Date: 17 MAR 2020

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.

Google Maps 1401 1st St S

Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

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PC # 7-20
MAR 17 2020

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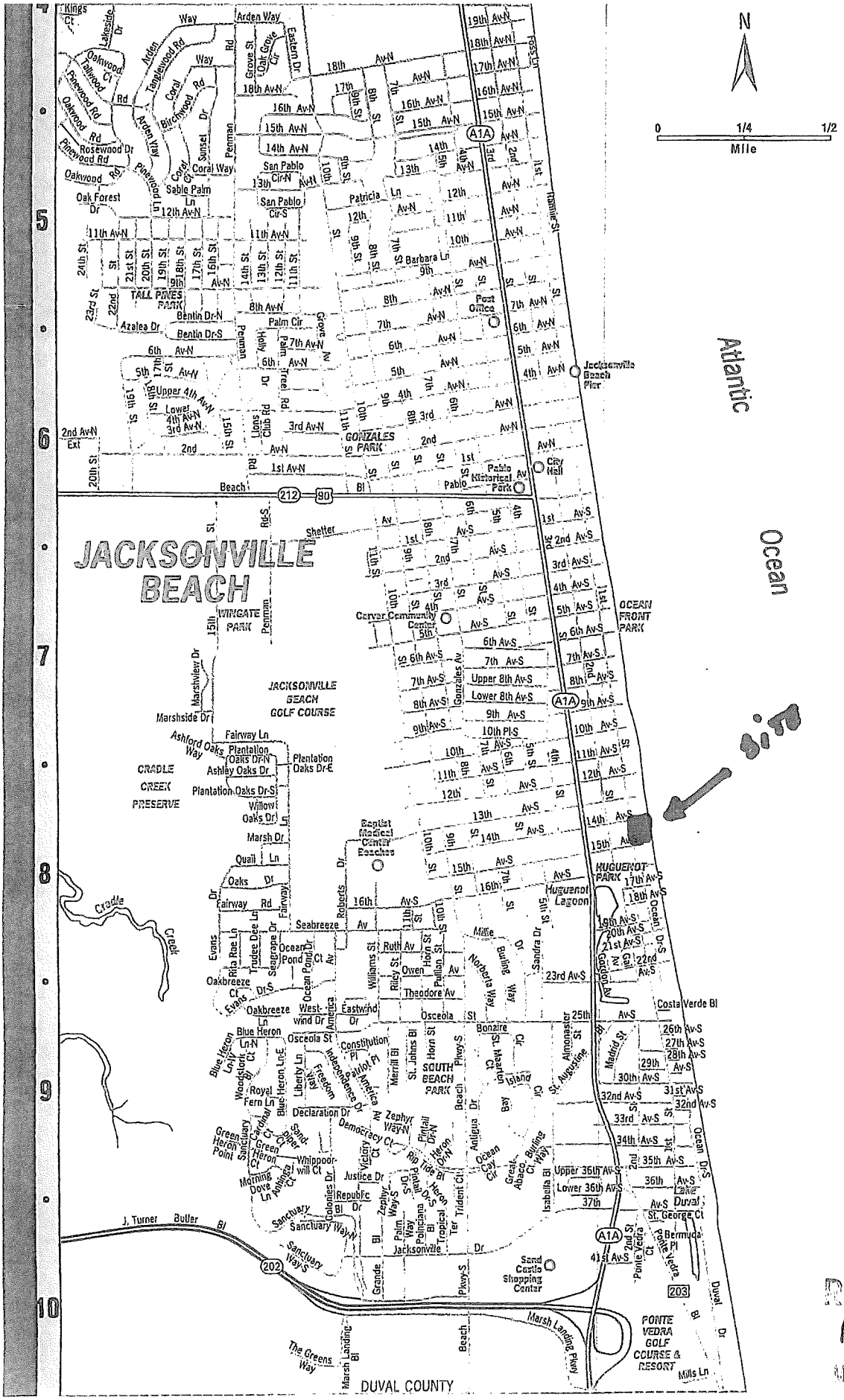

RECEIVED
Pc#7-20
MAR 17 2020

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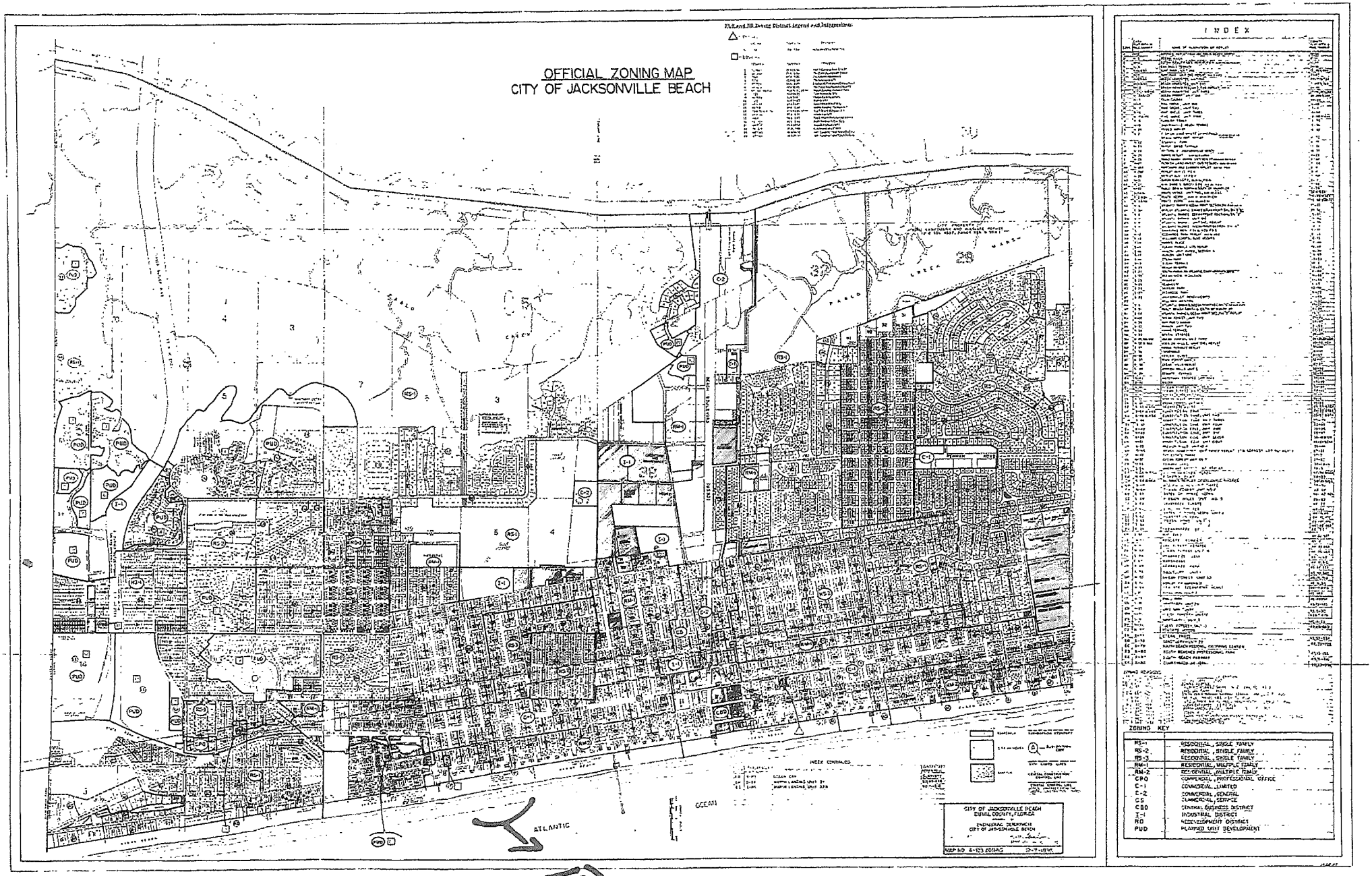

RM-2

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MAR 17 2020
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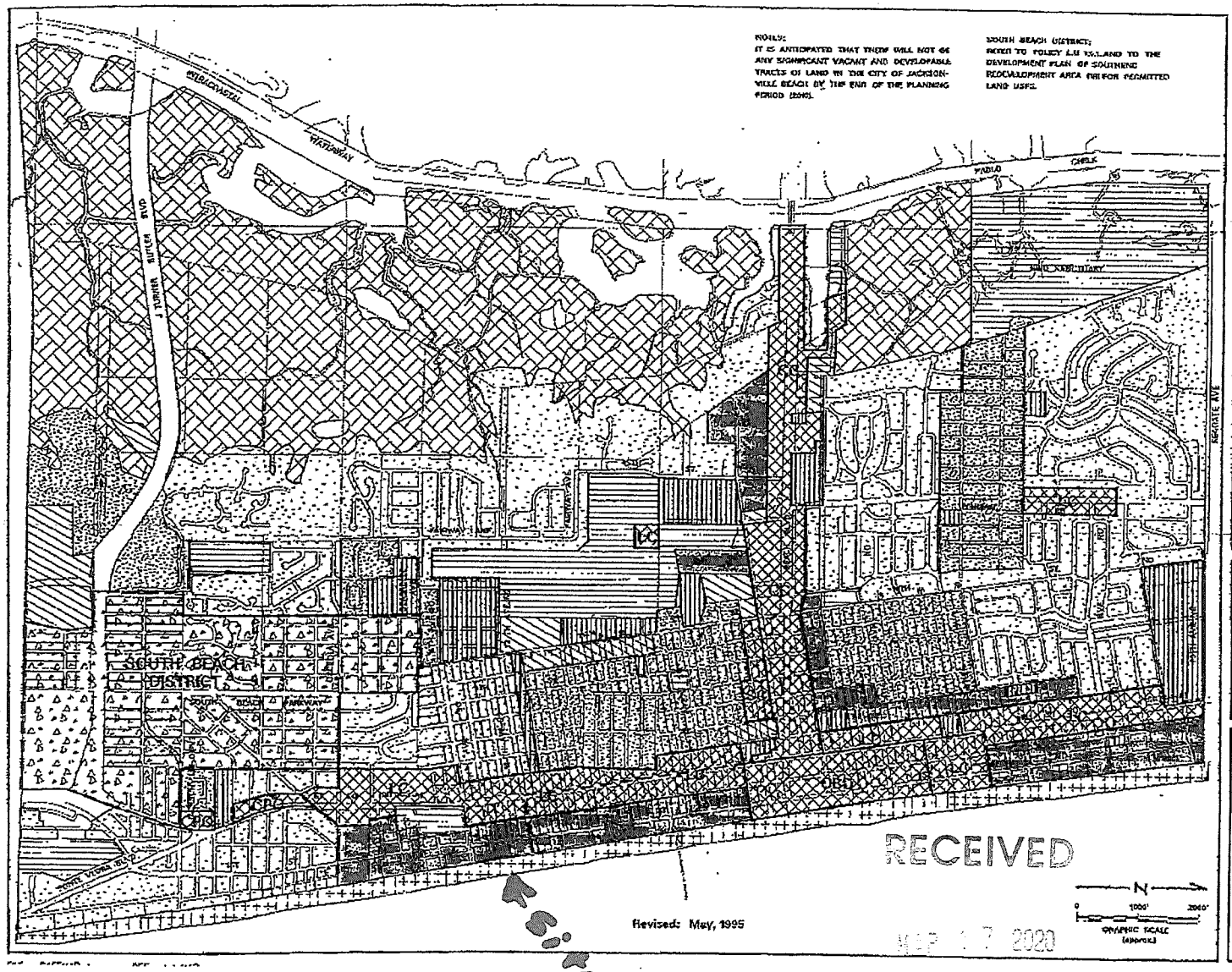
020-47



LEGEND

- RESIDENTIAL – LOW DENSITY
- RESIDENTIAL – MEDIUM DENSITY
- RESIDENTIAL – HIGH DENSITY
- PUBLIC / INSTITUTIONAL
- INDUSTRIAL
- RECREATION/OPEN SPACE
- COMMERCIAL – ALL TYPES
  - LC = LIMITED
  - CC = COMMUNITY
  - SC = SERVICE
  - CBD = CBD
  - CPO = CPO
- SOUTH BEACH DISTRICT
- CONSERVATION – PROTECTED
  - ESTUARINE WETLANDS
  - BEACH
- FOR RESTRICTED AREAS SEE MAP CO-1
- COMMUNITY REDEVELOPMENT AREA

CITY OF
JACKSONVILLE BEACH,
FLORIDA

PLANNING AND
DEVELOPMENT DEPARTMENT

FUTURE LAND USE MAP

YEAR – 2010

FIGURE LU-3

PLANNING & DEVELOPMENT

LeeAnn Bassabe

From: Menno Terriet <mennoterriet@yahoo.com>
Sent: Monday, May 18, 2020 10:47 AM
To: Planning Division
Subject: PC#7-20

Dear planning commission members,

My name is Menno Terriet, and I reside at Eastwinds condominiums at 1505 1st Street South.
As I will be unable to attend the May 28th meeting, please allow me to make a few comments on the request for an extension on the property in question.

The property under consideration has now had a "temporary" sales office since January of 2018. The developer was originally given an 18 month approval, which they said at the time would be "more than adequate time" to sell their development. At the end of the 18 months, they requested and were granted a six month extension, and are now requesting yet another extension.

Because of the corona virus pandemic and cancelled planning commission meetings, we are now not 24 months, but almost 30 months into the "temporary" approval. I feel this is stretching the meaning of the term "temporary" beyond its limit.

Also, as I recall at the last meeting, the developer was urged to maintain the sales office and the property in good order. They did not really do so until approximately a month ago, when, at last, the fence posts were painted and the rusty chains were exchanged for ropes. I will not call the sales office an eye sore, but it is a double wide trailer in a fairly nice residential area.

While the sales office recently has been operating under appointment-only rules, presumably because of the covid19 pandemic, there has been extremely little activity at the site for quite a while. Clearly, even in fairly good economic conditions, there have not been enough buyers to consider starting construction. It will be difficult for anyone to envision the developer selling the required number of units during the next six to twelve months, when the economy will be struggling through a severe recession.

It is, for all the above reasons, my request that the planning commission NOT grant another temporary extension for the sales office and have it removed from the site.

Thank you.
Menno Terriet

Sent from my iPad

CONDITIONAL USE APPLICATION

PC NO. 8-20
AS/400# 20-100058
HEARING DATE ~~5-11-2020~~ 6-8-20 ~~5-26-20~~

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: Bobby Rose
Mailing Address: 131 10th Ave N, JAX. BCH, FL 32250
Telephone: 904-249-3862
Fax: 904-247-3862
E-Mail: brose@barcoderservice.com

Applicant Name: Bobby Rose
Mailing Address: 131 10th Ave. N. JAX. BCH, FL 32250
Telephone: 904-249-3862
Fax: 904-247-3862
E-Mail: Brose@barcode service.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:

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MAR 31 2020
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: 131 10th Ave N. JAX. BCH. FL 32250

Legal Description of property (attach copy of deed): 2 story house

Current Zoning Classification: RM-2
Future Land Use Map Designation: Res

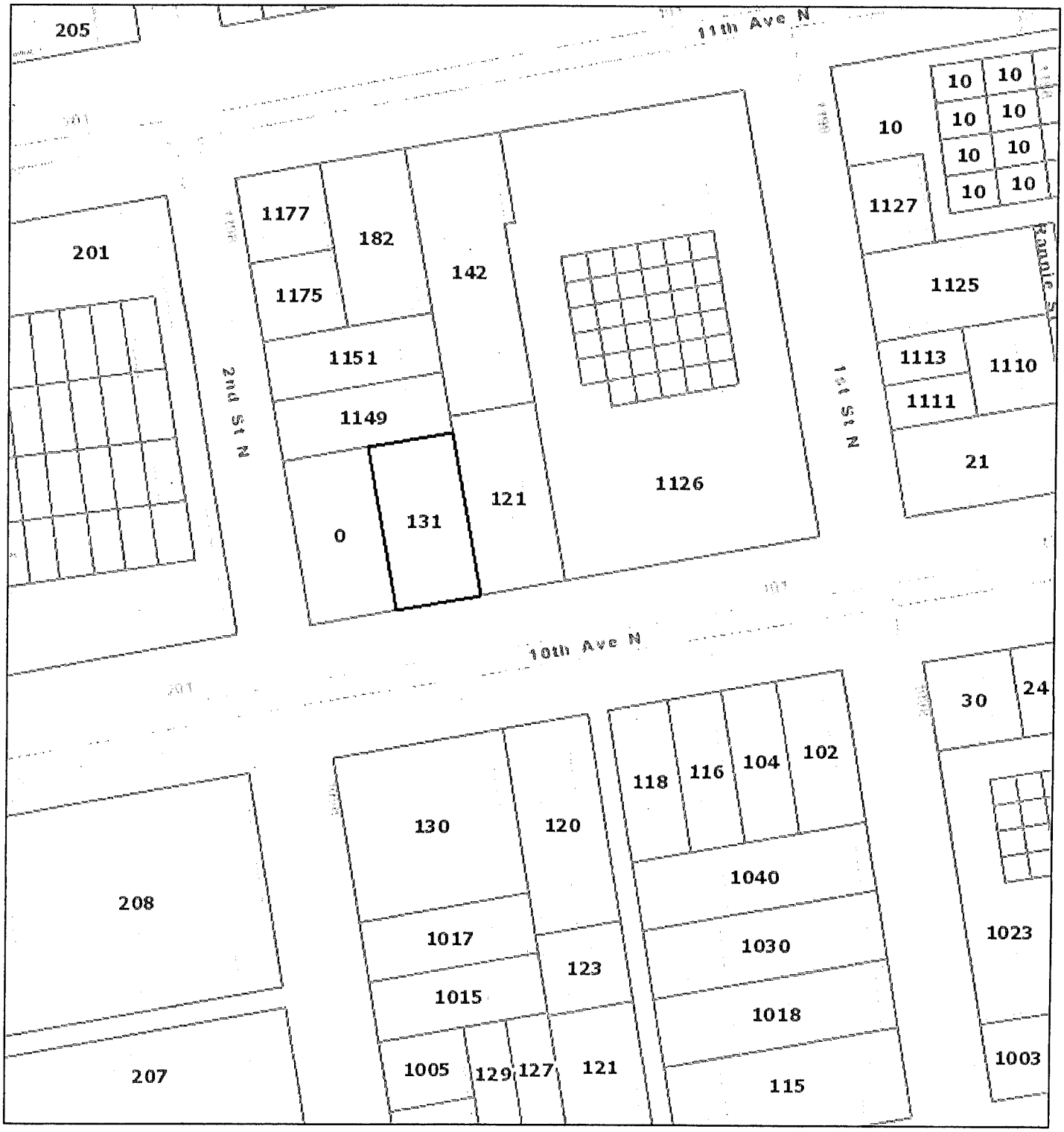
An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: for a office space 100% disabled veteran
Describe the proposed conditional use and the reason for the request: small business - Type II HMOC

Applicant Signature: Bobby B. Rose
Date: 3-31-2020

Duval Map

PC #8-20



April 6, 2020

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, (c) OpenStreetMap contributors, and the GIS User Community

Doc # 2005257566, OR BK 12614 Page 537, Number Pages: 2, Filed & Recorded 07/14/2005 at 03:41 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $18.50 DEED DOC ST $0.70

PC#8-20

Prepared By and Record & Return to:
Lawrence R. Patterson
Patterson, Bond & Latshaw, P.A.
3010 South Third Street
Jacksonville Beach, Florida 32250
(904) 247-1770

WARRANTY DEED

This Warranty Deed made the 5th day of July, 2005, by and between

Bobby B. Rose and Maudeanna A. Rose, husband and wife, conveying homestead property, GRANTOR, whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250, and

Bobby B. Rose and Maudeanna A. Rose, as Co-Trustees of the Bobby B. Rose Revocable Trust UAD March 28, 2005, as may be amended, whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250,

and **Bobby B. Rose and Maudeanna A. Rose, as Co-Trustees of the Maudeanna A. Rose Revocable Trust UAD March 28, 2005, as may be amended,** whose address is 131 10th Avenue North, Jacksonville Beach, Florida 32250,

hereinafter called the GRANTEE: (Wherever used herein the term "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN & No/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situated in Duval County, Florida, to wit:

LOT 79, FLAGLER TRACT, according to plat thereof recorded in Plat Book 15, page 50, of the current public records of Duval County, Florida

Parcel Number: 173964-0500

SUBJECT TO covenants, restrictions and easements of record. SUBJECT ALSO to taxes accruing subsequent to December 31, 2004.

AND the Grantee, and successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, convey, lease, encumber and otherwise manage and dispose of the real property described herein.

AND the Trust provides the Grantee not less than a beneficial possessory interest for life which entitles the Grantee to the homestead tax exemption pursuant to Florida Statute 196.041 (2).

AND the written acceptance by a successor trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous trustee's death, disability or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a

licensed physician's affidavit establishing that the Trustee is unable to properly care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

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

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, TITLE INSURANCE OR ATTORNEY'S OPINION OF TITLE.

IN WITNESS WHEREOF, the Grantors have signed this deed on July 5, 2005.

Signed and sealed in our presence:

Signature of witness — **Bobby B. Rose**
Printed name: Lawrence R. Patterson

Signature of witness
Printed name: Peggy D. Adolphson

Signature of witness — **Maudeanna A. Rose**
Printed name: Lawrence R. Patterson

Signature of witness
Printed name: Peggy D. Adolphson

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 5th day of July, 2005, by **Bobby B. Rose and Maudeanna A. Rose** [ ] who are personally known to me or [X] who produced FL drivers license as identification.

Notary Public, State of Florida
Stamped or printed name of notary:
My commission expires:
My commission number:

PEGGY D. ADOLPHSON
MY COMMISSION EXPIRES
August 12, 2008
#DD335157
Bonded Thru Troy Fain-Insurance 800-385-7019
NOTARY PUBLIC, STATE OF FLORIDA

LeeAnn Bassabe

From: Fredzahn <fredzahn@aol.com>
Sent: Thursday, May 14, 2020 4:55 PM
To: Planning Division
Cc: Barbara Zahn
Subject: Re PC#8-20

Dear Sirs
We are concerned that the proposed variance will cause safety issues. This street is very narrow and already has a lot of on street parking. Emergency vehicles already have a difficult time maneuvering through traffic on this street.

Further, this property received a variance a year ago to enclose a work shed. I am concerned that the additions may not have been consistent with the variance. I believe this should be inspected.

Based on the above we are opposed to the issuance of this variance

Respectfully
Fredrick and Barbara Zahn
118 10th Avenue North

Sent from my iPad
Fred Zahn

CONCEPT PLAN FOR PLAT APPLICATION

PC NO. PC#9-20

AS/400# 20-100059

HEARING DATE ~~5/26/20~~ 6/8/20

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: Hoose B, LLC
Mailing Address: 7563 Philips Highway, Suite 208, Jacksonville Florida 32256

Telephone: (904) 677-6777
Fax:
E-Mail: alex@jwbcompanies.com

Developer Name: Same
Mailing Address:

Telephone:
Fax:
E-Mail:

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

Agent Name: Connelly and Wicker, Inc
Mailing Address: 10060 Skinnner Lake Dr, Suite 500
Jacksonville FL 32246

Telephone: (904) 265-3030
Fax:
E-Mail: ckennedy@cwieng.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.

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PROPERTY AND PROJECT DATA

Project Name: 921 2nd Avenue S Townhomes

Property Address(es): 921 2nd Ave South

List All Real Estate/Parcel Number(s): 175655 0000

Legal Description of Property: PABLO BEACH SOUTH LOT 6 BLK 20

Current Use of Property: Single Family Residential
Proposed Use of Property: Residential

Current Zoning Classification: RM-1
Future Land Use Map Designation: Med. Density Residential

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:

Date: 4/22/2020

Section 34-503 (6) STANDARDS APPLICABLE TO CONCEPT PLAN FOR PLAT

When considering an application for concept plan for plat, the planning commission shall consider whether and the extent to which:

(a) The concept plan is consistent with the goals, objectives, and policies of the comprehensive plan.

(b) The concept plan is compatible with surrounding land uses.

(c) The concept plan is adequately designed so that the general layout of the proposed development will be compatible with surround land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

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APR 2 3 2020

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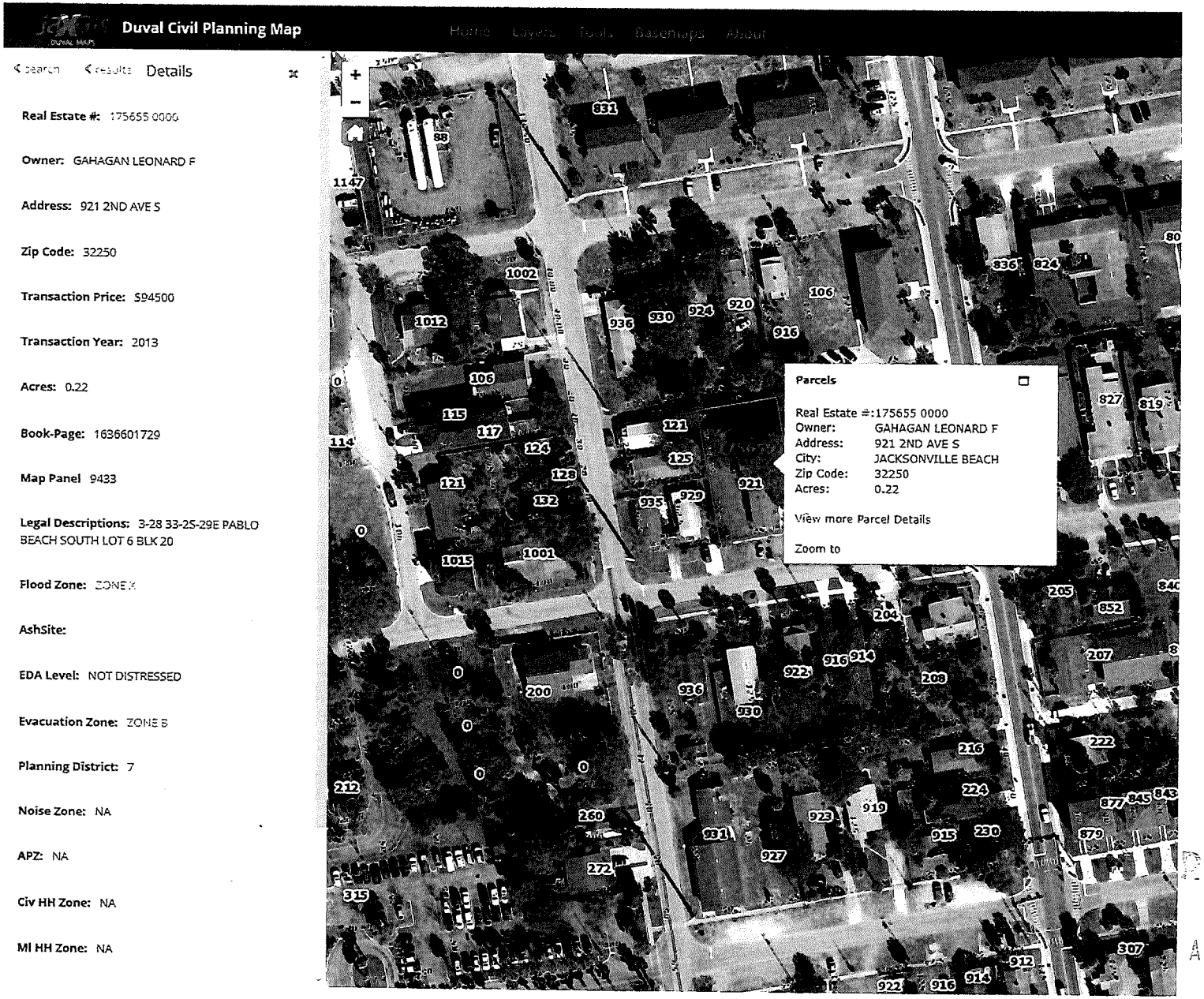

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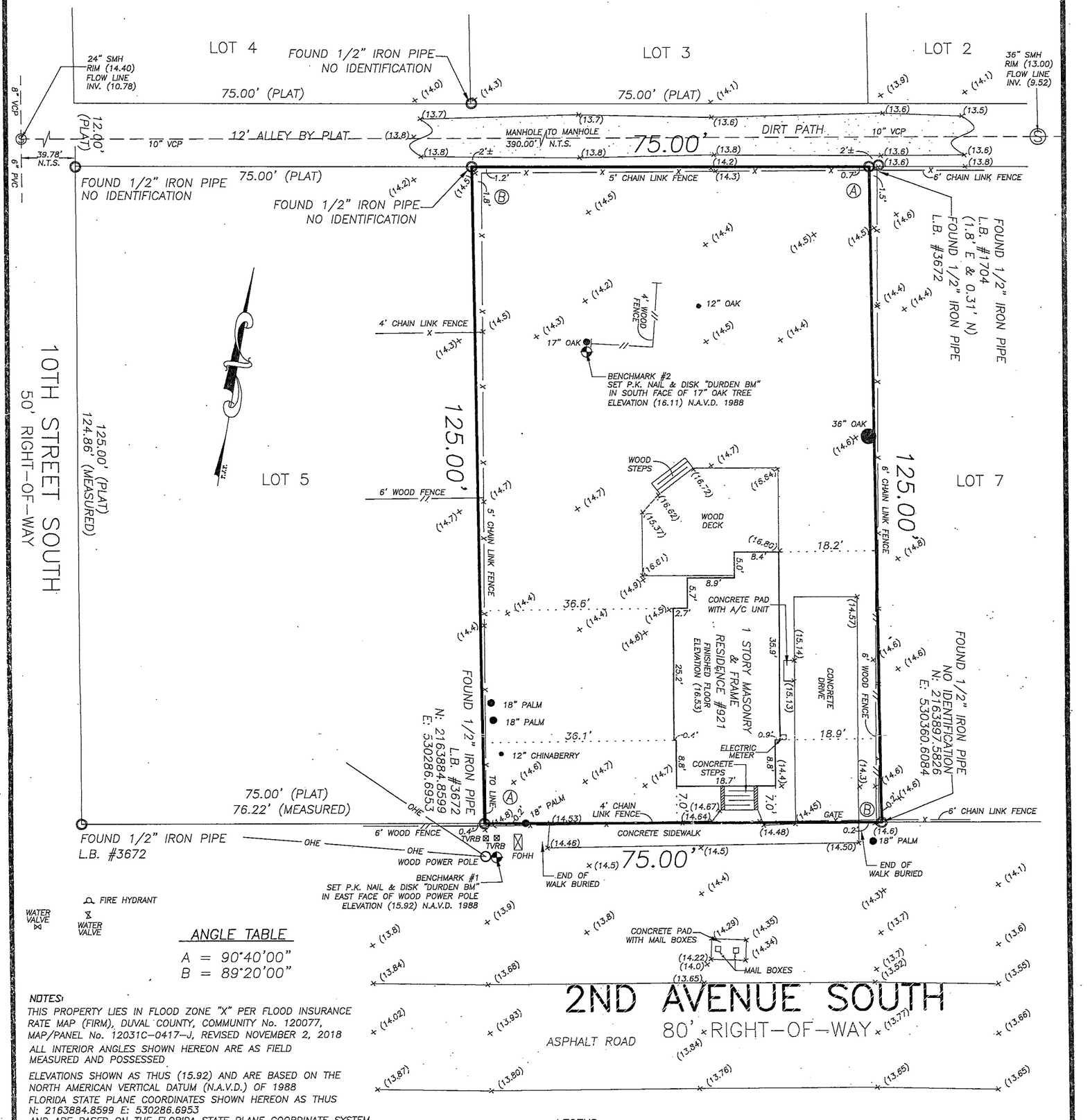
PLANNING & DEVELOPMENT

pd#4-20

Existing

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:

LOT 6, BLOCK 20, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



ANGLE TABLE

A = 90°40'00"
B = 89°20'00"

NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0417-J, REVISED NOVEMBER 2, 2018

ALL INTERIOR ANGLES SHOWN HEREON ARE AS FIELD MEASURED AND POSSESSED

ELEVATIONS SHOWN AS THUS (15.92) AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988

FLORIDA STATE PLANE COORDINATES SHOWN HEREON AS THUS N: 2163884.8599 E: 530286.6953 AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. FEET, NORTH AMERICAN DATUM (N.A.D.) OF 1983

TREE SIZE AND LOCATION ARE MEASURED BY DBH (DIAMETER BREAST HEIGHT) APPROXIMATELY 48 INCHES ABOVE GROUND

NO BUILDING RESTRICTION LINE BY PLAT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 20

—X— DENOTES 4' CHAIN LINK FENCE EXCEPT AS NOTED

—//— DENOTES 6' WOOD FENCE EXCEPT AS NOTED

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LEGEND

ABBREVIATION	DEFINITION
FOHH	FIBER OPTIC HAND HOLE
INV.	PIPE INVERT ELEVATION
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
SMH	SANITARY MANHOLE
TVRB	TELEVISION RISER BOX
VCP	VITRIFIED CLAY PIPE

CERTIFIED TO:
CITY OF JACKSONVILLE BEACH

REVISED TO SHOW NEAREST WATER VALVES AND FIRE HYDRANTS

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes, and Chapter 5J17 Florida Administrative Code.

J. BRUCE DURDEN, JR. 4707 STATE OF FLORIDA REGISTERED LAND SURVEYOR

FLORIDA REGISTERED SURVEYOR No. 4707
J. BRUCE DURDEN, JR.

SIGNED APRIL 15, 2020
SCALE: 1" = 20'
WORK ORDER NUMBER: 20148

B-9653

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pc#9-20
APR 23 2020
PLANNING & DEVELOPMENT

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

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PC#9-20
APR 23 2020
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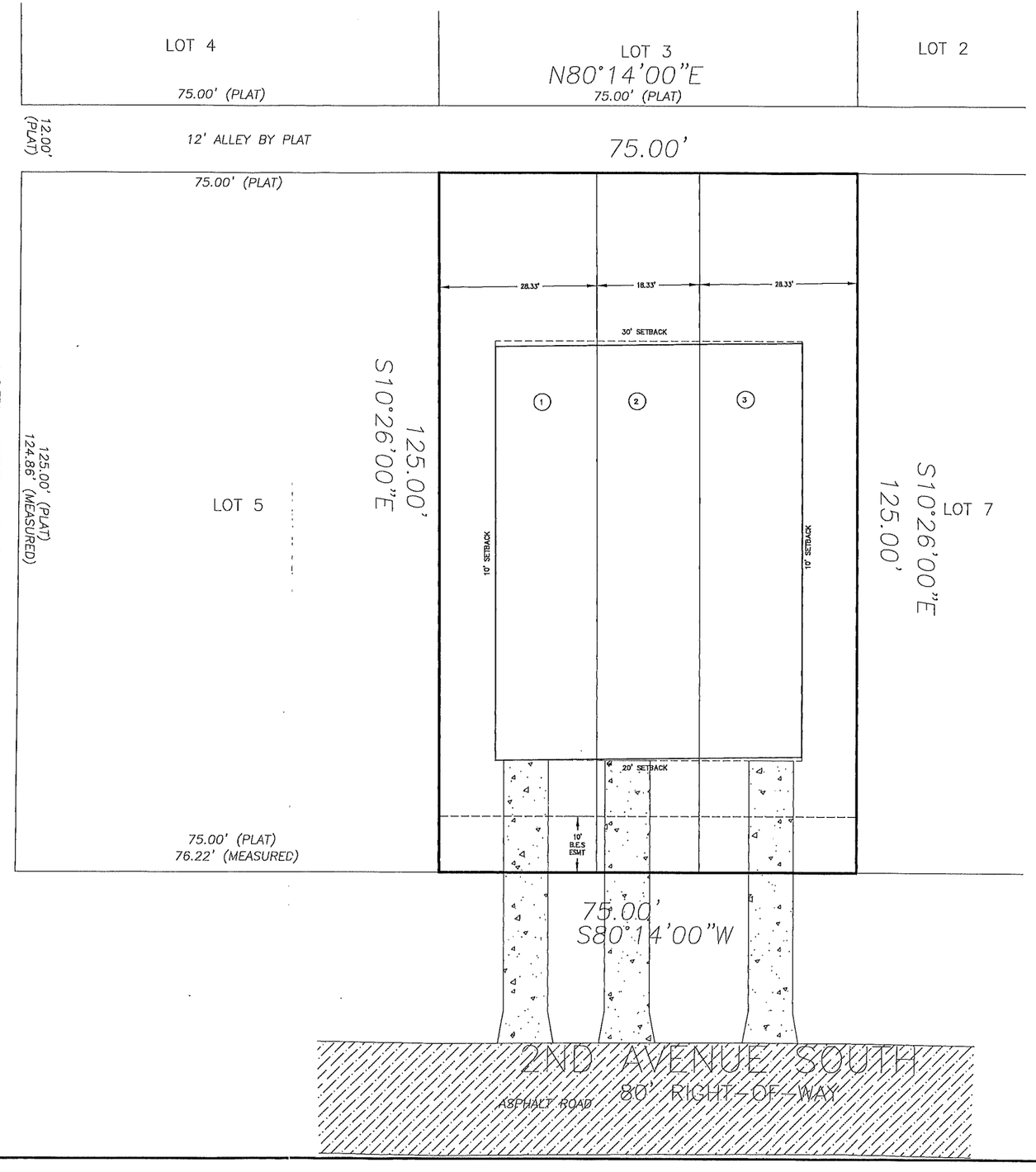
Proposed



OWNER:
HOOSE B, LLC
7563 PHILIPS HIGHWAY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
DURDEN SURVEYING AND MAPPING, INC
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FL 32250
PHONE: (904) 853-6822

REAL ESTATE NO.:
175655 0000

SETBACKS:
FRONT: 20'
REAR: 30'
SIDES(INTERIOR): 0'
SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.

SEWER SUPPLY: C.O.J.B.

ELECTRICAL SERVICE: BEACHES ENERGY SERVICE

FIRE PROTECTION: AS REQ'D

	RM-1 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	---	2,291.67 SF	---	9,375 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	3,541.67 SF	---	3,541.67 SF	
MAX HEIGHT	35'	---'	---'	---'	---
MAX LOT COVERAGE	65%	---	---	---	---%
REQ'D SHADE TREES	1 SHADE TREE / 3,000SF	2	1	2	5

1" = 10'

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 265-3051 www.cwieng.com
Florida Registry 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			

PRELIMINARY PLAT

921 2ND AVE S
TOWNHOMES
JACKSONVILLE BEACH, FL

PREPARED FOR
HOOSE B, LLC

CHARLES E. KENNEDY, P.E.
P.E. NUMBER: 67717
Reg. Engineer

THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

Project No.: 20-01-0039
Designed: CEK
Drawn: SMJ
Checked: JEW
O.C.: RCW
Date: APRIL 13, 2020
Scale: 1" = 10'
Sheet 1 OF 1

Printed: Apr 20, 2020 - 12:50pm Printed By: sabrina
J:\2020\20-01-0039 921 2nd ave s townhomes\Design\Dwgs\Plots\20-01-0039 Preliminary Plat.dwg

CONCEPT PLAN FOR PLAT APPLICATION

PC NO. 10-20
AS/400# 20-100062
HEARING DATE 6/8/2020

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: Sparkle Homes, LLC
Mailing Address: 7563 Philips Highway, Bldg 500
Jacksonville FL 32256

Telephone: (904) 566-6400
Fax:
E-Mail: alex@jwbcompanies.com

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APR 30 2020
PLANNING & DEVELOPMENT

Developer Name: SAME AS ABOVE
Mailing Address:

Telephone:
Fax:
E-Mail:

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

Agent Name: Connelly and Wicker, Inc.
Mailing Address: 10060 Skinner Lake Dr., Suite 500
Jacksonville FL 32246

Telephone: (904) 265-3030
Fax:
E-Mail: ckennedy@cwieng.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: 898-874 5th Ave S. Townhomes
Property Address(es): 898-874 5th Ave S.
List All Real Estate/Parcel Number(s): 176011 0060
Legal Description of Property: PABLO BEACH SOUTH W 25FT LOT 3, LOT 4 BLK 59

Current Use of Property: vacant land
Proposed Use of Property: Residential
Current Zoning Classification: JRM-1
Future Land Use Map Designation: Med. Density Residential

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: _____ Date: 4/22/2020

Section 34-503 (6) STANDARDS APPLICABLE TO CONCEPT PLAN FOR PLAT

When considering an application for concept plan for plat, the planning commission shall consider whether and the extent to which:

(a) The concept plan is consistent with the goals, objectives, and policies of the comprehensive plan.

(b) The concept plan is compatible with surrounding land uses.

(c) The concept plan is adequately designed so that the general layout of the proposed development will be compatible with surround land uses and not be at such variance with other development so as to cause a substantial depreciation in property values.

JACKSONVILLE BEACH

Reference for PC#10-20

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7017 3040 0000 2086 0040

May 14, 2019

Alex Sifakis
7563 Philips Highway Suite #208
Jacksonville, FL 32256

RE: **Planning Commission Case: PC# 11-19**
Concept Plat Application for a proposed fifteen-unit fee-simple townhouse development for property located in a *Residential, multi-family: RM-1* zoning district, for property located at 850 South 5th Avenue.

The City of Jacksonville Beach Planning Commission met on **Monday, May 13, 2019** in Council Chambers to consider your **Concept Plat Application** for a proposed fifteen-unit fee-simple townhouse development for property located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The property is located at 850 South 5th Avenue.

The request was approved.

Pursuant to Section 34-504 of the Land Development Code, a Concept Plan for Plat shall become null and void if a Development Plan is not submitted within one (1) year of receipt of the Concept Plan for Plat.

Please remove the public notice posted on the property. Please schedule a development plan pre-application meeting prior to submiting a development plan application. Please provide a copy of this letter with any applications and your building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

H. Ireland

Heather Ireland, AICP
Senior Planner

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

RECEIVED
20-100062
APR 30 2020
PC#10-2C
PLANNING & DEVELOPMEN

JAXGIS | PROPERTIES

Home Layers Tools Easer

Real Estate #: 176011 0060

Owner: SPARKLE HOMES LLC

Address: 0 8TH ST S

Zip Code: 32250

Transaction Price: $100

Transaction Year: 2020

Acres: 0.29

Book-Page: 1906400235

Map Panel 9433

Legal Descriptions: 3-28 33-2S-29E .29 PABLO BEACH SOUTH W 25FT LOT 3, LOT 4 BLK 59

Flood Zone: ZONE X

AshSite:

EDA Level: NOT DISTRESSED

Evacuation Zone: ZONE B

Planning District: 7

Noise Zone: NA

APZ: NA

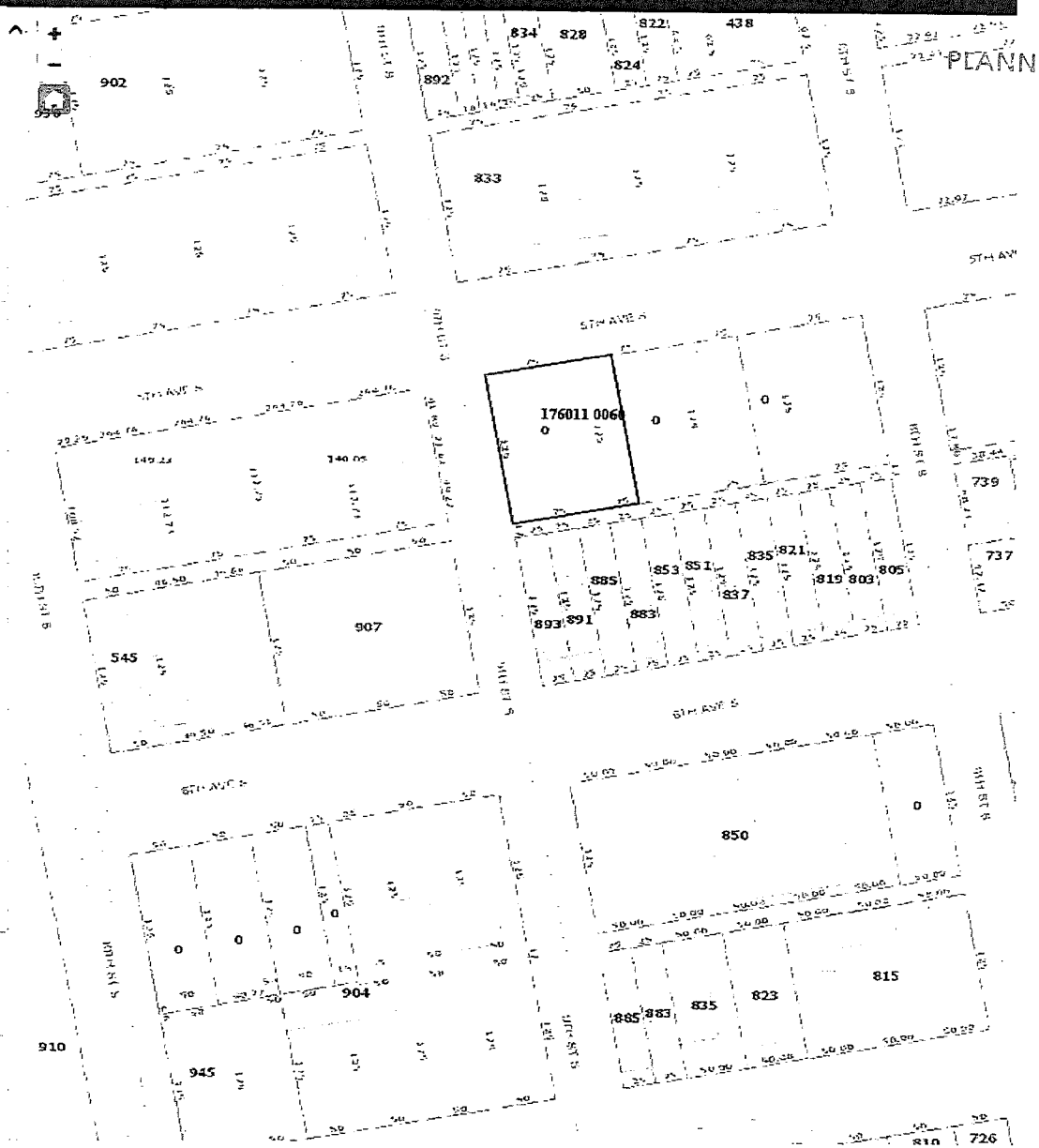
Civ HH Zone: NA

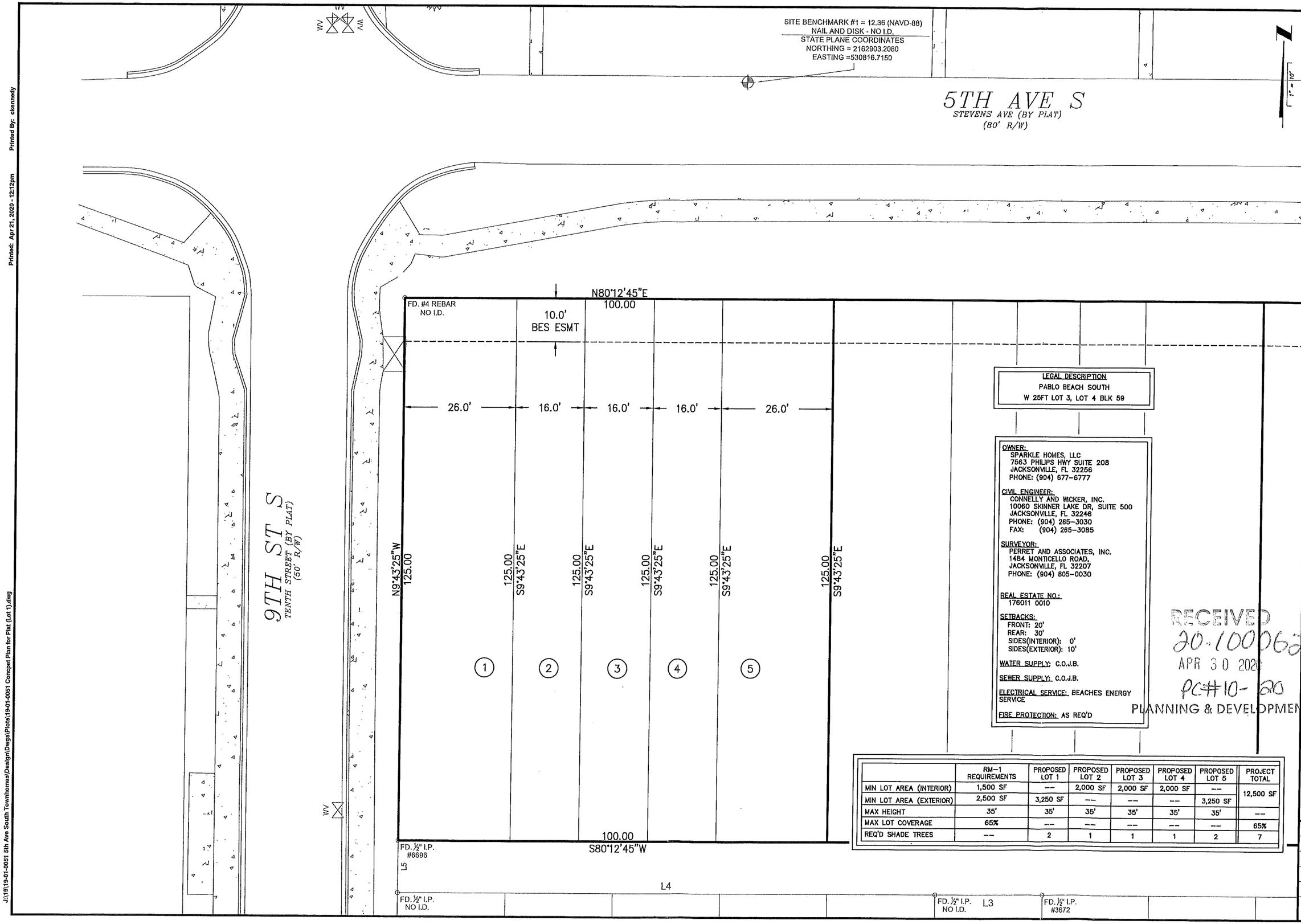
Mil HH Zone: NA

Lighting Reg: NA

Civ Notice Zone: NA

Mil Notice Zone: NA





LEGAL DESCRIPTION
PABLO BEACH SOUTH
W 25FT LOT 3, LOT 4 BLK 59

OWNER:
SPARKLE HOMES, LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256
PHONE: (904) 677-6777

CIVIL ENGINEER:
CONNELLY AND WICKER, INC.
10060 SKINNER LAKE DR, SUITE 500
JACKSONVILLE, FL 32246
PHONE: (904) 265-3030
FAX: (904) 265-3085

SURVEYOR:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD,
JACKSONVILLE, FL 32207
PHONE: (904) 805-0030

REAL ESTATE NO.:
176011 0010

SETBACKS:
FRONT: 20'
REAR: 30'
SIDES(INTERIOR): 0'
SIDES(EXTERIOR): 10'

WATER SUPPLY: C.O.J.B.

SEWER SUPPLY: C.O.J.B.

ELECTRICAL SERVICE: BEACHES ENERGY SERVICE

FIRE PROTECTION: AS REQ'D

RECEIVED
20-100062
APR 30 2020
PC#10-20
PLANNING & DEVELOPMENT

	RM-1 REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROJECT TOTAL
MIN LOT AREA (INTERIOR)	1,500 SF	--	2,000 SF	2,000 SF	2,000 SF	--	12,500 SF
MIN LOT AREA (EXTERIOR)	2,500 SF	3,250 SF	--	--	--	3,250 SF	
MAX HEIGHT	35'	35'	35'	35'	35'	35'	--
MAX LOT COVERAGE	65%	--	--	--	--	--	65%
REQ'D SHADE TREES	--	2	1	1	1	2	7

Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwieng.com
C.A. Number: 3650 L.A. Number: LC26000311

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

898-874 5TH AVE S.
CONCEPT PLAN FOR
PLAT

5TH AVENUE SOUTH
TOWNHOMES
JACKSONVILLE BEACH, FL
PREPARED FOR
SPARKLE HOMES, LLC

CHARLES E. KENNEDY, P.E.
P.E. NUMBER: 81717
Reg. Engineer

Project No.: 19-01-0051
Designed: CEK
Drawn: SMJ
Checked: JEW
O.C.: RCW
Date: April 21, 2020
Scale: 1" = 10'
Sheet 1

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Printed: Apr 21, 2020 - 12:12pm Printed By: ckennedy

J:\19\19-01-0051 5th Ave South Townhomes\Design\Dwgs\Plots\19-01-0051 Concpet Plan for Plat (Lot 1).dwg