



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, November 28, 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,
Alternates: Emily Stouffer, Nicholas Andrews

APPROVAL OF MINUTES

- A. Joint Board Workshop held on October 27, 2022
- B. Regular Planning Commission Meeting held on October 10, 2022
- C. Regular Planning Commission Meeting held on October 24, 2022

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **PC# 25-22** ADDRESS: '0' (1316) 1st Street North
APPLICANT: Jered DaCosta OWNER: 1318 1st St. N. LLC (DaCosta)
SUMMARY OF APPLICATION: Concept Plan for Plat Application for a proposed four lot, fee-simple townhouse subdivision located in a Residential Multi-family: RM-2 zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code. The property is located at '0' 1st Street North, RE# 174646-0000 & 174647-0000, legally described as Lots 2 and 3, Block 132, Pablo Beach Improvement Company's Plat of part of Northern Portion of Pablo Beach
- B. **PC# 26-22** ADDRESS: 1281 Beach Boulevard
APPLICANT: Famous Quick Lube - Michael Aker OWNER: Beach Boulevard Facility, Inc. - Terry Fowler
SUMMARY OF APPLICATION: Conditional Use Application for a proposed automotive repair shop (oil change facility) for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)4 of the Jacksonville Beach Land Development Code. The property is located at 1281 Beach Boulevard (Famous Quick Lube) RE# 177889-0000, legally described as Lot 22, the West ½ of Lot 23 & the South part of Lot 31 lying South thereof, Pine Grove Unit No. 3.

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Monday, December 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.

The Joint Board Workshop began at 6:00 P.M.

The following Board Members were in attendance:

Board Of Adjustment:

Chairperson: Alexi Gonzalez

Vice-Chairperson: Owen Curley

Board Members: Dan Elmaleh (absent) Jeff Truhlar(absent) John Moreland (absent)

Alternates: Todd Smith Jennifer Williams (absent)

Planning Commission:

Chairperson: Margo Moehring

Vice-Chair: Colleen White

Board Members: David Dahl (absent) Greg Sutton (absent) Justin Lerman (absent)

Alternate: Emily Stouffer Nicholas Andrews (absent)

Community Redevelopment Agency:

Chairperson: Art Graham (absent)

Board Members: Frances Povloski (absent) Jeffrey Jones (absent)

David McGraw Gary Paetau

Also present were City Manager Mike Staffopoulos, Council Member Sandy Golding, Senior Planner Christian Popoli, Planning & Development Director Heather Ireland, Community Redevelopment Agency Coordinator Taylor Mobbs, and Community Development Group Consultant for The Southern Group Taylor Mejia.

Purpose of Workshop

This workshop was designed to receive a broad range of public input and included multiple ways for opinions to be heard. The purpose of this meeting was to gain insight into the general, overarching view of the City of Jacksonville Beach's Land Development Code, Comprehensive Plan, and vision for the future of the City.

Director of Planning and Development Heather Ireland spoke about the City's core values, family-friendly environment, the vision and mission statements. Ms. Ireland highlighted the City's priorities as the following:

- Quality of Life
- Public Safety
- Local Economic Development
- Sustainability

Mark Shelton, AICP of Kimley-Horn and Associates, Inc., presented a PowerPoint [on file] outlining the Comprehensive Plan 2023, Land Development Code, Land Use, and Zoning. Mr. Shelton stated they were in Phase 1.2 of the 18-month process with a goal to be finished at the end of 2023.

Multiple discussions ensued about the concerns and advantages of Jacksonville Beach's community and developmental progress.

The Board Members and other attendees were invited to review and comment on public informational displays.

The workshop adjourned at 7:00 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

Approval:

Alexi Gonzalez, Chairperson
Board of Adjustment

Date: _____

Margo Moehring, Chairperson
Planning Commission

Date: _____

Art Graham, Chairperson
Community Redevelopment Agency

Date: _____

**Minutes of Planning Commission Meeting
held Monday, October 10, 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.

A discussion ensued about the previous meeting and additional training for the board.

ROLL CALL

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

Senior Planner Christian Popoli, Director of Planning and Development Department Heather Ireland, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- September 12, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 18-22** Redevelopment District: RD Zoning Amendment Application
Owner/ Jax Beach II, LLC
Applicant: 177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

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

Location: 704 1st Street North, 705 2nd Street North & 0 7th Avenue North

PC#18-22 Rezoning Amendment Application for Redevelopment District: RD
Dolphin Depot Redevelopment District: RD Zoning District

Staff Report:

Director of Planning and Development Department Heather Ireland summarized the following report for the record:

The subject property is comprised of three separate but contiguous vacant parcels located on the city block bound by 1st and 2nd Streets North and 6th and 7th Avenues North. The property does not include the existing multiple-family residential building at 160 7th Avenue North. The subject property is under new ownership as of October 2021, and the new owner/developer desires to develop the property as originally imagined under a 2015 rezoning application and 2017 amendment, with some minor modifications to the commercial component to the project.

A previous owner applied to rezone the property to Redevelopment District: RD in 2012 to accommodate a mixed-use multiple-family residential and commercial project. That project was never constructed, and in 2015 a new applicant applied to amend the RD zoning to accommodate a mixed-use, multiple-family residential and commercial development to take advantage of a vested height of 68 feet. The 2015 RD zoning amendment project had 54 residential units, 36 hotel rooms, and 2,500 square feet of retail. In 2017, the previous property owner applied to further amend the RD zoning to accommodate 54 residential units, 57 hotel rooms, and approximately 2,500 square feet of commercial space on the same footprint as the 2015 application. Additionally, the 2017 application proposed a different architectural style than the 2015 application.

The current owner of the property plans to develop the site as originally approved in 2016 and modified in 2017 with some additional minor modifications. The project is still proposed to have 54 multiple-family dwelling units and 57 hotel rooms with an added integrated restaurant space of approximately 4,000 square feet, including outdoor seating and approximately 1,000 sq. ft of retail space. The proposed building height is 67 feet 6 inches, which is permitted through a negotiated settlement with a previous owner. The building's footprint remains unchanged, and parking will be provided through both surface and structured parking. An updated building elevation is provided in Exhibit 3 of the application and does not significantly differ from the 2017 RD Zoning amendment application.

Both the 2015 and 2017 RD Zoning applications were found to be consistent with the Jacksonville Beach Community Redevelopment Plan, and this proposed minor modification to the RD zoning maintains that consistency.

She briefly reviewed the proposed site plan and updated elevations. She noted the Community Redevelopment Agency (CRA) discussed the Redevelopment District: RD Zoning Amendment Request at their regular meeting held on September 26, 2022, and found the request consistent with the Downtown Redevelopment Plan. She stated the CRA recommended approval of the RD Zoning Amendment Request with the following conditions: 1) The applicant reviews the site plan for opportunities to relocate the dumpster, and 2) The applicant identifies opportunities to visually enhance the first street side of the building with art or decorative lighting.

Ex-Parte Communication:

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

Agent:

Steve Diebenow, One Independent Drive, Suite 1200 Jacksonville, reviewed the updated site plan.

Public Hearing:

The following spoke in opposition to the application:

- Joseph Abascal, 768 2nd Street North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A brief discussion ensued about dumpsters and drainage.

Motion: It was moved by Mr. Lerman and seconded by Mr. Sutton to approve PC# 18-22.

Roll Call Vote: Ayes – David Dahl, Greg Sutton, Colleen White, Justin Lerman, and Margo Moehring

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated the joint Planning Commission and Board of Adjustment meeting would be held on October 27, 2022.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
held Monday, October 24, 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 7:00 P.M. by Chair Margo Moehring.

ROLL CALL

Chair: Margo Moehring

Vice-Chair: Colleen White

Board Members: David Dahl

Greg Sutton

Justin Lerman

Alternate: Emily Stouffer

Nicholas Andrews

Senior Planner Christian Popoli, Director of Planning and Development Heather Ireland, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

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

- September 26, 2022

CORRESPONDENCE:

Senior Planner Christian Popoli stated an email [on file] was sent to the Board earlier with attachments from the applicant.

OLD BUSINESS: None

NEW BUSINESS:

PC# 23-22 Redevelopment District: RD Rezoning Application for 201 5th Avenue North to allow for a mixed-use commercial project

Owner/

Applicant: Walker Capital Holdings, LLC
4530-15 St. Johns Avenue Unit 406
Jacksonville FL 32210

Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive Suite 1200
Jacksonville, FL 32250

Location: 201 5th Avenue North

Redevelopment District: RD Rezoning Application to allow for a mixed-use project to include a drinking establishment, office, and retail uses.

Staff Report:

Ms. Ireland summarized the following report for the record, along with a presentation [on file]:

The property that is subject of this rezoning application is located on the northwest corner of Second Street North and Fifth Avenue North and consists of approximately 0.3 developed acres of land, located in the Central Business District: CBD Zoning District. The previous use of the property was a stand-alone drinking establishment with an outdoor bar area, Bo's Coral Reef, that operated from 1964 to January of 2019, when the doors were closed. The property existed as a non-conforming use, having pre-dated the Land Development Code, and did not have conditional use approval for the enclosed bar or outdoor bar area. The current owner, who purchased the property in March of 2020, desires to re-establish the commercial property with a new bar, retail, and office uses. The owner is requesting to rezone the property from Central Business District: CBD to Redevelopment District: RD to accomplish this goal. Currently, the commercial building sits vacant, although some permitted work has been accomplished.

The current owner applied for building permits to rehab the commercial property in 2020. However, the permits expired due to unforeseen circumstances, and consequently, the work was unable to be fully completed. Pursuant to Section 34- 622(6) of the Land Development Code, a nonconforming use that is discontinued or abandoned for a period of more than six (6) consecutive months, whether or not the equipment or furniture are removed, may not be re-established, or resumed, and any subsequent use shall conform to the provisions specified by the LDC. The Planning and Development Department deemed this property to be abandoned or discontinued, thus causing it to lose any grandfathering status in use, parking or other applicable standards.

The new owner wants to re-establish a drinking establishment, as was operational on the site for over 55 years and add a retail and office component to the site. The plan contemplates using the existing building, which was constructed in 1954, and maintaining the same outdoor bar area and parking adjacent to Second Street North. The applicant is choosing to apply for rezoning of the property to Redevelopment District: RD to provide more flexible land development standards to be able to reactivate the site. The applicant is proposing approximately 6,700 square feet of drinking establishment, including an outdoor bar area, 250 square feet of retail, and 200 square feet of office space. Specific permitted and conditional uses are listed on pages 6 through 8 of the project narrative and include specific uses currently permitted in the CBD zoning district, including conditional uses.

The exceptions to the Land Development Code (LDC) being requested are as follows:

1. The applicant requests to allow a drinking establishment as a permitted use, as opposed to a condition use;
2. The applicant requests to have relief from the distance requirements in Section 34-393(2)* of the LDC that requires drinking establishments to be 500 feet apart (the property is approximately 450+ feet away from the existing Mango's Bar)
3. Parking will be provided through a combination of on-site parking, payment-in-lieu-of parking, and off-site shared parking agreements, as approved by the Planning and Development Department. Existing parking is unpaved and backs up onto the right of way of Second Street North and does not comply with relevant portions of Section 34-373 of the LDC.

She reviewed the proposed site plan and staff analysis. If the Planning Commission recommends the approval of this application to the City Council, staff propose the following conditions for the Planning Commission to consider:

1. A change in ownership of the "drinking establishment" from the original would require conditional use approval by the Planning Commission;
2. A minimum square footage for both the office and retail component of the mixed-use project of 500 square feet;
3. Parking will be "provided" prior to a certificate of use being issued for any of the uses;
4. There will be no internal access between uses, and no shared bathroom facilities;
5. One paved ADA accessible parking space will be provided on site in compliance with the LDC; and
6. Consider requiring the removal of the entire rear outdoor bar deck area to be replaced with additional on-site parking

She noted the Community Redevelopment Agency (CRA) reviewed the application and agreed with the staff's analysis and proposed conditions except for Condition 6. Additionally, the CRA recommended the existing gravel parking be paved.

Ex-Parte Communication:

Ms. Moehring disclosed she received a call from Scott McAllister on October 14, 2022, and an email from him.

Ms. White disclosed she received a call from Scott McAllister.

Mr. Lerman disclosed he received a call from Scott McAllister.

Mr. Sutton disclosed he received phone messages and an email from Scott McAllister.

Mr. Dahl had no ex-parte communication.

Ms. Stouffer disclosed she received an email from Scott McAllister.

Applicant:

Scott McAllister, 1941 Beach Avenue, Atlantic Beach, distributed a copy of the email [on file] he sent to the Board. He provided a timeline overview of the project.

A discussion ensued about the requested exceptions to the LDC and recommended conditions by staff.

Public Hearing:

The following spoke in support of the application:

- Tony Morgan, 13045 Sawpit Road, Jacksonville
- Matt Winegeart, 525 Margaret Street, Neptune Beach

The following spoke in opposition to the application:

- David Smith, 130 5th Avenue North, #201, Jacksonville Beach
- Frank Fraser, 525 3rd Street North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A discussion ensued about Covid extensions, parking, and the recommended conditions from staff.

Motion: It was moved by Mr. Lerman to approve PC# 23-22 with amendments.

Motion failed due to lack of a second.

Motion: It was moved by Mr. Andrews, seconded by Mr. Dahl, to approve PC #23-22 with proposed staff recommended conditions amending condition 2 to a minimum square footage of 1,000 square feet combined mixed-use of office and retail space and removing condition 6.

Roll Call Vote: Ayes – Colleen White, Justin Lerman, David Dahl and Margo Moehring
Nays – Greg Sutton

The application was approved 4-1.

(B) PC# 24-22 Land Development Code Text Amendment to amend Section 34-406 pertaining to fence height

Applicant: Planning and Development Department Staff

Land Development Code Text Amendment Application to allow eight-foot fences on single-family residential uses when adjacent to commercial or industrial uses.

Staff Report:

Ms. Ireland provided background on the item.

A discussion ensued about clarifying the adjacent side yard language.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Dahl, seconded by Mr. Lerman, to approve PC# 24-22.

Roll Call Vote: Ayes – Justin Lerman, David Dahl, Greg Sutton, Colleen White, and Margo Moehring

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated the joint Planning Commission, Board of Adjustment and Community Redevelopment Agency meeting would be held on October 27, 2022.

Motion: It was moved by Mr. Sutton, seconded by Mr. Dahl, to cancel the December 27, 2022, meeting.

Roll Call Vote: Ayes – David Dahl, Greg Sutton, Colleen White, Justin Lerman, and Margo Moehring

The motion was unanimously approved.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 8:16 P.M.

Submitted by: Lauren Loria
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:	11/16/2022
SUBJECT:	November 28, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, November 28, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#25-22 Concept Plan for Plat Application

OWNER: 1318 1st Street N LLC
 109 12th Avenue North,
 Jacksonville Beach, FL 32250

APPLICANT: 1318 1st Street N LLC
 109 12th Avenue North,
 Jacksonville Beach, FL 32250

AGENT: Rob Zinn
 1022 Park Street, #407
 Jacksonville, FL 32204

LOCATION: 1312, 1314, 1316 & 1318 1st Street North
 RE#(s) 174647-0000 & 174646-0000

REQUEST: **Concept Plan for Plat Approval** for a proposed four-unit fee-simple townhouse development for property located in a *Residential Multifamily: RM-2* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located mid-block, between 12th Avenue North and 13th Avenue North, fronting on 1st Street North. The site consists of two platted lots of record, circa 1913. Townhomes are a permitted use in the RM-2 zoning district, so no conditional use application is required.



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

Adjacent uses include Multifamily to the east, north and west, and single family to the south. There is a rear paved alley to the west. The proposed use of a four-unit townhouse development is consistent with the RM-2 zoning standards, and is consistent with surrounding multi-family development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#25-22**

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.



CONCEPT PLAN FOR PLAT APPLICATION

PC No. 25-22
AS/400# 22-100133
HEARING DATE 11.28.22

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: 1318 1st St N LLC Telephone: (954) 295-6029
Mailing Address: 109 12th Ave N Jacksonville Beach, FL 32250 Fax: _____
E-Mail: jered@dacostareis.com

Developer Name: 1318 1st St N LLC Telephone: (954) 295-6029
Mailing Address: 109 12th Ave N Jacksonville Beach, FL 32250 Fax: _____
E-Mail: jered@dacostareis.com

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

Agent Name: Rob Zinn Telephone: 904-352-1203
Mailing Address: 1022 Park Street #407, Jacksonville FL 32204 Fax: _____
E-Mail: rob@zinn.ai

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: DaCosta Townhomes

Property Address(es): 1312, 1314, 1316, 1318 1st St N Jacksonville Beach, FL 32250

List All Real Estate/Parcel Number(s): 1746470000, 1746460000

Legal Description of Property: 5-66 28-2S-29E .164, PABLO BEACH NORTH R/P, LOT 2 BLK 132
5-66 28-2S-29E .164, PABLO BEACH NORTH R/P, LOT 3 BLK 132

Current Use of Property: Vacant Proposed Use of Property: Residential (Townhomes)

Current Zoning Classification: JRM-2 Future Land Use Map Designation: High Density Residential

REQUIRED DOCUMENTATION	Attached?		
	Yes	No	N/A
1. Attach copies of all applicable deeds, plats, easements, boundary survey etc.	✓		
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")	✓		
3. Signed and sealed boundary survey prepared by a registered land surveyor showing all existing improvements			✓

Applicant Signature: [Signature] Date: 10-11-2022

RECEIVED
22-100133
OCT 13 2022

Prepared by and return to:

Anthony Kang, Esq.
Saul Ewing Arnstein & Lehr, LLP
701 Brickell Ave, 17th Floor
Miami, Florida 33131

PLANNING & DEVELOPMENT

Parcel Identification No. 174646-0000 and 174647-0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 31st day of **August, 2021** between **King of Fans, Inc., a Florida corporation** whose post office address is **1951 NW 22nd Street, Fort Lauderdale, Florida 33311**, grantor*, and **1318 1ST ST. N. LLC, a Florida limited liability company** whose post office address is **7901 4th Street N, Suite 300, Jacksonville Beach, Florida 32250**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

Lots 2 and 3, in Block 132, of PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART OF NORTHERN PORTION OF PABLO BEACH, FLORIDA, according to the Plat thereof, as recorded in Plat Book 5, Page 66, of the Public Records of Duval County, Florida.

This conveyance is subject to:

1. Real Estate taxes for the year **2021**, and subsequent years.
2. Restrictions, limitations, covenants, dedications and easements of record; but this provision shall not operate to reimpose same.
3. Zoning laws and other governmental regulations.

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Continued on next page

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Richard Castro

King of Fans, Inc.,
a Florida corporation

[Signature]
Witness Name: Quanto Sy

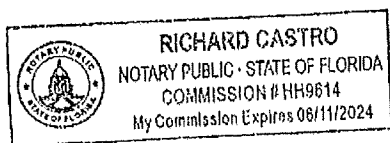
By: [Signature] (Seal)
John Wu, Vice President

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of August, 2021 by John Wu as Vice President of King of Fans, Inc., a Florida corporation. Who is ☐ personally known to me or ☒ has produced a DRIVER LICENSE as identification.

[Notary Seal]

[Signature]
Notary Public
Print Name: Richard Castro
My Commission Expires: 06-11-2024





RECEIVED

OCT 13 2022

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

PLANNING & DEVELOPMENT

Detail by Entity Name

22-100133

Florida Limited Liability Company
1318 1ST ST. N. LLC

Filing Information

Document Number L21000359359
FEI/EIN Number N/A
Date Filed 08/10/2021
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 01/13/2022
Event Effective Date NONE

Principal Address

7901 4TH STREET N STE 300
ST. PETERSBURG, FL 33702

Mailing Address

2853 S. SOSSAMAN RD.
STE. A-101
MESA, AZ 85212

Changed: 01/13/2022

Registered Agent Name & Address

REGISTERED AGENTS, INC.
7901 4TH STREET N STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail**Name & Address**

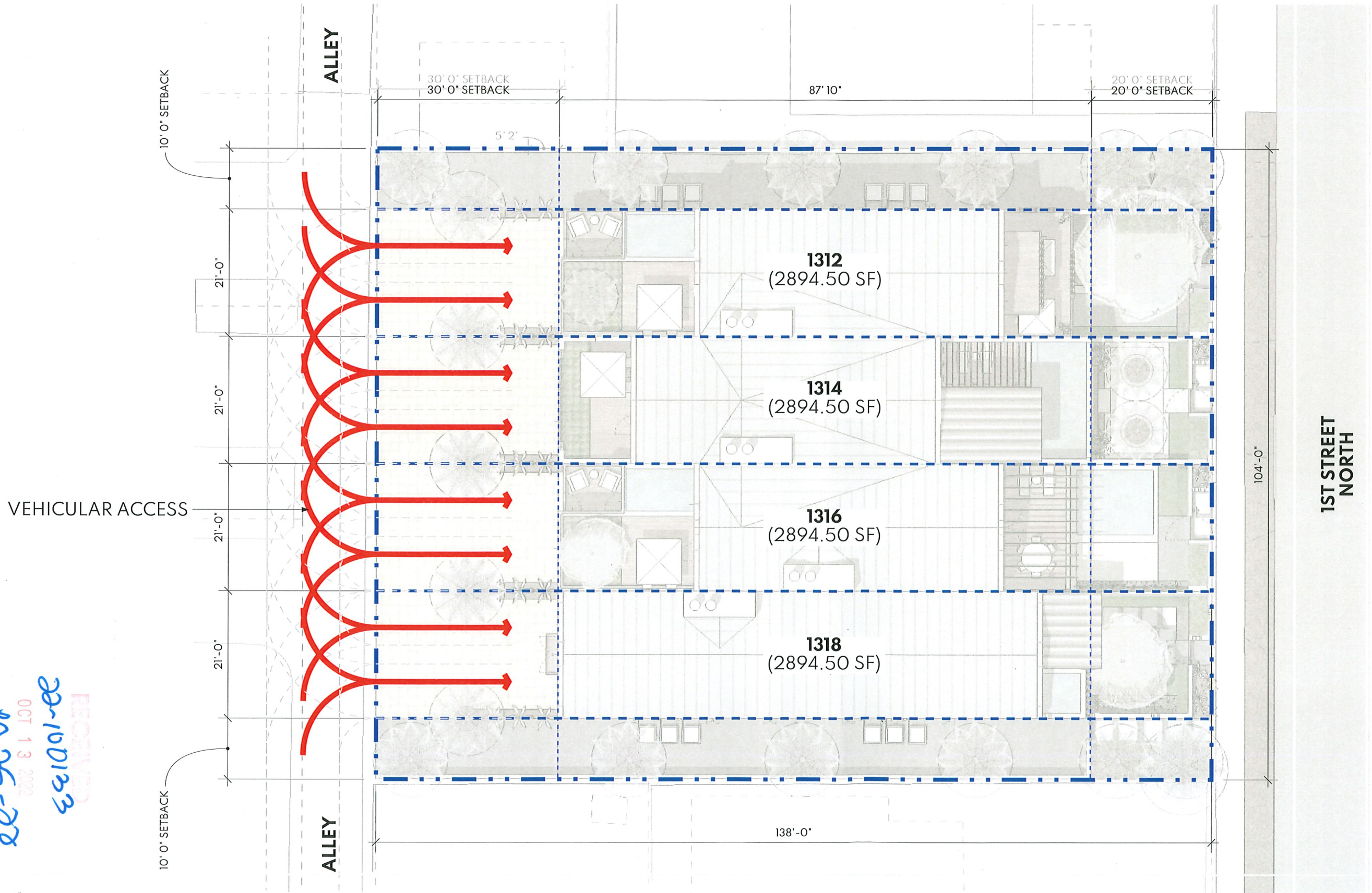
Title MGR

WF FREEDOM FUND I MANAGERS, LLC
2853 S. SOSSAMAN RD.
STE. A-101
MESA, AZ 85212

Annual Reports

Report Year	Filed Date
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PROPOSED



VEHICULAR ACCESS

ALLEY

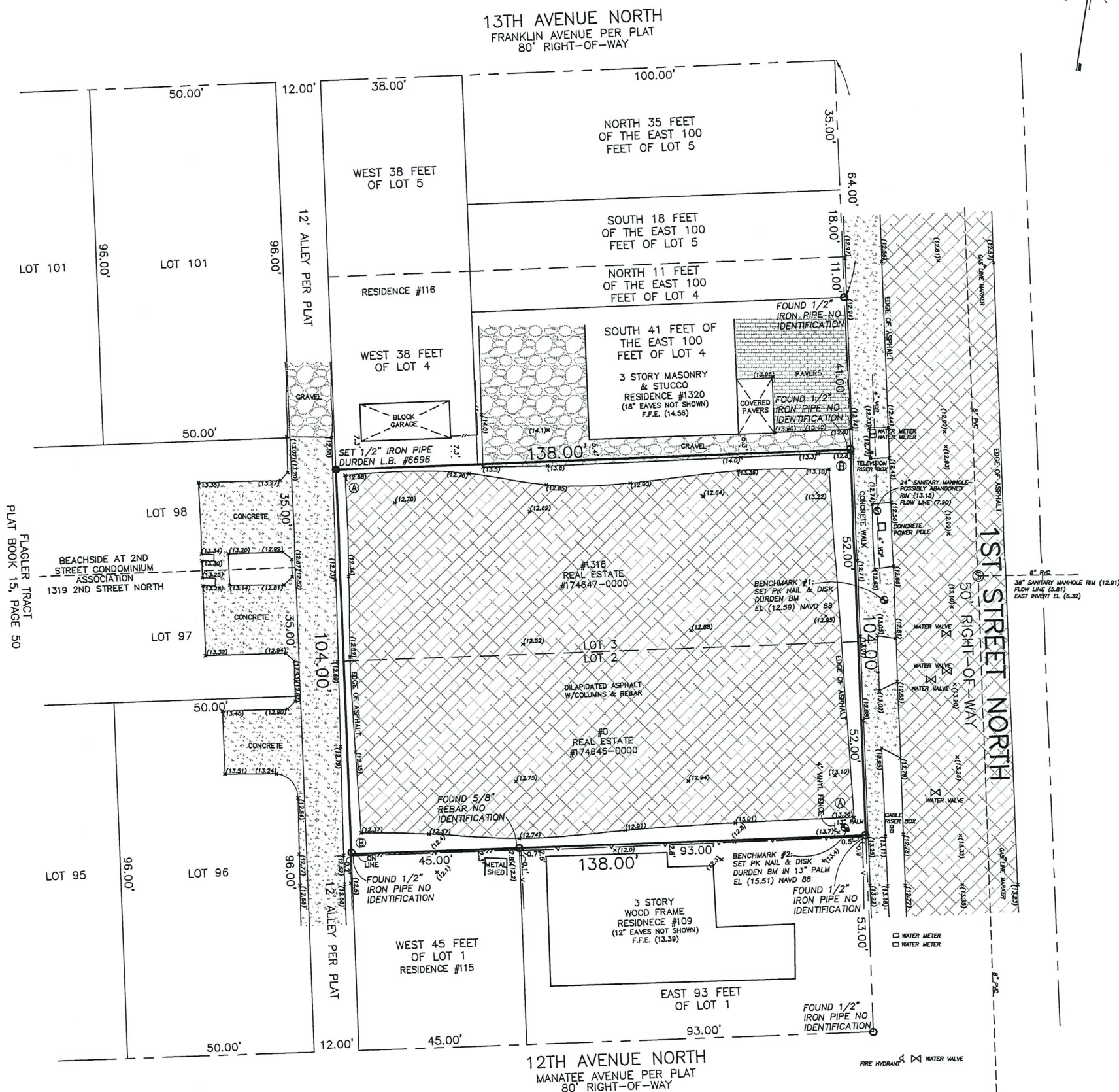
ALLEY

1ST STREET NORTH

RECEIVED
OCT 13 2022
PC 25-22
PLANNING & DEVELOPMENT

EXISTING

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF:
LOTS 2 & 3, BLOCK 132, PABLO BEACH IMPROVEMENT COMPANY'S PLAT OF PART
OF NORTHERN PORTION OF PABLO BEACH, AS RECORDED IN PLAT BOOK 5, PAGE 66
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE
RATE MAP (FIRM), CITY OF JACKSONVILLE BEACH, DUVAL COUNTY,
COMMUNITY No. 120079, 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 (12.92) AND ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988
TREES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE UNDER
CURRENT CONDITIONS. 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 132 EXCEPT AS NOTED
PVC DENOTES POLYVINYL CHLORIDE PIPE
VCP DENOTES VITRIFIED CLAY PIPE
---V--- DENOTES 6" VINYL FENCE EXCEPT AS NOTED
---W--- 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.

ANGLE TABLE
A = 90°06'00"
B = 89°54'00"

CERTIFIED TO:
DECOSTA REAL ESTATE INVESTMENTS

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

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
STANDARDS OF PRACTICE AS SET FORTH BY
THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
SECTION 472.027 FLORIDA STATUTES AND CHAPTER
5J17 FLORIDA ADMINISTRATIVE CODE.
H. BRUCE DURDEN
FLORIDA REGISTERED SURVEYOR NO. 4707
FIELD: APRIL 05, 2022
SCALE: 1" = 20'
CAD FILE NO. 128-18-132(1318.1ST ST N) DWG
WORK ORDER NUMBER: 22118 FILE NUMBER C-2054
THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

RECEIVED
22-100133
OCT 13 2022
PC 25-20
PLANNING & DEVELOPMENT



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PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	11/16/2022
SUBJECT:	November 28, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, November 28, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#26-22

Conditional Use Application

OWNER:

Beach Boulevard Facility Inc.
221 Deer Colony Lane
Ponte Vedra Beach, FL 32082

APPLICANT:

Michael Akel
Famous Quick Lube
281 Islebrook Parkway,
St. Johns, Florida 32259

AGENT:

Michael Akel
Famous Quick Lube
281 Islebrook Parkway,
St. Johns, Florida 32259

LOCATION:

1281 Beach Boulevard

REQUEST:

Conditional Use Approval for an existing automotive service use located in the *Community Commercial: C-2* zoning district, pursuant to Section 34-343(d)(4) of the Jacksonville Beach Land Development Code.

COMMENTS:

The subject property is currently occupied by a automotive repair and service facility. The structure was built in 1988. The site has had three previous conditional use applications for automotive related uses in its history. The new applicant will be running a quick oil change facility in the same location, with no change to the exterior of the structure or parking. Per 34-233, Conditional Use approvals are not assignable or transferable, so each new entity operating an automotive repair and service facility must get a new Conditional Use approval.



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Adjacent property uses include newly platted town homes to the north, commercial retail to the east, commercial retail to the south and a carwash to the west.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#26-22**

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

NOV - 2 2022

PC No. #26-22
AS/400# 22-100136
HEARING DATE 11-28-22

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: Beech Blvd. Facility Inc.
Mailing Address: 221 Deer Colony Lane
Ponte Vedra Beach Fla. 32082

Telephone: (904) 806-0765
Fax: _____
E-Mail: Terry Fowler | @comcast.net

Applicant Name: Famous Quick Lube (Michael Alu)
Mailing Address: 281 Islebrook Parkway
St Johns Fla 32259

Telephone: (904) 267-2394
Fax: _____
E-Mail: FamousQuickLube@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: 1281 Beech Blvd. Jax, Beach Fl. 32250

Legal Description of property (attach copy of deed): 177889-0000

Current Zoning Classification: C2

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: 34-343D4

Describe the proposed conditional use and the reason for the request: Quick Oil change Facility

Applicant Signature: Michael Alu Date: 11-2-22



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Detail by Entity Name

Florida Profit Corporation
BEACH BOULEVARD FACILITY, INC.

Filing Information

Document Number	M92053
FEI/EIN Number	59-2901319
Date Filed	08/02/1988
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	07/24/1991

Principal Address

1281 Beach Blvd.
Jacksonville, FL 32250

Changed: 04/09/2014

Mailing Address

11478 Pine Street
Jacksonville, FL 32258

Changed: 04/19/2016

Registered Agent Name & Address

McLuke Business Services Inc
140 West 9th Street
JACKSONVILLE, FL 32206

Name Changed: 03/22/2020

Address Changed: 03/22/2020

Officer/Director Detail

Name & Address

Title Officer

CARTER, VICKI A
9831 Del Webb Parkway
#2108

22-100136
PC 26-22

Jacksonville, FL 32256

Title Officer

FOWLER, TERRY L.

8308 Seven Mile Drive

PONTE VEDRA BEACH, FL 32082

Title Officer

Andrews, Kimber L

11478 Pine Street

Jacksonville, FL 32258

Annual Reports

Report Year	Filed Date
2020	03/22/2020
2021	04/10/2021
2022	04/16/2022

Document Images

04/16/2022 -- ANNUAL REPORT	View image in PDF format
04/10/2021 -- ANNUAL REPORT	View image in PDF format
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04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
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01/17/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
04/14/2013 -- ANNUAL REPORT	View image in PDF format
01/15/2012 -- ANNUAL REPORT	View image in PDF format
02/20/2011 -- ANNUAL REPORT	View image in PDF format
07/17/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
06/20/2008 -- Reg. Agent Change	View image in PDF format
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11/2/2022

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PC 26-22

NOV - 2 2022

22-100136

PLANNING & DEVELOPMENT

I TERRY FOWLER AGREE TO THE
CONDITIONAL USE OF

1281 BEACH BLVD

JACKSONVILLE BEACH FL 32092

FAMOUS QUICK LUBE

PIKE AVE

Terry Fowler
904-806-0765

Land Development Review
DUVAL MAPS

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PC 26-22

NOV - 2 2022

22-100131

