



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, September 12, 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 August 22, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **PC# 20-22** ADDRESS: 831 1st Street North
APPLICANT: Vera Duren OWNER: 831 First Street North, LLC.
SUMMARY OF APPLICATION: Conditional Use Application for Outdoor Restaurant Seating and package sales at an existing restaurant for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)4 & 34-342(d)20 of the Jacksonville Beach Land Development Code. The property is located at 831 1st Street North (Refinery Jax Beach) RE#174334-0010, legally described as Lots 1,2 and Lands lying East thereof to the Bulkhead, Block 81, *Pablo Beach North*
- B. **PC# 21-22** ADDRESS: 391 1st Avenue North
APPLICANT: Colton Bristow OWNER: ALO Management, LLC - Omar Adamo
SUMMARY OF APPLICATION: Conditional Use Application for a proposed automotive repair shop (except top, body and upholstery repair and paint shops) for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)6 of the Jacksonville Beach Land Development Code. The property is located at 391 1st Avenue North (CJ Custom Framing, LLC) RE# 173796-0000, legally described as Lot 7, Block 24, *Atlantic Park*

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Monday, September 26, 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, August 22, 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 7:01 P.M. by Chair Margo Moehring.

ROLL CALL

Chair: Margo Moehring
Vice-Chair: Colleen White (absent)
Board Members: David Dahl 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:

- July 25, 2022

CORRESPONDENCE:

Mr. Popoli stated all emails received [on file] were on the dais.

OLD BUSINESS: None

NEW BUSINESS:

(B) PC# 19-22 Conditional Use Application
Owner: RH2 Properties, LLC.
500 South 3rd Street
Jacksonville Beach, FL 32250

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

Location: 323 10th Avenue North

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.

Staff Report:

Mr. Popoli summarized the following report for the record:

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 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.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant:

Ida Uffelman, 4544 Kerle Street, Jacksonville, said she agreed with the Staff report.

Public Hearing:

The following spoke in opposition to the application:

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

Ms. Moehring closed the public hearing.

Discussion:

A discussion ensued about parking, traffic, hours of operation, conditional use, and a trial period.

Motion:

It was moved by Mr. Lerman and seconded by Ms. Stouffer to approve PC# 19-22 under the condition of a twelve-month trial period.

Roll Call Vote:

Ayes – Justin Lerman, Emily Stouffer, and Margo Moehring

Nays – David Dahl, Greg Sutton

The application was approved 3-2.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated staff received an updated application for Adventure Landing. The next scheduled meeting is Monday, September 12, 2022, and there are two scheduled cases.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:27 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

Chairperson

Date

DRAFT



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:	08/31/2022
SUBJECT:	September 12, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 12, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#20-22 Conditional Use Application

OWNER: 831 First Street North, LLC
 C/O Vera Duren
 77 Hargrove Grade,
 Palm Coast, FL 32137

APPLICANT: Vera Duren
 77 Hargrove Grade,
 Palm Coast, FL 32137

AGENT: Vera Duren
 77 Hargrove Grade,
 Palm Coast, FL 32137

LOCATION: 831 1st Street North
 RE#174334-0010

REQUEST: **Conditional Use Approval** for transfer of outdoor restaurant seating at an existing restaurant and new conditional use approval for package sale of beer and wine, for property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)4 & 34-342(d)(20) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is an existing restaurant located in the C-1 zoning district, and is located on the southeast corner of the intersection of 1st Street North and 8th Avenue North, adjacent to the Atlantic Ocean. The proposed Conditional Use would allow for the continued use of the existing outside seating, and allow for



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the sale of packaged beer and wine for off-premise consumption. The site is the former location of Southern Kitchen, and prior to that it was Seachasers. The site has several past approvals including relief from parking standards related to a rear addition. The approval of these conditional use applications will not negligibly affect the surrounding area.

Adjacent uses include multifamily to the north, south east and west. The proposed use of outside restaurant seating and package sales is consistent with the C-1 zoning standards, and has been consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#20-22**

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

PC No. 20-22
AS/400# 22-100103
HEARING DATE 9-12-22

AUG - 4 2022

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: Vera Duren
Mailing Address: 831 1st St N

Telephone: 386-283-8302
Fax: _____
E-Mail: vera@refineryjax

Applicant Name: Vera Duren
Mailing Address: 831 1st St N

Telephone: Beach.com
Fax: 386-283-8302
E-Mail: vera@refineryjax
Beach.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: 831 1st St N

Legal Description of property (attach copy of deed): 174334-0010

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

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

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

Describe the proposed conditional use and the reason for the request: Refinery Restaurant
is going to replace Southern Kitchen & Bar. It is
going to be same business as before - restaurant.
We will also have outdoor seating / Package Sales

Applicant Signature: [Signature] Date: 8/4/22

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.



22-100103

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

Detail by Entity Name

Florida Limited Liability Company
831 FIRST STREET NORTH, LLC.

Filing Information

Document Number L22000043744
FEI/EIN Number NONE
Date Filed 01/24/2022
Effective Date 01/24/2022
State FL
Status ACTIVE

Principal Address

77 HARGROVE GRADE
PALM COAST, FL 32137

Mailing Address

77 HARGROVE GRADE
PALM COAST, FL 32137

Registered Agent Name & Address

OLD CITY LAW, PLLC
1 RIBERIA STREET
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

DUREN, VERA
77 HARGROVE GRADE
PALM COAST, FL 32137

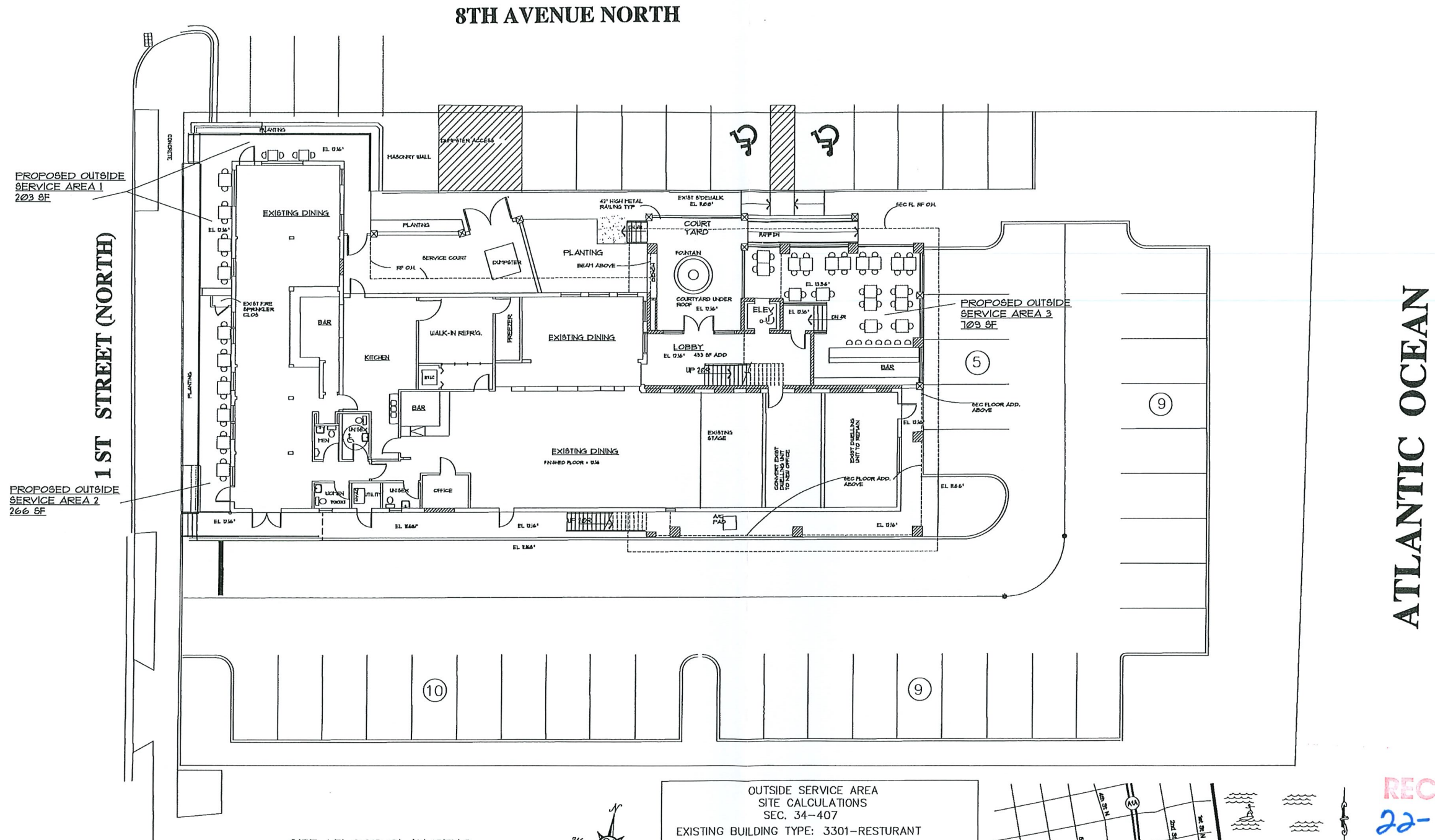
Annual Reports

No Annual Reports Filed

Document Images

01/24/2022 -- Florida Limited Liability. [View image in PDF format](#)

PROPOSED

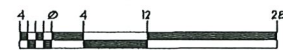


SITE CALCULATIONS

EXISTING SITE AREA 29,812 SF
EXISTING ONE STY BLDG AREA 5,548 SF
FIRST FLOOR ENCLOSED 453 SF
OUTDOOR DINING 300 SF
SECOND FLOOR ENCLOSED 2,541 SF
TOTAL ADDITION 3,300 SF

PARKING REQUIRED 1 CAR/100 SF = 33 CARS
PARKING PROVIDED 33 CARS

SITE / FLOOR PLAN RENO
SCALE: 3/32" = 1'-0"



RE#: 174334-0000
Tax District: USD2A
Property Use: 3301-NIGHT CLUB/BAR
Legal Description: 3-28 33 25-29E .64
PABLO BEACH NORTH



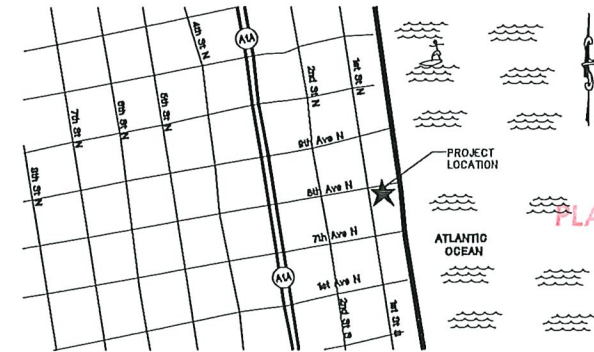
OUTSIDE SERVICE AREA
SITE CALCULATIONS
SEC. 34-407
EXISTING BUILDING TYPE: 3301-RESTURANT

Shall not exceed 20% first 3,000 sf;
and plus 10% of the remaining building sf

Effective Area from Property Appraiser = 5788 sf
so:
5788-3000=2788;
3000(20%)= 600 sf
2788(10%)= 278 sf 3000(10%)= 300
Total 878 sf TOTAL 1,178 SF

Outside service area breakdown
Area 1= 203 sf
Area 2= 266 sf
*Area 3 =709 sf
Total 1,178 sf

* Includes 300 sf as part of new addition



LOCATION MAP

THESE DOCUMENTS ARE WORK INSTRUMENTS OF THE ARCHITECT AND HAVE BEEN PREPARED INDIVIDUALLY AND SOLELY FOR THE PROJECT SAID HEREIN. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE PARTICIPATION OF THE ARCHITECT. REPRODUCTION IN WHOLE OR IN PART OF THESE DOCUMENTS AND SHALL BE AT THE USER'S RISK, AND OTHER REPRODUCED MATERIAL, INCLUDING THE COPYRIGHT.

COPY RIGHT 2013

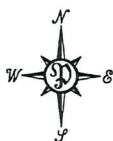
NO.	REVISIONS

Barbera Design
ARCHITECTS & PLANNERS
110 Sanchez Dr. West, Ponte Vedra Beach
FL 32082 (904) 886-1693
LICENSE No. ARO0008757

PROPOSED ADDITION AND RENOVATIONS TO:
SEACHASERS RESTAURANT
JACKSONVILLE BEACH, FLORIDA
SITE PLAN RENO

DRAWN
CHECKED V.B.
DATE 10-24-13
SCALE
JOB NO. 21313
SHEET A-1
OF

MAP SHOWING TOPOGRAPHIC SURVEY OF



DESCRIPTION AS FURNISHED:

PARCEL 1:

PARCEL A:

LOT 1 AND THE NORTH 21 FEET, 10 INCHES OF LOT 2, BLOCK 81, PABLO BEACH NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL B:

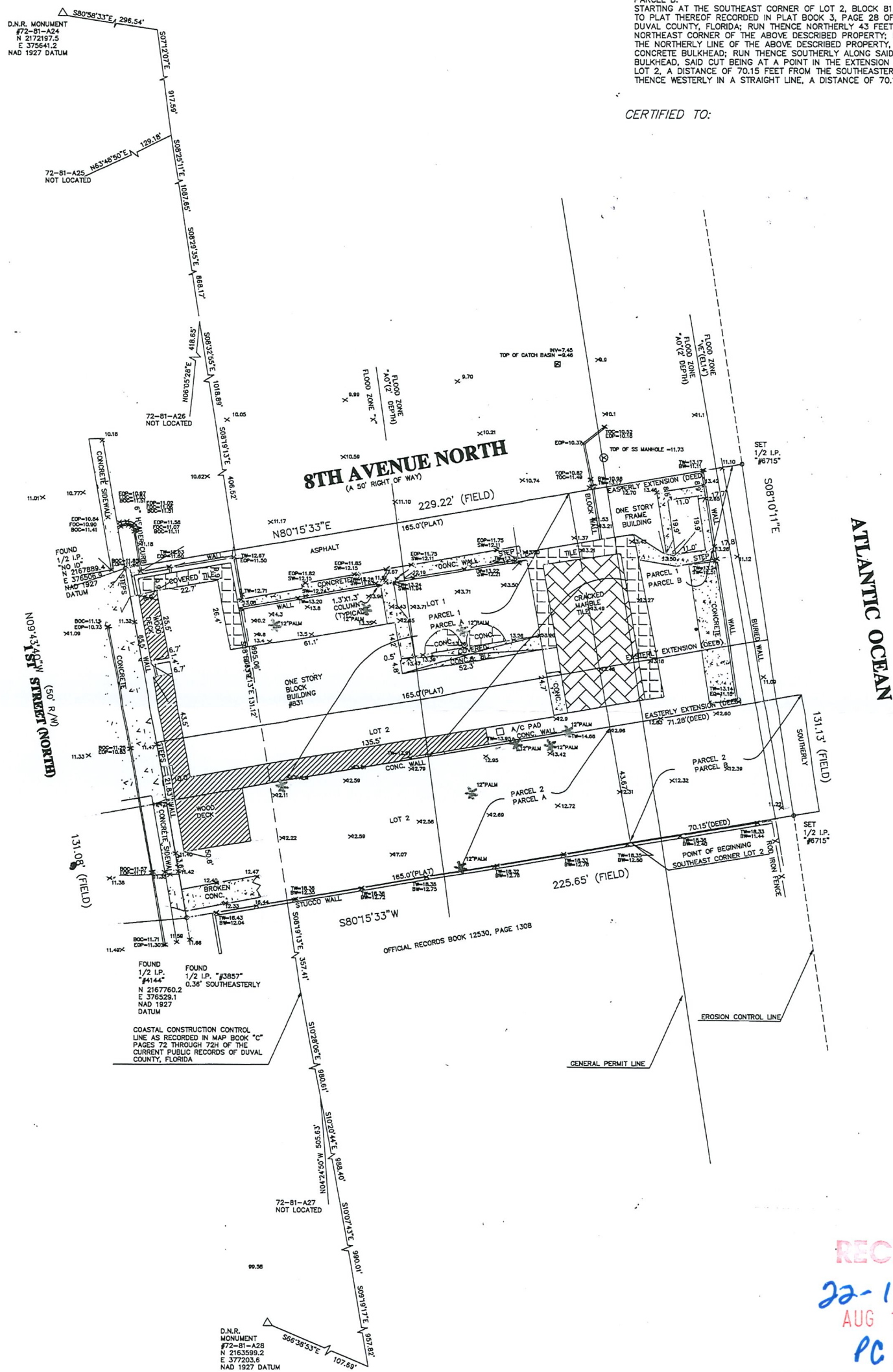
PARCEL B:
 LOT 1, BLOCK 81, PABLO BEACH NORTH, AND NORTH 21 FEET, 10 INCHES OF LOT 2, BLOCK 81,
 PABLO BEACH NORTH, JACKSONVILLE, FLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 28,
 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND EXTENDING EASTERLY FROM
 THE EASTERLY LOT LINE THEREOF AS SHOWN BY SAID PLAT TO THE EASTERN EXTREMY OF THE
 CONCRETE BULKHEAD OR SEAWALL HERETOFORE CONSTRUCTED BY THE CITY OF JACKSONVILLE
 BEACH, FLORIDA, ALONG THE SHORE OF THE ATLANTIC OCEAN AS MAY BE EMBRACED BETWEEN
 THE PROLONGATION OF THE NORTH AND SOUTH BOUNDARY LINES OF SAID DESCRIBED PROPERTY
 IF EXTENDED EASTERLY TO INTERSECT WITH SAID SEAWALL.

PARCEL 2:

PARCEL A:
THE SOUTH 43 FEET AND 8 INCHES OF LOT 2, BLOCK 81, PABLO BEACH NORTH, ACCORDING TO
PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

PARCEL B:
STARTING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 81, PABLO BEACH NORTH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; RUN THENCE NORTHERLY 13 FEET, 8 INCHES TO AN IRON PIPE, THE TOP OF WHICH IS 1.5 FEET FROM THE SOUTHEAST CORNER OF LOT 2; RUN THENCE IN THE EXTENSION OF THE NORTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY, A DISTANCE OF 71.28 FEET TO A CONCRETE BULKHEAD; RUN THENCE SOUTHERLY ALONG SAID BULKHEAD TO A CUT IN SAID BULKHEAD; SAID CUT BEING AT THE END IN THE EXTENSION OF THE SOUTHERLY LINE OF SAID BULKHEAD; RUN THENCE IN THE EXTENSION OF THE SOUTHEASTERLY CORNER LINE OF LOT 2, RUN THENCE WESTERLY IN A STRAIGHT LINE, A DISTANCE OF 70.15 FEET TO A POINT OF BEGINNING.

CERTIFIED TO:



RECEIVED
22-100103
AUG 19 2022
PC 20-22
PLANNING & DEVELOPMENT

PERRET AND ASSOCIATES, INC.

5627 ATLANTIC BOULEVARD SUITE #6, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

GENERAL NOTES:

- (1) BEARINGS BASED ON A LINE FROM D.N.R. MONUMENT NO. 72-81-A23 TO D.N.R. MONUMENT NO. 72-81-A24 AS PER THE COASTAL CONSTRUCTION CONTROL LINE FOR DUAL COUNTY, FLORIDA, AS RECORDED 7-3-52, IN MAP BOOK C, PAGE 72-72H, AND BOOK 7379, PAGE 1768-1762.
- (2) THE EROSION CONTROL LINE WAS CALCULATED FROM STATE PLANE COORDINATES FOR THE COASTAL CONSTRUCTION LINE AND THE EROSION CONTROL LINE.
- (3) THE EROSION CONTROL LINE APPEARS TO USE IN FLOOD ZONES "C", "AO" (DEPTH 2'), AND "EL" (4') AS WELL AS CAN BE DETERMINED FROM THE "FLOOD INSURANCE RATE MAP" COUNTY PLANNING NUMBER 120078 0001 D, FOR THE CITY OF JACKSONVILLE BEACH, REVISED APRIL 17, 1986.
- (4) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (5) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
B.R.L.	BUILDING RESTRICTION LINE
C/L	CENTER LINE
R/W	RIGHT-OF-WAY
O.R.V.	OFFICIAL RECORDS VOLUME

SCALE 1"=20'
12-03-10

LEGEND

GLENN M. BROADSTREET, FLA. CERT. NO. 5814 LB ~ 6715



FILE COPY

REVIEWED FOR CODE COMPLIANCE
AS NOTED BY
STAFF OF JACKSONVILLE
HEALTH DEPARTMENT
DATE 1/20/06 BY RSB

RECEIVED
JAN 1 2006

PLANNING & DESIGN DEPARTMENT

APPLICATION 10-1056
REVISION DATE: 1/11/2011
PERMIT NO. 0000
ADDRESS 10000 S. LAKE



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:	08/31/2022
SUBJECT:	September 12, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 12, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#21-22 Conditional Use Application

OWNER: ALO Management LLC
317 North Roscoe Boulevard
Ponte Vedra Beach, FL 32082

APPLICANT: Cotton Bristow
2438 Blackbeard Drive,
Jacksonville, FL 32224

AGENT: Cotton Bristow
2438 Blackbeard Drive,
Jacksonville, FL 32224

LOCATION: 391 1st Avenue North
RE#173796-0000

REQUEST: **Conditional Use Approval** for a transfer of automotive repair shop (except top, body and upholstery repair and paint shops) for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

COMMENTS: The property is located at the northeast corner of 1st Avenue North and 4th Street North.. The property was previously approved for Conditional Use for automotive repair in 2012. The proposed use would be a continuation of the previous automotive repair use. The site includes a metal industrial building with a fenced parking area. Based on the Property Appraisers data, the structure was



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built in 1988. The applicant is proposing to use the structure as it has been in the past, for automotive repair, with the prescribed limitations for the C-1 zoning district.

Adjacent uses include a commercial catering facility to the east, Multifamily uses to the north, behind the building, a large church complex to the west including a school and an undeveloped lot used for parking and storage to the south, The proposed use automotive repair is consistent with the C-1 zoning standards, and is consistent with surrounding commercial and institutional development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#21-22**

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

PC No. 21-22
AS/400# 22-100106
HEARING DATE 9.12.22

AUG 12 2022

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: Omar Adamo
Mailing Address: 14832 plumosa drive Jacksonville
Florida 32250

Telephone: 904 866 0691
Fax: _____
E-Mail: Adam00@Bellsouth.net

Applicant Name: Colton Bristow
Mailing Address: 2438 blackbeard drive Jacksonville
Florida 32224

Telephone: 904 537 8054
Fax: _____
E-Mail: Bristow.colton@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: 391 First Ave north Jacksonville beach

Legal Description of property (attach copy of deed): Commercial / warehouse
173796-0000

Current Zoning Classification: C-1

Future Land Use Map Designation: _____

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

Code section(s) applicable to the requested conditional use: D-6 Automotive Repair

Describe the proposed conditional use and the reason for the request: Auto repair

Applicant Signature: [Signature]

Date: 8/12/2022

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.



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

Detail by Entity Name

Florida Limited Liability Company
ALO MANAGEMENT, LLC

Filing Information

Document Number L17000163904
FEI/EIN Number 82-5145153
Date Filed 08/01/2017
State FL
Status ACTIVE

Principal Address

317 NORTH ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Mailing Address

317 NORTH ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Registered Agent Name & Address

ADAMO, LAYTH
317 N. ROSCOE BLVD.
PONTE VEDRA BEACH, FL 32082

Authorized Person(s) Detail

Name & Address

Title MGR

ADAMO, LAYTH
317 N. ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Title MGR

ADAMO, OMAR
317 N ROSCOE BLVD
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2020	05/14/2020

RECEIVED

22-100706

AUG 12 2022

PLANNING & DEVELOPMENT

Fwd: 391 1st Ave N.

From: colton bristow (bristowcolton@gmail.com)

To: carsjaxbeach@yahoo.com

Date: Friday, August 12, 2022 at 11:45 AM EDT

Sent from my iPhone

Begin forwarded message:

From: omar adamo <adamoo@bellsouth.net>

Date: August 12, 2022 at 11:40:27 AM EDT

To: bristowcolton@gmail.com

Subject: 391 1st Ave N.

RECEIVED

22-100106

AUG 12 2022

PLANNING & DEVELOPMENT

To whom it may concern,

ALO Management/Omar Adamo, gives full authorization for usage of 391 1st Ave N building and property to Colton Bristow/ CJ Custom.

Property owner, Omar Adamo

Cell: 904-866-0691

Sent from AT&T Yahoo Mail for iPhone

Omar Adamo
8/12/22



CHANDRA MEDFORD
Commission No. GG 283199
Expires December 21, 2022
Notary Public State of Florida

*Signed before me this 12th
day of ~~July~~ August 2022 by
means of physical presence
in Duval County, FL
Chandra Medford 32250*



22-100106
PC 21.22

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Detail by Entity Name

Florida Limited Liability Company
CJ CUSTOM FRAMING LLC

Filing Information

Document Number	L19000132157
FEI/EIN Number	84-1882116
Date Filed	05/15/2019
Effective Date	05/15/2019
State	FL
Status	ACTIVE

Principal Address

2348 BLACKBEARD DRIVE
JACKSONVILLE, FL 32224

Mailing Address

2348 BLACKBEARD DRIVE
JACKSONVILLE, FL 32224

Registered Agent Name & Address

BRISTOW, BERNIE
2438 BLACKBEARD DR
JACKSONVILLE, FL 32224

Name Changed: 04/13/2022

Authorized Person(s) Detail

Name & Address

Title MGR

BRISTOW, COLTON
2438 BLACKBEARD DRI
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2020	04/15/2020
2021	05/01/2021
2022	04/13/2022

LEASE

THIS LEASE, executed this 13day of July year 2022 consideration of the following covenants, agreements, limitations, and conditions entered into by the parties hereto for themselves, their heirs, successors, legal representatives and assigns,

22-100106
AUG 12 2022

Hereinafter called landlord, both lease unto

ALO MANAGEMENT LLC

Hereinafter jointly, severally and collectively called the tenant, the property at:

PLANNING & DEVELOPMENT

391 N. 1st Ave
Jacksonville Beach Florida 32250

To be occupied Business Name: CJ CUSTOM LLC

Five Year Lease (plus option to Lease Renewal 0% to 5% increase per year).

Effective Date: August 1, 2022

Year one Lease Amount: \$3500.00 plus sales tax (\$245.00). Total \$3745.00

Colton James Bristow has the First option to purchase property (land & building).

Deposit: \$3500.00

Utility Service Agreement: Tenant are responsible under their respective Lease Agreements for, among other things, Utility (Natural Gas, Electric, Water, Sewer, Trash, etc.) required; used or consumed at 391 N. 1st Ave. Jacksonville Beach Fla. 32250. CJ Custom LLC agree to share the responsibilities, obligation, cost and expenses associated with the Utilities services.

Tenant responsible and shell Keep and maintain all exterior doors, plate glass and the interior of the Premises, including the plumbing, wiring, and mechanical equipment (including air conditioning unit) in good and substantial repair. Tennent responsible for HVAC REPLACEMENT.

- Not make any structural alterations or changes without the Landlord's prior written consent.

- Not paint or alter in any way the exterior of the building in which the Premises are located without prior written consent.

Accept the building in it's AS IS conditions

Lessee shall also maintain building in good condition (portions adjacent to the premises), such as sidewalks, driveways, lawns and shrubbery.

Providing always, and the tenant by covenants as follows to pay the rent punctually in advance on the 1st day of each and every month during the said term to the landlord, or his designated agent. A one-month rent shall be deposited at the start of this lease and retained by landlord for as long as premises are rented. If the tenant vacates the premises prior to expiration of the lease then the deposit shall be automatically non-refundable. Any payment which is more than five (5) days late shall include a late charge of 5% which shall be considered additional rent.

Indemnify and hold us harmless against all expenses, liabilities, and claims of every kind, including reasonable attorneys fees, by any person or entity arising out of: (1) your failure to perform any of the terms or conditions of this lease, (2) any injury or damage happening of your agents or to your property or property in you your care, or (3) failure to comply with any law of any governmental authority.

To make any and all repairs to the said premises, plumbing, fixtures, wiring, etc.,

When the damage was in any wise caused by the fault or negligence of the said tenant: will at the end of this lease surrender and deliver up said premises, without demand, in as good order and conditions as when entered upon, loss by fire, inevitable accident only expected.

Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at his own expense and at his own expense and at all times, maintain the premises in good and safe condition, including plate glass, electrical wiring, plumbing and cooling & heating installations and any other system or equipment upon the premises and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee shall be responsible for all repairs required, excepting the roof, exterior walls, and structural foundations.

To permit the landlord or his agent, at any reasonable time to enter said premises or any part thereof for the purpose of exhibiting the same or making repairs thereto.

Not to use the demised premises, or any part thereof, or permit the same to be used for any illegal, immoral or improper purposes, not to make, or permit to be made, any disturbance, noise or annoyance whatsoever detrimental to the premises or the comfort and peace of the inhabitants of the vicinity of the demised premises.

Obtain and maintain at Tenant's expenses at public liability insurance covering the Premises, throughout the term of the Lease, for the joint benefit of the Tenant and Landlord with coverage of not less than \$500,000/\$1,000,000 for bodily injury, including \$250,000 for property damage, and \$250,000 for fire/legal liability. The Landlord must be named as an additional insured. A duplicate copy or certificate shall be furnished to the Landlord from time to time as and when such insurance is renewed, replaced, or requested by the Landlord and/or the Landlord's insurance company.

Any of your property not removed from the store after the end of the term, however terminated, can be removed or stored by us at your risk and expense, and we will in no event be responsible for the safekeeping of them. You will pay us, on demand, all expenses incurred in such removal and all storage charges for such property.

It is further understood and agreed between the parties hereto, that if default is made in the payment of rent as above set forth, or any part thereof, or if said tenant shall violate any of the covenants and conditions of this lease, then the on said tenant shall become a tenant at sufferance, thereby by waiving all right of notice to vacate said premises, and the said landlord shall be entitled to re-enter and re-take possession immediately of the demised premises, that if any installment of rent shall remain unpaid for three (3) days after written notice of such non-payment shall have been served on the said tenant, or posted in a conspicuous place on said premises, then the entire rental to end of this lease shall become at once due and payable without demand and may be recovered forthwith by distress or otherwise, and in all proceedings under this lease for the recovery of rent in arrears, whether said rent accrued before or after the expiration of this lease, whether by distress or other action of law, the said tenant hereby waives the benefits of homestead and other exemption laws, any law to the contrary notwithstanding, and agrees to pay the landlord an attorney's fee of 100% of any amount so collected together with all costs of such collection and in the event tenant is evicted by suit at law said tenant agrees to pay said landlord all costs of such suit, including a reasonable attorney's fee; that no assent expressed or implied, to any breach of one or more of the covenants and agreements hereof shall be deemed or taken to be waiver or any succeeding or other breach.

AND IT IS FURTHER UNDERSTOOD AND AGREED that all covenants and agreement of this lease shall be binding upon and apply to the heirs, executors, legal representatives, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seal the day and year first above written.

Singed and sealed in the presence of:

LANDLORD _____ DATE _____

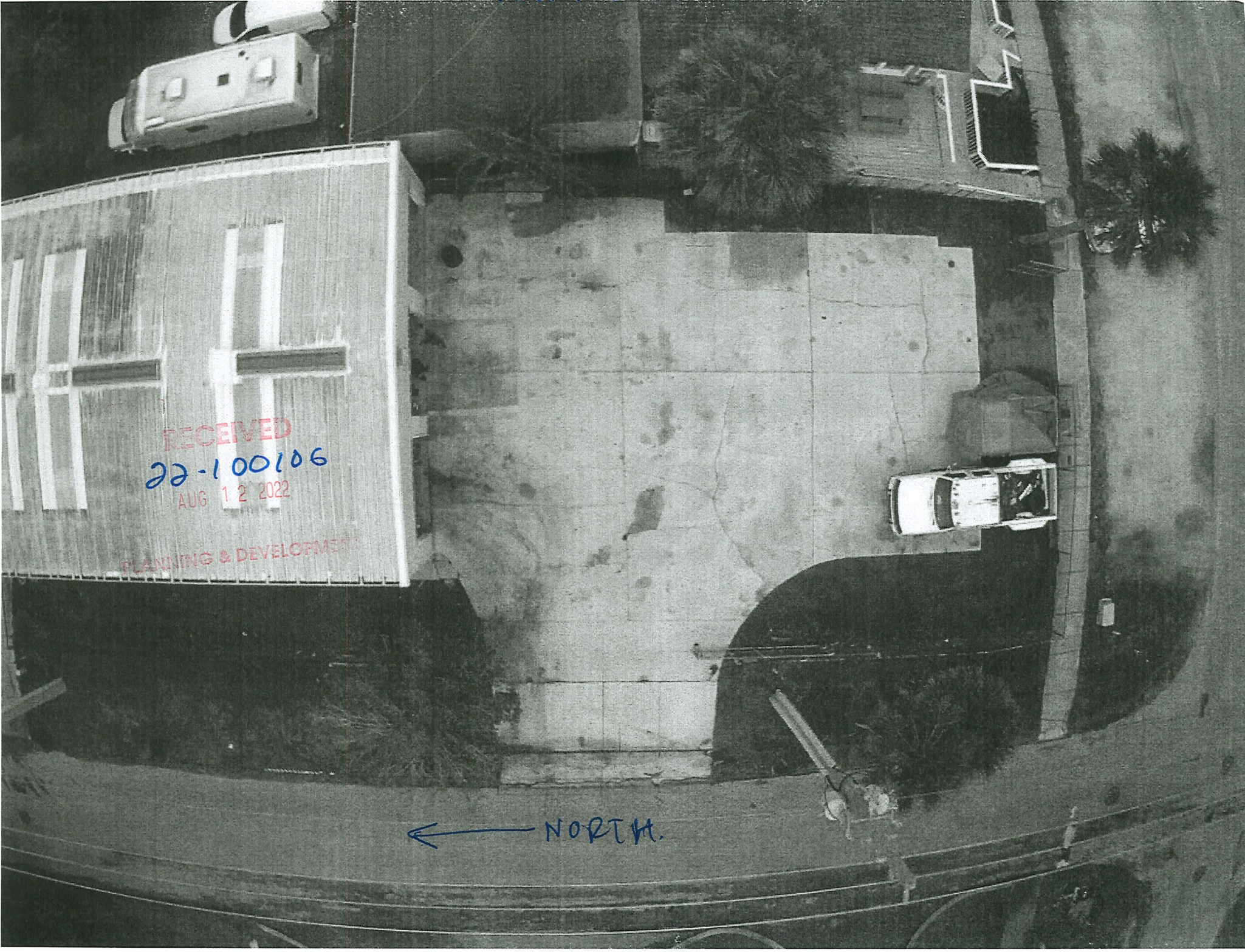
TENANT _____ DATE _____

CURRENT EXISTING.

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22-100106
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← NORTH.



RECEIVED
22-100106
AUG 12 2022

OLD EXISTING

PLANNING & DEVELOPMENT



← NORTH