



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, December 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
Alternates: Emily Stouffer, Nicholas Andrews

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **PC# 27-22** ADDRESS: 120 5th Avenue North
APPLICANT: David Plummer OWNER: David Plummer
SUMMARY OF APPLICATION: Conditional Use Application for proposed multi-family dwellings in conjunction with an existing recording studio in the Commercial General: C-2 zoning district, pursuant to Section(s) 34-343(d)11, of the Jacksonville Beach Land Development Code. The property is located at 120 5th Street North (Cypress Recording Studio).
- B. **PC# 28-22** ADDRESS: 308 3rd Street South
APPLICANT: Christopher Polaszek OWNER: Del Boca Vista, LLC.
(Green Sentry Holdings, LLC)
SUMMARY OF APPLICATION: Conditional Use Application for the transfer of ownership of a previously approved medical marijuana treatment center dispensing facility for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section(s) 34-342(d)23 of the Jacksonville Beach Land Development Code. The property is located at 308 3rd Street South (previously MedMen).

PLANNING DEPARTMENT REPORT

- A. There are no applications for January 9, 2023.

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.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	12/01/2022
SUBJECT:	December 12, 2022 Planning Commission Staff Report

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

NEW BUSINESS:

PC#27-22 Conditional Use Application

OWNER: David Plummer
120 N. 5th Street
Jacksonville Beach, FL 32250

APPLICANT: David Plummer
120 N. 5th Street
Jacksonville Beach, FL 32250

AGENT: David Plummer
120 N. 5th Street
Jacksonville Beach, FL 32250

LOCATION: 120 N 5th Street (RE# 173787-0000)

REQUEST: **Conditional Use Approval** for proposed 2 multi-family dwellings in conjunction with an existing recording studio in the Commercial General: C-2 zoning district, pursuant to Section(s) 34-343(d)11, of the Jacksonville Beach Land Development Code. (Cypress Recording Studio)

COMMENTS: The property is located on the west side of 5th Street North, between Pablo Avenue and 1st Avenue North. The subject property has been continuously used as an audio recording studio for over 40 years. The subject property is occupied by a two-story commercial building with the recording studio and engineering station on the ground floor with a small office space adjacent to the studio. There is a rear wooden deck that has recently been permitted in the rear yard. The second floor was mostly programed space that the owner wishes to convert into two multifamily



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dwelling units. There are several nonconformities on the property as well as a lack of required parking and landscaping. As the structure was built in 1974 it predates the current land development code. The applicant has also applied for a number of variances related to both the exiting nonconformities and new relief needed to address the additional dwelling units. The variance request will be considered by the Board of Adjustment on December 20th.

Adjacent uses include a church and private school to the north and west, the Beaches Museum to the south across Pablo Avenue, and professional office to the east across 5th Street North. The proposed use of Multifamily is consistent with the C-2 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#27-22**

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. 27-22
AS/400# 22-100138
HEARING DATE 12-12-22

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

NOV - 9 2022

Land Owner's Name: David + Plummer
Mailing Address: 120 N. 5th St Jacksonville Bch
FL 32250

Telephone: _____
Fax: _____
E-Mail: _____

Applicant Name: David + Plummer
Mailing Address: 120 N 5th St Jacksonville
Bch FL 32250

Telephone: 904-860-4257
Fax: _____
E-Mail: David.Plummer.cypress
@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: 120 N 5th St / 173787-0000

Legal Description of property (attach copy of deed): _____

Current Zoning Classification: C-2 Future Land Use Map Designation: CC

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: _____

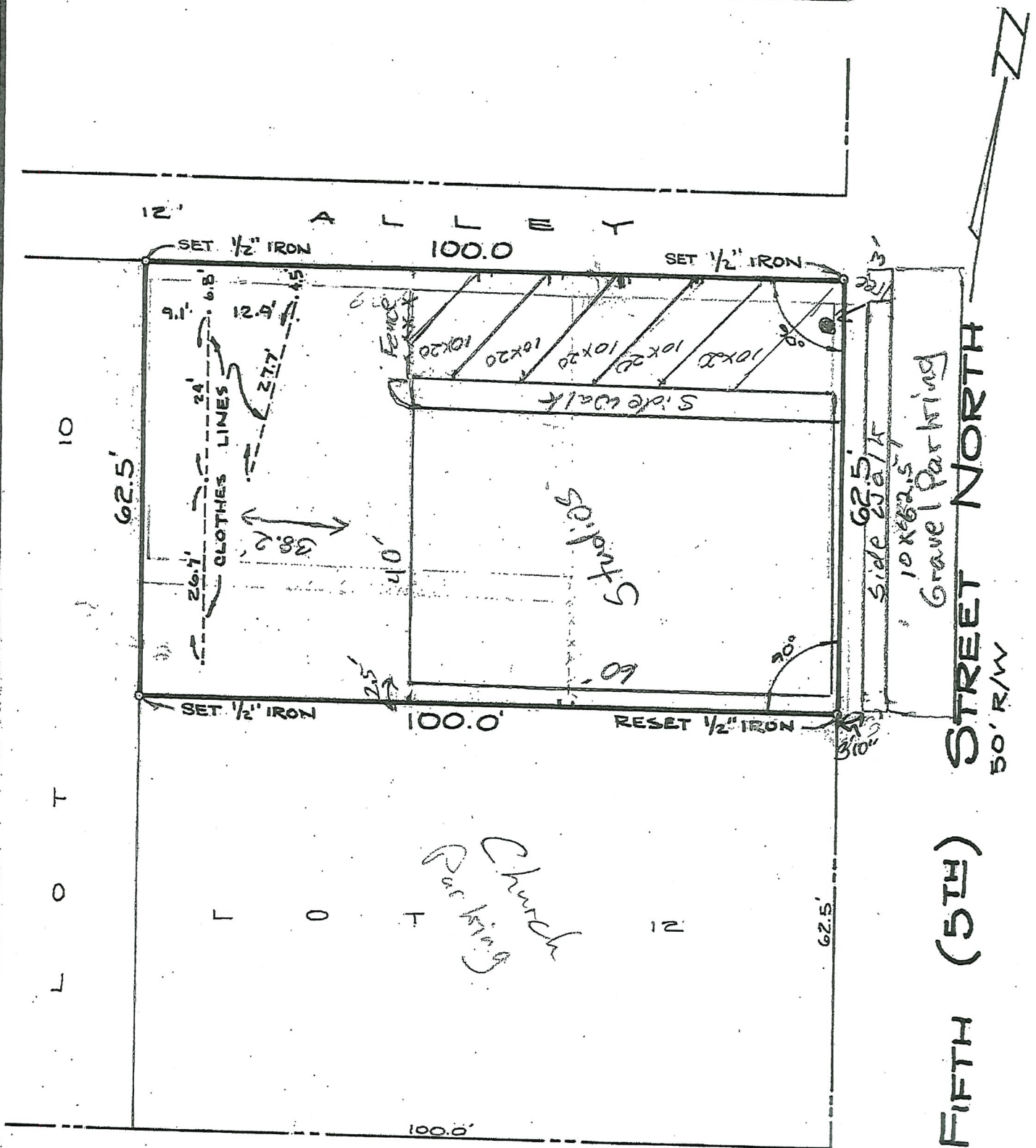
Describe the proposed conditional use and the reason for the request: Multi-Fam. 'ly

Applicant Signature: [Signature] Date: 11/9/22

MAP SHOWING SURVEY OF

LOT 11, BLOCK 16, ATLANTIC PARK AS RECORDED IN PLAT BOOK 9, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

FOR: DAVE PLUMMER



PABLO AVENUE
80' R/W

RECEIVED
22-100138

NOV - 9 - 2022

PLANNING & DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LANDS AS SHOWN IN THE ABOVE CAPTION AND THERE ARE NO ENCROACHMENTS.

H. A. DURDEN & ASSOCIATES, INC.

928 - 7TH AVE. SOUTH
JACKSONVILLE BEACH, FLA.

SIGNED APRIL 19 1974

SCALE: 1" = 20'

H. A. Durden

REGISTERED SURVEYOR NO. 1674 FLA.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	12/01/2022
SUBJECT:	December 12, 2022 Planning Commission Staff Report

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

NEW BUSINESS:

PC#28-20 Conditional Use Application

OWNER: Del Boca Vista LLC
7843 Old Hwy 99 SE, Suite M5
Tumwater, WA 98501

APPLICANT: Christopher S. Polazek, Esq.
C/O Green Sentry Holdings, LLC
1112 N. Flagler Drive,
Fort Lauderdale, FL 33304

AGENT: Christopher S. Polazek, Esq.
1112 N. Flagler Drive,
Fort Lauderdale, FL 33304

LOCATION: 308 S. 3rd Street

REQUEST: **Conditional Use Application** for the transfer of ownership of a previously approved medical marijuana treatment center dispensing facility for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section(s) 34-342(d)3 of the Jacksonville Beach Land Development Code. The property is located at 308 3rd Street South (previously MedMen) (Applicant –*Green Sentry Holdings, LLC*)

COMMENTS: The subject property is located on the northwest corner of the intersection of 3rd Street South and 3rd Avenue South, on the west side of 3rd Street South. The applicant purchased the assets of the former MedMen location, and intends to reopen the facility to once again operate the site as a medical marijuana treatment center dispensing facility (retail establishment) at the subject property. The



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applicant was advised by staff that conditional use approval would be required for the use.

Adjacent uses include a professional office to the west, a restaurant and drive thru to the north, a medical office to the east across 3rd Avenue South, and a retail auto parts store to the south. At least four other establishments exist within the City currently. Dispensing facilities must comply with strict State of Florida regulations for access and security. Adjacent uses should not be negatively impacted. The proposed use of medical marijuana treatment center dispensing facility 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#28-22**

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
via fed-ex

NOV 18 2022

PC No. 28-22
AS/400# 22-100140
HEARING DATE 12/12/22

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: Del Boca Vista LLC
Mailing Address: 7843 Old Hwy 99 SE
Suite M5, Tumwater, Washington. 98501

Telephone: _____
Fax: _____
E-Mail: _____

Applicant Name: Christopher S. Polaszek, Esq. on behalf of Green Sentry Holdings, LLC
Mailing Address: 1112 N. Flagler Drive, Fort Lauderdale,
Florida 33304

Telephone: (646) 344-0756
Fax: _____
E-Mail: chris@polaszeklaw.com

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

Agent Name: Christopher S. Polaszek, Esq.
Mailing Address: 1112 N. Flagler Drive, Fort Lauderdale
Florida 33304

Telephone: (646) 344-0756
Fax: _____
E-Mail: chris@polaszeklaw.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 308 S. 3rd Street (RE# 175802-0000)

Legal Description of property (attach copy of deed): *See attached Warranty Deed.

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

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: Ordinance 2018-8104; 2019-8123; S 34-408

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

This location received Conditional Use Approval to operate as a Medical Marijuana Treatment Center dispensing facility on 12.11.18. Applicant purchased the Florida assets of the former operator (MedMen) of this location and wishes to simply continue operating the location in the same manner and use. Site is not within 500 ft of a secondary school and the proposed use is consistent with the LDC.

Applicant Signature:  Date: 11/17/22

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.

22-100140
PC 28-22[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
DBV WA, LLC

Cross Reference Name

DEL BOCA VISTA, LLC

Filing Information

Document Number M22000010946
FEI/EIN Number 83-4249208
Date Filed 06/27/2022
State WA
Status ACTIVE

Principal Address

7843 OLD HWY 99 SW STE M-5
TUMWATER, WA 98501

Mailing Address

7843 OLD HWY 99 SW STE M-5
TUMWATER, WA 98501

Registered Agent Name & Address

MAY, MICHAEL
1540 SW 16TH ST
FT LAUDERDALE, FL 33312

Authorized Person(s) Detail

Name & Address

Title MGR

POWELL, CHRISTOPHER
7843 OLD HWY 99 SW STE M-5
TUMWATER, WA 98501

Annual Reports

No Annual Reports Filed

Document Images

06/27/2022 -- Foreign Limited [View image in PDF format](#)

22-100140
PC 28-22[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GREEN SENTRY HOLDINGS, LLC

Filing Information

Document Number L16000087437
FEI/EIN Number 82-1322562
Date Filed 05/03/2016
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 06/30/2021

Principal Address

1112 North Flagler Drive
FORT LAUDERDALE, FL 33304

Changed: 01/30/2019

Mailing Address

1112 North Flagler Drive
FORT LAUDERDALE, FL 33304

Changed: 01/30/2019

Registered Agent Name & Address

Polaszek, Christopher, Esq.
1112 North Flagler Drive
FORT LAUDERDALE, FL 33304

Name Changed: 06/30/2021

Address Changed: 01/30/2019

Authorized Person(s) Detail

Name & Address

Title AP

COBB, BRADY J
1112 North Flagler Drive
FORT LAUDERDALE, FL 33304

22-100140

Title AP

Bondurant, Michael
1112 North Flagler Drive
FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2020	06/30/2021
2021	06/30/2021
2022	03/10/2022

Document Images

03/10/2022 -- ANNUAL REPORT	View image in PDF format
06/30/2021 -- REINSTATEMENT	View image in PDF format
01/30/2019 -- REINSTATEMENT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
05/03/2016 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Prepared by and Return to:

Erika Cabrales
GIT Florida Title Services
2033 Main Street, Suite 100
Sarasota, FL 34237
Consideration: \$4,372,750.00
File Number: FL004627

RECEIVED
PC 28-22
NOV 18 2022
22-160140
PLANNING & DEVELOPMENT

(Space Above This Line For Recording Data)

STATE OF FLORIDA

)

SPECIAL WARRANTY DEED

COUNTY OF DUVAL

)

(Corporate Seller)

THIS INDENTURE, made this August 31, 2022, between 308 3rd LLC, a Florida limited liability company, whose mailing address is 262 4th Ave North, St. Petersburg, Florida 33701, party of the first part, and Del Boca Vista, LLC, a Washington limited liability company, whose mailing address is: 7843 Old Hwy 99 SE, Suite M-5, Tumwater, Washington 98512, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Parcel 1:

The South 68 feet of the North 98 feet of Lot 1, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

AND:

The South 27 feet of Lot 1, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

Parcel 2:

Lot 2, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida, Excepting therefrom that portion of said Lot 2, described in Deed Book 1385, Page 285, current public records, Duval County, Florida, said exception described as: Beginning at the Northwest corner of said Lot 1, Block 34, Pablo Beach South, thence Westerly along the Northerly line of said Lot 2, Block 34, Pablo Beach South, a distance of 10 feet, thence Southerly and parallel with the Westerly line of Lot 1, a distance of 30 feet, thence Easterly and parallel with the Northerly line of said Lot 2, a distance of 10 feet to the Westerly line of said Lot 1, thence Northerly along the West line of said Lot 1, a distance of 30 feet to the Point of Beginning.

Parcel 3:

Lot 3, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

Parcel 4:

Lot 4, Block 34, Pablo Beach South, according to plat thereof recorded in Plat Book 3, Page 28, of the current public records of Duval County, Florida.

PARCEL IDENTIFICATION NUMBERS: 175802-0000; 175803-0000; 175804-0000

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and restrictions and prohibitions imposed by governmental authorities, if any.

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

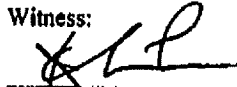
TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on August 31, 2022.

Signed and Sealed in the Presence of:

Witness:

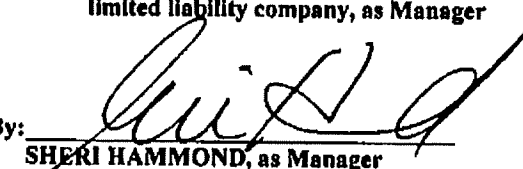

Witness Printed Name James Nash


Witness Printed Name Joyce Rivera

Seller:

308 3rd LLC, a Florida limited liability company

By: **LONGTERM RETAIL, LLC**, a South Dakota limited liability company, as Manager

By: 
SHERI HAMMOND, as Manager

~~State of Florida~~
State of GEORGIA
County of ~~Duval~~ Fulton

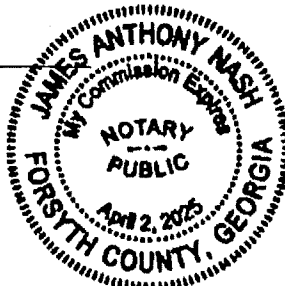
(Corporate Seal)

The foregoing instrument was acknowledged before me this 31st day of August, 2022, by Sheri Hammond, as Manager of Longterm Retail, LLC, a South Dakota limited liability company, as Manager of 308 3RD LLC, A **FLORIDA LIMITED LIABILITY COMPANY**, on behalf of the Corporation, she ☒ is personally known to me or ☐ has produced _____ as identification.


NOTARY PUBLIC

Printed Name JAMES NASH

My Commission Expires: 4/2/2025



Conditional Use Application
City of Jacksonville Beach

RECEIVED
PC 28-22

NOV 18 2022

22-100140

PLANNING & DEVELOPMENT

Re: Agent Authorization

To Whom It May Concern:

I, Chris Powell, as Managing member of DEL BOCA VISTA LLC, a Washington limited liability company, the owner of the real property located at 308 S. 3rd Street, Jacksonville Beach, Florida 32250 (the "Property"), do hereby authorize Christopher S. Polaszek to execute, apply for and obtain any applications, permits, or other documents related to improvements and approvals for their use of the Property as a medical marijuana treatment center dispensing facility.

Sincerely,

DEL BOCA VISTA LLC, a Washington limited liability company

Chris Powell
Name: Chris Powell

STATE OF Washington
COUNTY OF Thurston

The foregoing instrument was acknowledged before me this 16th day of November, 2022 by Chris Powell, as managing member of DEL BOCA VISTA LLC, a Washington limited liability company, on behalf of the company. He/she is personally known to me or has produced Washington State Drivers License as identification.

(NOTARY SEAL)



Lael Gesswein
Signature of Notary Public

Lael Gesswein
Typed or Printed Name of Notary
Commission No.: 202180
My Commission Expires: August 7th 2026

November 17, 2022

Heather Ireland, AICP
Director, Planning & Development
11 North 3rd Street
Jacksonville Beach, Florida 32250

Re: *Conditional Use Application – Green Sentry Holdings, LLC (308 S. 3rd Street; RE#175802-0000)*

Dear Ms. Ireland:

Along with this correspondence, you shall find the Conditional Use Application, along with all necessary supporting documentation and check in the amount of \$500.00, that I am submitting on behalf of Green Sentry Holdings, LLC.

As stated on the first page of the Conditional Use Application, the prior operator of this location (MedMen) received conditional use approval on 12/18/18 (see enclosed Approval) to operate this location as a Medical Marijuana Treatment Center dispensing facility. Green Sentry Holdings, LLC recently purchased MedMen's Florida assets (having received approval and authorization to do so from Florida's Department of Health - Office of Medical Marijuana Use) and as such Green Sentry Holdings, LLC wishes to simply receive Conditional Use Approval as was provided and granted to MedMen in order to continue operating the location in the same manner as a lawful and licensed Medical Marijuana Treatment Center dispensing facility.

Thank you for your consideration. If you have any questions or need any additional information please do not hesitate to contact me. We look forward to the upcoming meeting in December.

Sincerely,



Christopher S. Polaszek

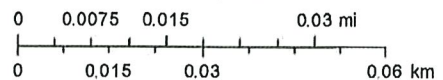
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PC 22-28
NOV 18 2022
22-100140
PLANNING & DEVELOPMENT

Duval Map



October 9, 2018

1:1,128



RECEIVED

PC 28-22

NOV 18 2022

22-100140

PLANNING & DEVELOPMENT

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Reference

CERTIFIED MAIL RECEIPT# 7017 3040 0000 2076 5413

December 11, 2018

Tara Tedrow, Esq.
215 N Eola Drive
Orlando, FL 32801

RECEIVED
PC 28-22
NOV 18 2022
22-100140
PLANNING & DEVELOPMENT

RE: **Planning Commission Case: PC# 29-18**
Conditional Use Application for a Medical Marijuana Treatment Center
Dispensing Facility, for property located at 308 3rd Street South
(Medmen).

The City of Jacksonville Beach Planning Commission met on Monday, December 10, 2018 in Council Chambers to consider your **Conditional Use Application** for a Medical Marijuana Treatment Center Dispensing Facility, located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342 (d) (23) of the Jacksonville Beach Land Development Code, for property located at 308 3rd Street South (former 33 Star retail location; Applicant - Medmen).

The request was **Approved**.

Please remove the public notice posted on the property. Please provide a copy of this letter with any applications or building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

