



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, August 22, 2022

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.

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Colleen White (Vice-Chair), Dave Dahl, Justin Lerman, Greg Sutton
Alternates: Emily Stouffer, Nicholas Andrews

APPROVAL OF MINUTES

A. Regular Planning Commission Meeting held on July 25, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **PC# 19-22** ADDRESS: 323 10th Avenue North
APPLICANT: Ida Uffelman (Spruce) OWNER: RH2 Properties, LLC.
SUMMARY OF APPLICATION: Conditional Use Application for a proposed drinking establishment for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)3 of the Jacksonville Beach Land Development Code. The property is located at 323 10th Avenue North, RE# 174582-0000, legally described as Lots 7-12, Block 114, *Pablo Beach North*

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is September 12, 2022. There are two scheduled cases.

ADJOURNMENT

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it 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. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

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 no later than one business day before the meeting.

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.

**Minutes of Planning Commission Meeting
held Monday, July 25, 2022, 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 7:02 P.M. by Vice-Chair Colleen White.

ROLL CALL

Chair: Margo Moehring (absent)
Vice-Chair: Colleen White
Board Members: David Dahl (absent) Greg Sutton Justin Lerman
Alternates: Emily Stouffer Nicholas Andrews

Senior Planner Christian Popoli and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- June 13, 2022
- June 27, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

Ms. White noted PC# 15-22 would be the third case.

(B) PC# 16-22 Conditional Use Application
Owner: Neligan Land Trust No 5
137 Oak Street
St Augustine, FL 32084

**Applicant/
Agent:** Full Armor Tactical
C/O Chris Messinese
P.O. Box 50886
Jacksonville Beach, FL 32240

Location: 910 11th Avenue South

Conditional Use Application for firearms manufacturing and retail sales located in the Industrial: I-1 zoning district, pursuant to Section 34-346(d)12 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The applicant is applying for a firearms training and retail sales facility located in the Industrial zoning district, in an existing structure currently used in part, as an office for a building trades contractor. No on-site live firearm discharge will take place; the facility is strictly for classroom-style training and limited firearm transfer and sale.

The proposed location is located in the middle of the block, on the south side of 11th Avenue South, between 9th Street South and 10th Street South. The site is a former residential structure converted to commercial sometime in the past prior to 2007. The area is predominantly for industrial and commercial uses, with warehouse space, telecommunication facilities, and offices. The subject site has paved parking in front of the structure.

Adjacent uses include a large telecommunications switching facility to the west, an electrical contracting facility to the east, warehouse and contractor storage to the south, and commercial office and contractor facilities to the north across 11th Avenue South. The proposed retail sales of firearms should not negatively impact adjacent properties and is consistent with previous uses.

Ex-Parte Communication: None

Applicant:

Chris Messinese, 2218 Fairway Villas Drive, Atlantic Beach, confirmed they were assembling firearms but not fabricating firearms.

Public Hearing:

The following spoke in support of the application:

- Dave Dick, 922 9th Street South, Jacksonville Beach.

Ms. White closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Sutton and seconded by Mr. Andrews to approve PC# 16-22.

Roll Call Vote: Ayes – Greg Sutton, Justin Lerman, Emily Stouffer, Nicholas Andrews, and Colleen White.

The application was unanimously approved.

(C) **PC# 17-22** Conditional Use Application
Owner: Edward Ashurian
1434 Hendricks Avenues, Suite #1
Jacksonville, FL 32207

Applicant: Hospitality Leaders dba World of Beer
C/O Jason Frimmel
9171 Old Chemonie Road
Tallahassee, FL 32309

Location: 1198 Beach Boulevard, Unit 1

Conditional Use Application for outside restaurant seating area for a new restaurant located in the Commercial General: C-2 zoning district, pursuant to Section 34- 343(d)14 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The applicant is a new restaurant to be located in a tenant space of an existing commercial center fronting on Beach Boulevard. The site has an outdoor rooftop terrace of roughly 1,500 square feet, and the applicant is requesting to use it for outside restaurant seating.

The proposed location is on the eastern end of the stand-alone structure located in front of the Beach Plaza commercial center. The new restaurant will be building out the tenant space of what is currently a commercial shell. The new buildout will include rooftop access via stairs and a new elevator. The plaza currently has several restaurants and a microbrewery. There is currently outside seating attached to the Minibar donut shop, Gusto Italian restaurant, Southern Swells microbrewery, Tropical Smoothie, Whit's Custard, and Firehouse Subs. The applicant will be revising the parking and landscaping adjacent to the structure to add additional parking to accommodate the increase in square footage for the outside seating.

The adjacent property uses include a large commercial plaza with a diverse mix of uses to the south, commercial mixed-use structure to the west, automotive repair and service to the east, and office and restaurant space to the north, across Beach Boulevard. The proposed outside seating area should not negatively impact adjacent properties and is consistent with previous uses.

Ex-Parte Communication: None

Applicant:

Gregory Le Counte, 1432-1 Hendricks Avenue, Jacksonville, noted he was representing the owner. He reviewed the project.

Jason Frimmel, 9823 Tapestry Park Circle, #108, Jacksonville, confirmed the ownership was different than the prior franchise owner.

Mr. Popoli reviewed the project parking but noted the final design was not yet approved.

Public Hearing:

No one came forward to speak on the item. Ms. White closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Lerman and seconded by Mr. Sutton to approve PC# 17-22.

Roll Call Vote: Ayes – Justin Lerman, Greg Sutton, Emily Stouffer, Nicholas Andrews, and Colleen White

The application was unanimously approved.

(A) **PC# 15-22** Redevelopment District: RD Rezoning Application for The Gallery at Jacksonville Beach Project

Owner/

Applicant: Jax Beach AF LLC
177 4th Avenue North
Jacksonville Beach, FL 32250

Agent: Driver, McAfee, Hawthorn & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 177 4th Avenue North

Redevelopment District: RD Rezoning Application to change 1.15 acres of property from Central Business District: CBD Zoning to Redevelopment District: RD Zoning for "The Gallery at Jacksonville Beach Project."

Staff Report:

Mr. Popoli summarized the following report for the record:

The property that is the subject of "The Gallery at Jacksonville Beach" rezoning application is located on the downtown block that is bounded by First Street North, Second Street North, Fourth Avenue North, and Fifth Avenue North and consists of approximately 1.15 acres of contiguous property. The property, which consists of six parcels with unique real estate numbers under common ownership, currently contains the former Johnson Gallery that has been converted to office space, a new restaurant (O-Ku Sushi) with on-site parking across from the pier parking lot, and vacant commercial property. Other uses on the block include an existing drinking establishment, a restaurant/bar, and a mixed-use parcel with offices and residential. Adjacent uses include a bar, multiple-family residential, public parking, and offices.

The applicant is proposing to continue to develop the subject property in phases with a mix of commercial uses in order to further the objectives of the Jacksonville Beach Redevelopment Plan, as outlined in the application, and in accordance with the proposed Redevelopment District: RD zoning. The project contemplates a mix of restaurant, office, and commercial retail uses, developed in phases, with Phase 1 being complete (existing office and restaurant). Proposed permitted commercial uses are listed on page 8 of the project narrative and include the majority of the same uses currently permitted in the CBD zoning district. The applicant has also provided a list of conditional uses that would be permitted in the RD zoning district with approval from the Planning Commission.

Parking is currently provided for in Phase 1 on-site. Parking for Phase 2 would also be provided on-site, as is detailed in the application materials. Parking for Phases 3 and 4 would be provided through a combination of on-site parking, payment-in-lieu-of, share parking agreements, and off-site parking as permitted by the Land Development Code (LDC).

All rezoning applications are to be reviewed and considered by the City Council, the Planning Commission, and Community Redevelopment Agency (CRA), who will each provide a recommendation to the City Council. For rezoning applications that change the designation of a property to Redevelopment District: RD zoning, the CRA shall also consider the application and provide a recommendation to the City Council. The Jacksonville Beach LDC provides standards applicable to all rezoning applications that shall be applied by both the Planning Commission and the City Council in consideration of applications. These standards are as follows:

LCD Section 34-211(c)

1. Whether the proposed amendment is consistent with the Comprehensive Plan;
2. Whether the proposed amendment is in conflict with any portion of the LDC;
3. Whether and the extent to which the proposed amendment is consistent with the existing and proposed land uses;
4. Whether and the extent to which there are any changed conditions that require an amendment;
5. Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;
6. Whether and the extent to which zoning district boundaries are not properly drawn on the official zoning atlas;
7. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, wetlands, and the natural functioning of the coastal environment;
8. Whether and the extent to which the proposed amendment would adversely affect the property values in the area;
9. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern; and
10. Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

Staff has reviewed the applicant's request and finds that the application is consistent with the adopted Comprehensive Plan and does not conflict with the LDC. Staff also finds that the proposed zoning amendment is consistent with the existing land uses in the immediate vicinity and the downtown area. The zoning amendment is required since the proposed project exceeds 50,000 square feet of commercial space at full buildout.

Pursuant to Section 34-347, "the RD zoning district classification is designed to achieve a diversity of uses in a desirable environment through the application of flexible land development standards and to foster creative design and planning practices in the Jacksonville Beach Downtown Redevelopment Area in order to encourage economic vitality and redevelopment pursuant to the objectives of the Jacksonville Beach Community Redevelopment Plan."

The application provides on pages 4 - 6 of the project narrative how the proposed mixed-use project is consistent with the Jacksonville Beach Community Redevelopment Plan for downtown. Staff agrees with the applicant's assessment that the proposed redevelopment project is consistent with the general, economic,

and land use objectives provided for in the application. More specifically, the proposed project is consistent with the objectives of the redevelopment plan because it eliminates blighted conditions, provides for additional commercial area in the downtown core, increases the area's tax base, provides a compact mix of uses in the city's core, provides for moderate building height, and would provide a high-quality new development.

The proposed project contemplates a total of approximately 40,000 square feet of restaurant space, 40,000 square feet of office space, and 25,000 square feet of commercial retail space that includes existing structures and businesses. The project will have a maximum building height of 35 feet in compliance with the City Charter and LDC.

The staff's analysis of this project is that it is consistent with the adopted Comprehensive Plan, the current LDC, and the adopted Jacksonville Beach Community Redevelopment plan for downtown. The proposed project serves to provide a creative and phased development of existing commercial buildings and vacant commercial property in the heart of the Downtown CRA District and on the northern edge of the Central Business District. The proposed mix of commercial uses will serve to support existing and future residential and hotel developments in the downtown area and the City at large and reimagine long-vacant property in the downtown.

Ex-Parte Communication: None

Agent:

Steven Diebenow, One Independent Drive, Suite 1200, Jacksonville, addressed questions about the parking. He briefly summarized all phases of the project.

A discussion ensued about the project concept, zoning, parking variance, and conditional and permitted uses.

Public Hearing:

The following spoke in opposition to the application:

- Robert Ganzelli, 525 3rd Street North, Jacksonville Beach

Ms. White closed the public hearing.

Discussion:

A discussion continued about conditional and permitted uses.

Joe Cronk of Cronk & Duch Architecture (architect on the project), 1036 San Marco Boulevard, Jacksonville Beach, spoke on the activation of the northwest corner of the project. He expressed concern about any design limitation on the western edge.

A discussion ensued about the western side of the project and conditional language.

Motion:

It was moved by Mr. Sutton and seconded by Mr. Lerman to approve PC# 15-22, with the conditional use that in Phase 3 and/or 4, as it relates to the bar and restaurant development, any primary ingress or egress orientation and outdoor seating, will be

orientated to the north, south, or east, and any variation to that would require conditional use approval.

Roll Call Vote: Ayes – Greg Sutton, Justin Lerman, Emily Stouffer, Nicholas Andrews, and Colleen White

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Monday, August 22, 2022.

ADJOURNMENT

There being no further business, Ms. White adjourned the meeting at 8:15 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

Chairperson

Date



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach FL 32250

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	08/10/2022
SUBJECT:	August 22, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, August 22, 2022 Planning Commission Meeting.

NEW BUSINESS:

Conditional Use Application

OWNER: RH2 Properties LLC (Shahab Deraz / Farzin Darabi)
500 South 3rd Street
Jacksonville Beach, FL 32250

APPLICANT: Ida Uffelman (Spruce)
4544 Kerle Street,
Jacksonville, FL 32205

AGENT:

LOCATION: 323 10th Avenue North

REQUEST: **Conditional Use Approval** for a proposed drinking establishment located in a Commercial, limited: C-1 zoning district, pursuant to Section 34-343(d)(3) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is a unit inside an existing commercial center. The location is that of the previous "Really Good Beer Stop", and prior to that was occupied by "Pour Craft Beer". The site has been reviewed several times for compliance with section 34-393 for alcohol proximity requirements in the past and the situation surrounding the property is unchanged. The proposed use is that of a retail store that predominantly sells potted plants, but will also serve beer and wine to patrons of the store. The concept has been deployed in several other cities in north Florida, including in the Riverside Neighborhood in Jacksonville.

Adjacent uses consist of the other tenants in the commercial center to the east



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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.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#19-22**

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.



CONDITIONAL USE APPLICATION

RECEIVED

JUL 21 2022

PC No. 19-22
AS/400# 22-100096
HEARING DATE 8.22.22

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: RH2 Properties LLC (Shahab Derazi/Farzin Darabi)
Mailing Address: 500 South 3rd Street
Jacksonville Beach, FL 32250

Telephone: (904) 588-4538
Fax: _____
E-Mail: _____

Applicant Name: Ida Uffelman (Spruce)
Mailing Address: 4544 Kerle Street Jacksonville, FL 32205

Telephone: (904) 294-4764
Fax: _____
E-Mail: ida.uffelman@gmail.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: 323 10th Ave N Jax Beach 32250 (174582-0000)

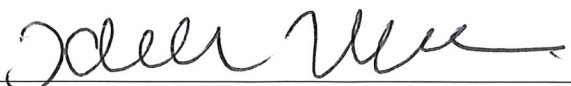
Legal Description of property (attach copy of deed): 5-66 28-2S-29E .861 PABLO BEACH NORTH R/P LOTS 7,8,9,10,11,12 BLK 114

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: 34-342(d)(3)

Describe the proposed conditional use and the reason for the request:
We are a plant bar. We sell houseplants, planters + accessories as well as beer + wine. Think shopping for plants while sipping a glass of wine.

Applicant Signature:  Date: 6/23/22

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

JUL 21 2022

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA **PLANNING & DEVELOPMENT**

CASE NUMBER: 16-2010-CA-00196-FC
DIVISION: FC-C

TALAVANOOR, LLC, a Florida
Limited liability company,

Plaintiff,

Vs.

SAND DOLLAR PLAZA, LLC,
a Florida limited liability company,
ITS RESPECTIVE GRANTEEES, ASSIGNS,
CREDITORS, LIENORS AND TRUSTEES,
AND ALL OTHER PERSONS
OR ENTITIES CLAIMING BY THROUGH
UNDER OR AGAINST THE NAMED DEFENDANT,
AND UNKNOWN TENANT NO. 1 and
UNKNOWN TENANT NO. 2,

Defendants.



CERTIFICATE OF TITLE

The undersigned, Jim Fuller, Clerk of the Circuit and County
Courts, certifies that a Certificate of Sale has been executed and
filed in this action on the 17th day of May, 2011, for the property
described herein and that no objections to the sale have been filed
within the time allowed for filing objections.

The following property in Duval County, Florida :

Lots 7, 8, 9, 10, 11 and 12, Block 114, PABLO BEACH IMPROVEMENT
COMPANY'S PLAT OF PART OF NORTHERN PORTION PABLO BEACH, according
to Plat thereof as recorded in Plat Book 5, Page 66, of the

current Public Records of Duval County, Florida;

was sold to:

Talavanoor, LLC

63 Beach Avenue

Atlantic Beach, FL 32233

MAY 31 2011

Witness my hand and the seal of the Court this ____ day of May,
2011.

(Circuit Court Seal)

JIM FULLER
As Clerk of the Court



BY: *Jana Lovelady*

JANA LOVELADY

Copies furnished to:

D. Randall Briley
Nahid Venus



RECEIVED
PC 19-22
JUL 21 2022
22-100096

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

PLANNING & DEVELOPMENT

Detail by Entity Name

Florida Limited Liability Company
TALAVANOOR, LLC

Filing Information

Document Number L09000120776
FEI/EIN Number 45-1866227
Date Filed 12/18/2009
State FL
Status ACTIVE

Principal Address

500 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Changed: 04/22/2011

Mailing Address

500 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Changed: 04/22/2011

Registered Agent Name & Address

DARABI, FARZIN
500 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Name Changed: 04/22/2011

Address Changed: 04/22/2011

Authorized Person(s) Detail

Name & Address

Title MGRM

DARABI, FARZIN
500 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Title Authorized Representative

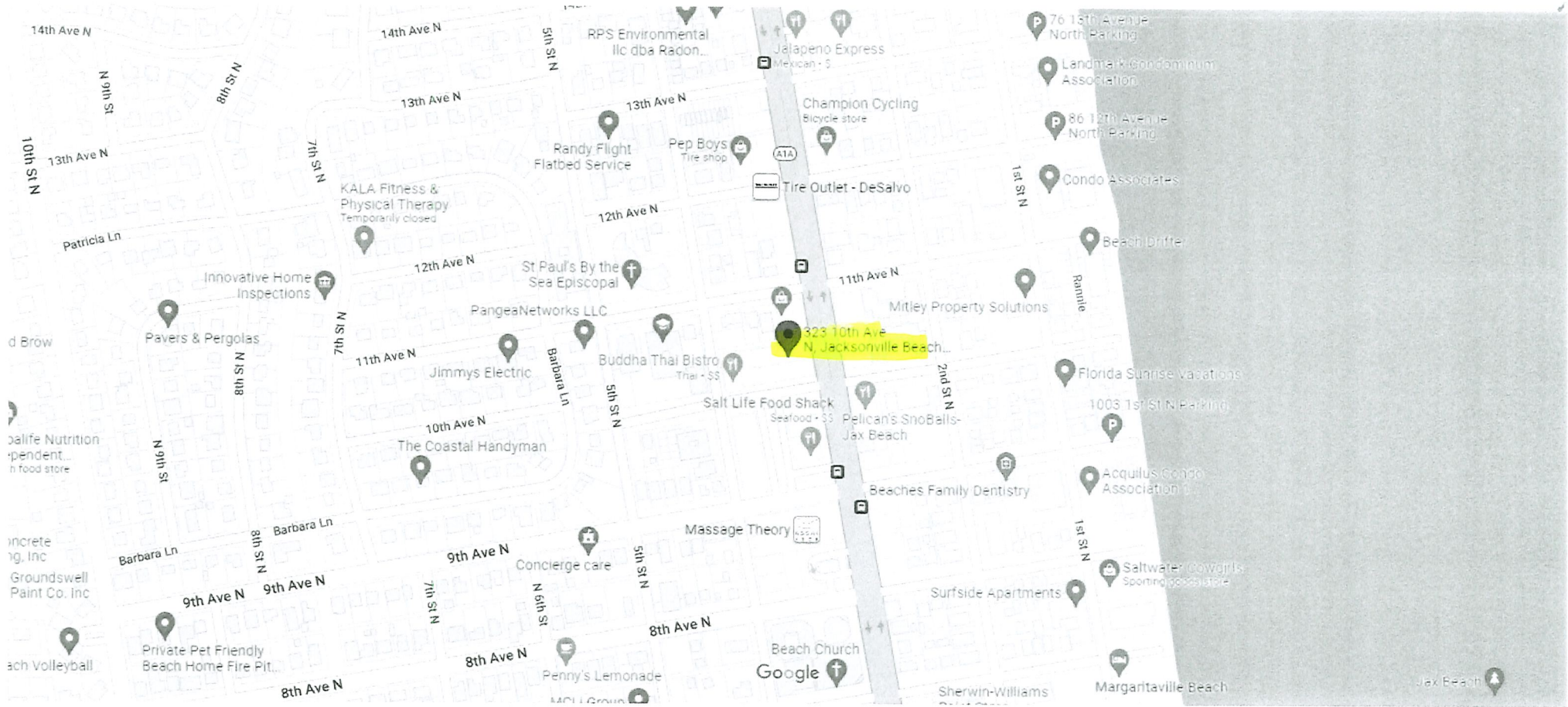
Derazi, Shahab
500 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Annual Reports

Report Year	Filed Date
2020	01/24/2020
2021	02/22/2021
2022	03/05/2022

Document Images

03/05/2022 -- ANNUAL REPORT	View image in PDF format
02/22/2021 -- ANNUAL REPORT	View image in PDF format
01/24/2020 -- ANNUAL REPORT	View image in PDF format
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04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/07/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
01/27/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
04/22/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
12/18/2009 -- Florida Limited Liability	View image in PDF format



PC 19-22
22-100096

[illegible]

Jacksonville Beach, FL 32250



Directions



Save



Nearby



Send to
phone



Share

7JX4+F7 Jacksonville Beach, Florida

Photos

entrance

323.10thaven
jax beach 32250

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PC 19-22
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PLANNING & DEVELOPMENT

tables
w/ 4 chairs ea.

Bar stools

Cash
wrap

hand
wash
sink

3
compartment
sink

wine
cooler

kegerator

mop
sink

chairs

sofa

Bathroom

Office

BACKDOOR

Retail

N
↓