



City of Jacksonville Beach

Regular Meeting Agenda

Board of Adjustment

11 North Third Street
Jacksonville Beach, Florida

Tuesday, April 18, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Alexi Gonzalez (Chairperson), Owen Curley (Vice-Chairperson), John Moreland, Todd Smith, Jeff Truhlar

Alternates: Matt Metz, Jennifer Williams

APPROVAL OF MINUTES

A. Regular Board of Adjustment Meeting held on April 4, 2023

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **Case Number(s): BOA#23-100026**

Applicant: Walker Capital Holdings, LLC - Scott McAlister

Agent: Driver, McAfee, Hawthorne & Diebenow - Steve Diebenow

Owner: Walker Capital Holdings, LLC.

Property Address: 201 5th Avenue North

Parcel ID: 174181-0010

Legal Description: Lots 7 and 8, Block 63, *Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach*, Together with the South 6 feet of the alley lying within Block 63, North and adjacent to Lot 7 as closed by Ordinance No. 7399 of Jacksonville Beach

Current Zoning: CBD

Motion to Consider: 34-345(e)3, for a rear yard setback of zero (0) feet in lieu of 10 feet minimum; 34-345(e)(7)h.1, for a side entrance in lieu of a corner entrance; 34-373(c), for back out parking in lieu of required turning and maneuvering lanes for a commercial use; 34-373(d), for no setback for parking in lieu of 5 feet required and 10 feet at intersections; and 34-425(b)1, for no (zero) landscape buffers adjacent to parking areas in lieu of required landscaping, to rectify existing non-conformities and allow for renovation of an existing commercial structure

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Tuesday, May 2, 2023. There are 6 scheduled cases.

COURTESY OF THE FLOOR TO VISITORS**ADJOURNMENT****NOTICE**

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 or by sending an e-mail to CityClerk@jaxbchfl.net.

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 Agency. 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 Agency 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) Specific Agenda Item(s), and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net, (2) Postal mail to Community Redevelopment Agency Administrator - 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 Agency and attached to the related agenda item before the start of the meeting. Written public comments will be read into the record at the appropriate time and will be limited to three (3) minutes of reading time. All comments received are public record.

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.

cc: Mike Staffopoulos, City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, April 4, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Alexi Gonzalez called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Alexi Gonzalez
Vice-Chairperson: Owen Curley
Board Members: Jeff Truhlar (absent) John Moreland (absent) Todd Smith
Alternates: Jennifer Williams Matt Metz

Senior Planner Christian Popoli and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on March 7, 2023
- Regular Board of Adjustment Meeting held on March 22, 2023

CORRESPONDENCE:

Senior Planner Christian Popoli noted two additional emails on the dais.

OLD BUSINESS:

A. Case Number: BOA#23-100015
Applicant/Owner: Raphael Ambar
Agent: N/A
Property Address: 2003 Eastern Drive
Parcel ID: 178146 0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.1, for a front yard setback of 21 feet in lieu of 25 feet minimum; 34-336(e)(1)c.2, for side yard setbacks of 7.3 feet along the northern property line and 7.2 feet along the southern property line in lieu of 10 feet minimum; 34-336(e)(1)e, for lot coverage of 41% in lieu of 35% maximum, 34-336(e)(1)g, for an accessory structure setback of 1.9 feet along the northern property line in lieu of 5 feet required; and 34-373d, for a parking area setback of zero feet in lieu of 5 feet minimum along the southern property line, to rectify existing non-conformities and allow for a front porch addition to an existing single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Raphael Ambar, 2003 Eastern Drive, Jacksonville Beach, stated the hardship was a substandard lot.

Public Hearing:

No one came forth to speak. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100015 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Owen Curley, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez
The motion passed unanimously.

NEW BUSINESS:

A. Case Number: **BOA#23-100018**
Applicant/Owner: H&H Seaside Development, LLC.
Agent: John Atkins, Atkins Builders
Property Address: 121 16th Avenue South
Parcel ID: 176308-0000

City of Jacksonville Beach Land Development Code Section(s): 34-340(e)(3)c.1, for a front yard setback of 10 feet in lieu of 20 feet minimum; 34-340(e)(3)c.2, for side yard setbacks of 5 feet in lieu of 10 feet minimum for both east and west side yards; and 34-340(e)(3)c.3, for a rear yard setback of 20 feet in lieu of 30 feet minimum to allow for construction of a new three-unit multifamily structure.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: John Atkins, 1888 Foss Lane, Jacksonville Beach. He stated the hardship was a nonconforming lot.

A discussion ensued about the breezeway and support from the neighbors.

Public Hearing:

The following asked a question but did not express an opinion on the variance:

- Michael Emilio, 1517 2nd Street South, Jacksonville Beach

Ms. Gonzalez closed the public hearing.

Mr. Adkins answered Mr. Emilio's question about the proposed design.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100018 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the substandard lot and consideration for parking.

Roll Call Vote: Ayes – Owen Curley, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez
The motion passed unanimously.

B. Case Number: **BOA#23-100019**
Applicant/Owner: Christine Lee von Wedel
Agent: Jen Payne, Lifetime Enclosures
Property Address: 534 16th Avenue North
Parcel ID: 174830-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)c.3, for a rear yard setback of 26 feet in lieu of 30 feet minimum; and 34-336(e)(1)e, for lot coverage of 40% in lieu of 35% maximum to allow for a roof to be added to an existing rear porch and to rectify existing non-conformities at a single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Christine Lee von Wedel, 534 16th Avenue North, Jacksonville Beach, stated the hardship was an undersized lot and lack of shade trees.

A brief discussion ensued about the property and the enclosure.

Public Hearing:

No one came forward to speak. Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100019 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about the substandard lot and existing non-conformities.

Roll Call Vote: Ayes – Todd Smith, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion passed unanimously.

C. Case Number: **BOA#23-100020**
Applicant: Felizardo S. Camilon, Jr.
Agent: Gamel Construction
Owner: Doris A. Smith
Property Address: 1908 Ocean Drive
Parcel ID: 179378-0000

City of Jacksonville Beach Land Development Code Section(s): 34-338(e)(1)c.1, for a front yard setback of 18 feet in lieu of 20 feet minimum; 34-338(e)(1)c.2, for a combined side yard setback of 10 feet in lieu of 15 feet minimum; 34-338(e)(1)c.3, for a rear yard setback of 10 feet in lieu of 30 feet minimum; and 34-338(e)1)e, for lot coverage of 51% in lieu of 35% maximum to allow for the construction of a new single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Agent: Alexis Gamel, 1302 18th Avenue North, Jacksonville Beach, stated the hardship was a nonconforming lot.

A discussion ensued about outdoor patios, demolition, parking, square footage, and setbacks.

Public Hearing:

The following spoke in opposition to the variance:

- Pat Ryan, 29 20th Avenue South, Jacksonville Beach

The following spoke in support of the variance:

- Tracey McCue Paulsen, 1908 Ocean Drive South, Jacksonville

The following did not wish to speak but submitted a speaker card in support of the variance:

- Caroline Foley, 1105 6th Street South, Jacksonville Beach
- Frank Gamel, 1223 Trailwood Drive, Neptune Beach

Mr. Curley read the following letters of opposition [on file] into the record:

- Mike and Natalie Rolewicz, 1902 Ocean Drive South, Jacksonville Beach
- Matthew and Jamie Chang, 1820 Ocean Drive South, Jacksonville Beach

Ms. Gamel addressed the concern about the front yard setback.

A discussion ensued about the balconies and parking.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100020 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A brief discussion ensued about lot coverage.

Roll Call Vote: Ayes – Todd Smith, Owen Curley, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion passed unanimously.

D. Case Number: **BOA#23-100022**
Applicant/Agent: Christopher Joy
Owner: Helen Tatum
Property Address: 1002 24th Street North
Parcel ID: 179211-0100

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)c.2, for a southern side yard setback of zero feet in lieu of 5 feet minimum and for a combined side yard setback of 5 feet in lieu of 15 feet minimum; 34-337(e)e, for 37% lot coverage, OR, for 47% lot coverage if the City requires the shared street/driveway to be paved; and 34-373(f) for a gravel driveway in lieu of a paved driveway to allow for construction of a new single-family dwelling.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Christopher Joy, 1002 24th Street North, Jacksonville Beach, stated the hardship was the lot shape. He provided additional background on the project.

A discussion ensued about the lot, breezeway, driveway, and setbacks.

Public Hearing:

The following read a letter on behalf of Donald A. Floyd in opposition to the variance:

- Laurie Morris, 862525 North Hampton Club Way, Fernandina Beach

The following spoke in opposition to the variance:

- Bruce Floyd, 1003 North 24th Street, Jacksonville Beach
- Charles Morris, 862525 North Hampton Club Way, Fernandina Beach

Mr. Joy addressed the concerns about drainage and the right of way.

Ms. Gonzalez closed the public hearing.

Motion: It was moved by Mr. Curley, seconded by Mr. Smith, to approve BOA#23-100022 for the setbacks requested and 37% lot coverage, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot division, criteria, and staff report.

Roll Call Vote: Nays – Owen Curley, Todd Smith, Jennifer Williams, Matt Metz, and Alexi Gonzalez.
The motion failed unanimously.

PLANNING DEPARTMENT REPORT:

Mr. Popoli stated they would have dates shortly for the joint meeting between the Board and the Planning Commission regarding the Land Development Code update.

The next scheduled meeting is Tuesday, April 18, 2023, at 6:00 P.M. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS:

No one came forth to speak.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:24 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



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

BOA#23-100026

Zoning: CBD
RE: 174181-0010
Legal: Lots 7 and 8, Block 63, Pablo Beach Improvement Company's Plat of Part of
Norther Portion of Pablo Beach,
Address: 201 5th Avenue North

Request

Section(s): 34-345(e)3, for a rear yard setback of zero (0) feet in lieu of 10 feet minimum; 34-345(e)(7)h.1, for a side entrance in lieu of a corner entrance; 34-373(c), for back out parking in lieu of required turning and maneuvering lanes for a commercial use; 34-373(d), for no setback for 1 paved ADA and 6 gravel parking spaces in lieu of 5 feet required and 10 feet at intersections; and 34-425(b)1, for no (zero) landscape buffers adjacent to parking areas in lieu of required landscaping, to rectify existing non-conformities and allow for renovation of an existing commercial structure in the CBD zoning district

Existing Conditions

The subject property is two legal nonconforming lots of record (circa 1913) located in the Commercial Business District future land use category. The property is currently zoned Central Business District: CBD. The subject property is 100 feet in depth and 125 feet in width, with an overall area of 12,500 square feet. The subject property was developed in 1954, with the construction of the existing building on site, which has been used as a bar for over 50 years. The now closed bar, known as Bo's Coral Reef, closed in 2019. 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 34622(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 reestablished 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. As noted in the request, the property has many existing nonconformities, including setbacks, some design elements related to the CBD zoning district, but most notably, a lack of improved parking. The applicant recently applied for, and was granted a Conditional Use approval for both a bar in the CBD district, as well as approval for the outside seating on the rear deck. With the use now approved, the applicant is before the Board to consider their request for relief from these various nonconformities, and to



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

also consider their use of alternative designs for parking spaces, turning and maneuvering and parking landscaping and setbacks. In the CBD district, there is no option to get relief for parking space number, but rather a payment in lieu process the applicant may take advantage of. As the proposed use includes an office space and retail space, the proposed uses will meet the minimum standard as a shopping center, and therefore are held to the 1 to 500 square feet parking ration. The applicant is proposing to improve the parking along 2nd Street North, and will formalize what is now undefined parking, into 6 standard parking spaces and one ADA accessible space.

Staff Analysis

The proposed mixed use project will consist of a drinking establishment, a retail space and separate office. The two additional uses are not park of the proposed bar and will be available for rent to other tenants. The property consists of two lots of record, with a 1950's structure on it. The structure, due to its age, has many nonconformities that must be rectified if they are to continue with their renovation and reactivating the space. The building is basically built up to the street, and there are no plans to substantially alter the exterior of the structure, but primarily renovate the inside. The constrains of the CBD standards and the inability to request relief from the parking requirements, the proposed deviation in parking space design, elimination of landscape requirements and reduction in setbacks makes logical sense to encourage the redevelopment of this site.

Additionally, the proposed project is located in the Community Redevelopment Area (CRA) of the City. This district is intended to promote the redevelopment of downtown and the removal of blighted influences. The area has a redevelopment plan for downtown, and the proposed redevelopment of this property meets the following goals of the CRA:

- Eliminate the conditions of blight and prevent the spread of blighting conditions. (P.10)
- Ground floor uses, particularly retail uses should seek to maintain maximum continuity with adjacent sidewalks, and maximum visibility with use of glass storefronts. (P. 26)

Given the small nature of the property, and the fact that it is an existing nonconforming structure that has been used for similar purposes for at least 50 years as well as helping to further the goals of the CRA, it is the opinion of staff that the request is reasonable.



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

Minimum Dimensional Standards

CBD Standards

Mixed Use Structure		
	MIN	MAX
LOT REQUIREMENTS		
Lot Width (ft)	16	300
Lot Depth (ft)	—	500
Lot Size (sf)	—	150,000
Lot Coverage (%)	—	90
BUILDING ENVELOPE		
Front Setback (ft)	0	10
Side Setback (ft)	0	—
Rear Setback (ft)	10	—
Frontage Buildout (%) (1)	90	100

Parking Standards

Shopping centers:		
	REQUIREMENT	
	All Zoning Districts, except CBD and approved RD Districts that are located within the boundaries of the CBD District	Within CBD or any approved RD Districts that are located within the boundaries of the CBD District
Up to 399,999 sq. ft.	One (1) space per two-hundred fifty (250) sq. ft. of floor area.	One (1) space per five-hundred (500) sq. ft. of floor area.

Review of Criteria

1. **Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;**

Staff **does** find that there are circumstances unique to the subject parcel of land. The structure was built in the 1950s, and with age comes many nonconformities that could only be addressed through either a variance or the complete demolition of the structure. Many of the structures in the CBD district meet most of the requirements of the zoning code, but this structure was built in such a way that it does not conform to many of the standards, and is on a lot



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

of such size that the ability to provide property designed parking is all but impossible.

2. Special circumstances and conditions do not result from the actions of the applicant

Staff **does not** find that circumstances are a result of the applicant. Would the use not have ceased due to unforeseen circumstances, the property would have been able to continue to operate as a bar, the lapse in use created the need for the variance, as well as the historical nature of the structure and its location on lots that are in essence too small for the structure. This is not the fault of the applicant.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district

Staff finds that the proposed variance **will not** confer special privileges. Granting of the variance will allow the applicant to rehabilitate an existing structure and continue its historic use as a bar, while adding additional retail and office space to the downtown. This will eliminate existing blight. The request will further the goals of the CRA.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. Without relief granted by this request, the property would remain vacant, and contribute to blight in the CRA district, in addition, without relief the applicant could not renovate the structure and continue to use it as a bar, which they otherwise could have if not for the lapse in use partially caused by the Covid-19 pandemic. This would deprive the applicant of rights otherwise granted to adjoining property.

5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure

Staff **does** find that the requested variances are the minimum variance needed to accommodate the proposed renovation and reactivation of the vacant structure. The request would simply take the existing structure and remedy the nonconformities that could not be met without complete demolition of the



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

structure. The request is simply to grant relief for the existing structure and does not request any relief not necessary to further that goal.

- 6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.**

Staff does find that the request is consistent with the comprehensive plan. The use of mixed use is consistent with the GOP of the comp plan. Additionally, the proposed redevelopment meets Policy LU.1.3 for elimination of blight.

Staff Recommendation

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#23-100026**

Location Map (property boundaries are representative only)



LOT 3
BLOCK 83

LOT 2
BLOCK 83

11' ALLEY
HCE NO. 7398 OF JACKSONVILLE BLOCK 83
MENT MAY BE RESERVED)

1/2' (W)
LB 6715

0.7' WIDE
BLOCK WALL

0.4' (WALL)

100' (R)
99.92' (M)

11'

10' REAR SETBACK

PLANTER

WOOD DECK
15,861 SF

LOT 7
BLOCK 83

ASPHALT
COVERED
ASPHALT
333 SF

CONC.

2.9' (BUILDING TIE)

13.1' (C)
131.00' (M)

LOT 9
BLOCK 83

0.7' WIDE
BLOCK WALL

3.1' (CONC)
(BT)

0.7' (WALL)

1 STORY
STUCCO AND BRICK
BUILDING
NO. 201
5,721 sf

COVERED
CONCRETE

2ND STREET NORTH
(50' R/W)

CONC. LIGHT POLE

H&O
LB 6715

ELECTRIC METER

CONCRETE DUMPSTER #

CONCRETE DUMPSTER #

SEMI-PERVIOUS PARKING
(GRAVEL) 2850 SF

CONCRETE WALL

LOT 7, BLOCK 83
LOT 8, BLOCK 83

LOT 8
BLOCK 83

SEMI-PERVIOUS PARKING
(GRAVEL)

CATCH BASIN

600 H&O
LB 5188

ELECTRIC HANDHOLE

STOP SIGN

HANDICAP PANEL
(BLIND)

CONCRETE
PARKING

5TH AVENUE NORTH
(80' R/W)

100.14' (M)
100' (R)

EXISTING CONDITIONS

[illegible]

Page 8 of 8



APPLICATION FOR VARIANCE

BOA No.

23-100026

HEARING DATE

4.18.23

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

FEB 15 2023

APPLICANT INFORMATION

Applicant Name: Walker Capital Holdings, LLC Telephone: 904-476-0439
 Mailing Address: 4530-15 St. Johns Ave #406 E-Mail: SWMBuileus@hotmail.com
Jacksonville, FL 32210
 Agent Name: Steve Diebenow Telephone: (904) 807-8211
 Mailing Address: 1 Independent Drive, Suite 1200 E-Mail: sdiebenow@drivermcafee.com
Jacksonville, FL 32202
 Landowner Name: Walker Capital Holdings, LLC Telephone: _____
 Mailing Address: 5430-15 St. Johns Ave #406 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.

VARIANCE DATA

Street address of property and Real Estate Number: 201 5th Avenue North (RE# 174181 0010)
 Legal description of property (Attach copy of deed): See attached exhibit
 Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).
See attached summary of project and answers to variance criteria.

AFFIDAVIT

I, STEVE DIEBENOW, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February, 2023, by STEVEN DIEBENOW, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



BLAIR C. SHANE
 Notary Public
 State of Florida
 Comm# HH215084
 Expires 1/10/2026

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION:

CBD

FLOOD ZONE: AE/X-shaded

CODE SECTION (S):

34-345(e)3, for a rear yard setback of zero (0) feet in lieu of 10 feet minimum; 34-345(e)(7)h.1, for a side entrance in lieu of a corner entrance; 34-373(c), for back out parking in lieu of required turning and maneuvering lanes for a commercial use; 34-373(d), for no setback for parking in lieu of 5 feet required and 10 feet at intersections; and 34-425(b)1, for no (zero) landscape buffers adjacent to parking areas in lieu of required landscaping, to rectify existing non-conformities and allow for renovation of an existing commercial structure in the CBD zoning district

VARIANCE APPLICATION STANDARDS AND CONDITIONSBOA No. 23-100026

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.	Yes.	See attached exhibit.
Special circumstances and conditions do not result from the actions of the applicant.	Yes.	See attached exhibit.
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.	Yes.	See attached exhibit.
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.	Yes.	See attached exhibit.
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.	Yes.	See attached exhibit.
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.	Yes.	See attached exhibit.

Agent Authorization

City of Jacksonville Beach
Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, Florida 32250

23-100026

FEB 15 2023

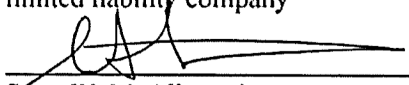
PLANNING & DEVELOPMENT

Re: Agent Authorization for 201 North 5th Avenue, Jacksonville Beach, FL 32250
(RE# 174181 0010)

Ladies and Gentlemen:

You are hereby advised that Scott W. McAlister, as manager of Walker Capital Holdings, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for rezoning and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Beach Planning and Development Department.

Walker Capital Holdings, LLC, a Florida
limited liability company

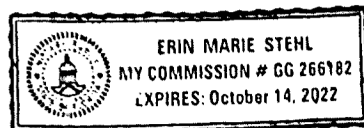


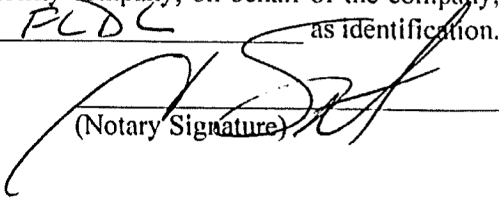
Scott W. McAlister, its manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of JUNE, 2022 by, Scott W. McAlister, as manager of Walker Capital Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or OK has produced PLDC as identification.

[Notary Seal]




(Notary Signature)

Prepared by and Return to:
Sunshine Title Corporation

8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #115093
174181-0010

23-100026
FEB 15 2023

For official use by Clerk's office only

STATE OF Florida
COUNTY OF Duval

SPECIAL WARRANTY DEED

THIS INDENTURE, made this February 27, 2020, between 201 5th Avenue Holding, LLC, a Florida Limited Liability Company, whose mailing address is: 201 5th Avenue North, Jacksonville Beach, Florida 32250, party of the first part, and Walker Capital Holdings, LLC, a Florida Limited Liability Company, whose mailing address is: 1050 Hendricks Avenue, #303, Jacksonville, Florida 32207, 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:

Lots 7 and 8, Block 63, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Florida, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Together with the South 6 feet of the alley lying within Block 63, North and adjacent to Lot 7 as closed by Ordinance No. 7399 of Jacksonville Beach.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or 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 presents the date set forth on February 27, 2020.

Signed, sealed and delivered
in the presence of:

201 5th Avenue Holding, LLC, a Florida Limited Liability Company

Bms. knc
Witness signature

Barb Koschnick
Print witness name

Kali Ball
Witness signature

KATLEN BOBCHEV
Print witness name

By: Clifford P. Koschnick
Print Name: Clifford P. Koschnick
Title: Manager

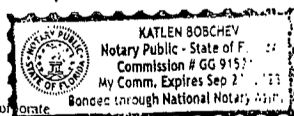
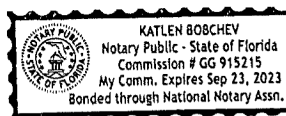
State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this February 27, 2020 by Clifford P. Koschnick, Manager of 201 5th Avenue Holding, LLC, a Florida Limited Liability Company who is personally known to me or who has produced a Drivers License as identification.

Kali Ball
Notary Public
KATLEN BOBCHEV
Print Notary Name

My Commission Expires: Sep. 23, 2023

Notary Seal



DEED - Special Warranty Deed - Corporate Closers' Choice

RECEIVED
23-100006
FEB 15 2023

LEGAL DESCRIPTION &

DEED

PLANNING & DEVELOPMENT

Lots 7 and 8, Block 63, Pablo Beach Improvement Company's Plat of Part of Northern Portion of Pablo Beach, Florida, as per plat thereof, recorded in Plat Book 5, Page(s) 66, of the Public Records of Duval County, Florida.

Together with the South 6 feet of the alley lying within Block 63, North and adjacent to Lot 7 as closed by Ordinance No. 7399 of Jacksonville Beach.

ANSWERS TO STANDARDS APPLICABLE TO ALL VARIANCES

VARIANCE APPLICATION TO PERMIT THE EXISTING
SITE CONDITIONS OF 201 5TH AVENUE NORTH

FEB 15 2023

23-100076

HANDLING DEVELOPER

SUMMARY DESCRIPTION OF THE PROJECT

Applicant files this variance application to permit certain existing site conditions for the property located at 201 5th Avenue North (RE# 174181 0010) (the "Property"). The Property is located within the Central Business District ("CBD") functional land use category and is zoned CBD. Pursuant to Section 34-283, variances may be granted from the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII, and the subdivision standards of the City of Jacksonville Beach (the "City") Land Development Code (the "LDC").

The Property was home to Bo's Coral Reef, a bar/restaurant that had operated for fifty-five (55) years until recently closing. Applicant, due to severe illness, was unable to extend permitting deadlines that were otherwise available under Florida Statute for COVID-19 State of Emergencies. As a result, Applicant has filed a conditional use application in conjunction with this variance application to reestablish the bar/restaurant and outdoor service uses that began in 1964. The requested variances in this application are to account for existing site conditions that were part of Bo's Coral Reef when it was still in operation. Specifically, Applicant requests the relief from the following LDC provisions:

- Section 34-345(e)(3), which requires a minimum rear setback of ten (10) feet.
 - Applicant requests a reduction of the minimum setback from ten (10) feet to zero (0) feet to account for the existing outdoor deck that abuts the northern and western boundary lines.
- Section 34-345(e)(7)h.1., which requires corner building entrances on corner lots.
 - Applicant requests this relief because the existing building is constructed with two entrances, on each side of the corner facing 5th Avenue North and 2nd Street North. Applicant requests to maintain these existing entrances.
- Section 34-373(c), which requires that "off-street turning and maneuvering space shall be provided for each lot so that no vehicle shall be required to back onto a public street or alley, with the exception of one- and two-family structures, townhouses, or individual multiple-family structures containing up to four (4) units with attached garages or carports."
 - Applicant requests relief from this provision due to the Property's existing design and building orientation. The parking lot cannot physically provide the required turning and maneuvering space to allow vehicles to back out onsite before entering 2nd Street North because the parking spaces back up to the Property's eastern boundary line.

- Section 34-373(d), which requires that “off-street parking areas shall be located at least ten (10) feet from any corner and five (5) feet from any established right-of-way or property line unless otherwise stated in the LDC. However, no setbacks are required for driveways relative to interior property lines between townhouse lots or individual two-family dwelling lots, or between a driveway and its connection to a right-of-way for vehicular access. Below ground parking garages on oceanfront lots are exempt from setback requirements, provided that they shall be constructed no closer than three (3) feet from any property line, shall be completely roofed and covered, and such roof or cover shall not be elevated more than six (6) inches above the crown of the abutting street.”
 - Applicant requests relief from this provision due to the Property’s existing design and building orientation. Much like the relief regarding maneuverability, the building placement forces the parking area to back up to the eastern boundary line with a zero (0) foot setback.
- Section 34-425(b)(1), which requires that “a landscaped area at least five (5) feet in width shall be located between off-street parking areas and abutting rights-of-way. Wheel stops or curbing shall be used to assure that this five (5) foot strip is not overhung by car bumpers. This landscaped area shall include one (1) shade tree for every twenty-five (25) linear feet of frontage. In addition, a hedge of at least two (2) feet in height upon planting shall be placed along the parking lot side of the landscaped strip. If a barrier of non-living materials is used in-lieu of a hedge to satisfy the landscape buffer requirements of section 34-425(d)(1), such barrier shall not exceed four (4) feet in height. One (1) shrub or vine for every four (4) linear feet of barrier shall be planted abutting all barriers. Required shrubs or vines may be clustered rather than spaced evenly. Required shrubs or vines shall be planted along the street side of such barrier within the required landscape buffer. The remainder of the required landscape buffer shall be landscaped with grass, ground cover, or other landscape treatment. Turf grasses shall not comprise more than forty (40) percent of the pervious area.
 - Applicant requests reduction of the required landscaped area from five (5) feet in width to zero (0) feet in width between off-street parking areas and abutting rights-of-way. The seven (7) proposed parking spaces on the existing parking lot does not have enough space to physically provide landscaping while allowing vehicles to use that area to park.

Prior to filing this variance application and conditional use application, Applicant filed an RD Rezoning application to change the Property’s zoning from CBD to RD. Due to concerns about the five hundred (500) foot liquor distance requirement and possible patio noise, the application was denied. This variance request does not relate to liquor distance, and as shown in the liquor establishment distance survey filed with the conditional use application, no such establishment is within five hundred feet of the Property.

As further explained below, the requests for relief in this variance application meet each criterion and is consistent with the 2030 Comprehensive Plan. Importantly, all of these variance requests would be required regardless of the proposed use.

STANDARDS AND CRITERIA

1. Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district;

Yes. Special conditions and circumstances exist which are peculiar to the parcel of land, building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district. The following requests and analysis would be needed even if a use other than bar/restaurant was proposed

- Section 34-345(e)(3), which requires a minimum rear setback of ten (10) feet.

The rear deck was an existing site condition when the Applicant purchased the Property. This request would apply only to this Property and is a result of the existing conditions..

- Section 34-345(e)(7)h.1., which requires corner building entrances on corner lots.

The building was constructed in 1954 before there was a requirement to have corner entrances on corner lots. Bo's Coral Reef operated in this condition for over fifty (50) years. This request applies only to the Property.

- Section 34-373(c), which requires off-street turning and maneuvering space to be provided for each lot so that no vehicle shall be required to back onto a public street.

The building was built in 1954 before there was a requirement for lots to have sufficient space for parked vehicles to exit without having to back out onto the right-of-way. The building location has prohibited the ability to locate parking in such a way as to allow cars to back up on site before entering 2nd Street North. This request is applicable only to this Property.

- Section 34-373(d), which requires that off-street parking areas to be located five (5) feet from any established right-of-way or property line.

Due to the location of the structure, the parking lot has to be along 2nd Street North. There is no other location on the Property to locate parking unless the building and/or deck is torn down or relocated. As shown on the site plan, the parking spaces essentially back up to the Property's eastern boundary line. This request is unique to the Property and does not apply to other parcels.

- Section 34-425(b)(1), which requires a landscaped area at least five (5) feet in width to be located between off-street parking areas and abutting rights-of-way. Wheel stops or curbing shall be used to assure that this five (5) foot strip is not overhung by car bumpers.

Like the above request, the location of the building prohibits a five (5) foot landscape area and wheel stops between the parking spaces and 2nd Street North. As shown on the site

plan, the parking spaces essentially back up to the Property's eastern boundary line. Landscaping cannot be provided between the parking spaces and 2nd Street North because the landscaping would stop the ability of cars to park in the spaces. Bumper stops will be implemented to stop vehicles from overreaching on the private sidewalk abutting the building. However, bumper stops against 2nd Street North would not make sense and would render the parking spaces useless. This request is unique to the Property and does not apply to other parcels.

2. Special circumstances and conditions do not result from the actions of the Applicant;

Yes. Special circumstances and conditions do not result from the actions of the Applicant. As stated, Applicant purchased the Property with the conditions requiring these variances. Applicant has not done anything which triggered the need for any of the five (5) variance requests herein. The site conditions requiring the variances existed before Applicant obtained the Property. The variances are needed regardless of the proposed use. In other words, Applicant would need these variances even if a use other than bar/restaurant was proposed.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district;

Yes. Granting the variance will not confer upon the Applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures, in the same zoning district. This variance application requests relief limited to the Property alone and is the type of relief specifically contemplated under Section 34-283, which include the dimensional standards of Article VII, the off-street parking or landscape standards of Article VIII.

- Relief from Section 34-345(e)(3) (setbacks) is within the dimensional standards of Article VII.
- Relief from Section 34-345(e)(7)h.1. (corner entrances) is within the dimensional standards of Article VII.
- Relief from Section 34-373(c) (turning and maneuvering spaces of parked vehicles) is within the off-street parking standards of Article VIII. Importantly, this is not a request to reduce parking spaces required under the LDC.
- Section 34-373(d) (setbacks from a right-of-way or property boundary) is within the off-street parking standards of Article VIII.
- Relief from Section 34-425(b)(1) (landscaping between parking area) is within the landscape standards of Article VIII.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship;

Yes. Literal interpretation and enforcement of the terms and provisions of the LDC would deprive Applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary and undue hardship. Strict application of the LDC would require Applicant to undergo substantial costly modifications in order to abide by all applicable regulations when the existing conditions predate the LDC provisions.

- Relief from the rear setback would require Applicant to tear down the portion of the wood deck as shown on the site plan north of the ten (10) foot rear setback line. The deck abuts the rear portion of 675 3rd Street North and the side/back corner of 265 5th Avenue North. Both areas are the least intensively used areas of the respective properties. There are many other properties within the CBD that do not abide by the ten (10) foot rear setback. This request is needed regardless of the use proposed.
- To provide a corner entrance would require Applicant to tear down a portion of the building to put the entrance. Applicant is already making substantial interior improvements. Many other buildings do not have corner entrances, including, for example, Flask and Cannon and Tavern on 1st Street. And unlike the Property, those structures are actually built to the corner of the parcel. The structure on the Property is setback from the corner of 5th Avenue North and 2nd Street North. This request is needed regardless of the use proposed.
- To provide off-street turning and maneuvering space for the Property so that no vehicle shall be required to back onto a public street is impossible due to the location of the building. The Property is 0.3 acres and is less than one-quarter (1/4) of the block. The structure was built in 1954 when the LDC did not have the requirements that it does today. To provide the requisite space, Applicant would have to tear at least a portion of the structure down. This request is needed regardless of the use proposed. Many other properties either offer zero (0) or limited off-street parking solutions due to zero (0) lot line development. Examples include Flask and Cannon, V Pizza, and Lynch's Irish Pub.
- To provide a five (5) foot setback for the parking lot from 2nd Street North would require tearing down a portion of the structure which has existed since 1954. The Property is 0.3 acres and is less than one-quarter (1/4) of the block. The structure was built in 1954 when the LDC did not have the requirements that it does today. To provide the requisite space, Applicant would have to tear at least a portion of the structure down. This request is needed regardless of the use proposed. Many other properties either offer zero (0) or limited off-street parking solutions due to zero (0) lot line development. Examples include Flask and Cannon, V Pizza, and Lynch's Irish Pub.

- Providing the five (5) foot landscape buffer between the parking spaces and the right of way is impossible because each space needs to be accessible from 2nd Street North. This is because there is insufficient space to have a singular driveway from 2nd Street North and landscape the rest of the east boundary while also having parking spaces accessible from the driveway. The parking spaces are nine (9) feet by seventeen (17) feet as required by the LDC and back up to the sidewalk. To create the extra space Applicant would have to tear down a minimum of five (5) feet of building. For the same reasons vehicles do not have the available maneuvering space on the Property to exit onto 2nd Street North without utilizing right-of-way. This request is needed regardless of the use proposed.

5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure;

Yes. The grant of variance is the minimum variance that will make possible the reasonable use of the Property and structure.

- Section 34-345(e)(3), which requires a minimum rear setback of ten (10) feet.

Applicant requests the reduction of rear setback from ten (10) feet to zero (0) feet. Currently the wood deck abuts the northern (rear setback) and western boundary (side setback) lines. The CBD zoning district allows for zero (0) foot side setbacks but requires a ten (10) foot rear setback. Applicant needs the rear setback to be reduced to zero (0) to use the existing wood deck. Any lesser reduction of the rear setback would require tearing down the deck.

- Section 34-345(e)(7)h.1., which requires corner building entrances on corner lots.

Applicant requests relief from this provision because the existing building has entrances on the southern and eastern sides of the structure. There is no “lesser” relief from this provision in order to allow Applicant reasonable use of the Property. Providing a corner entrance would require tearing down a portion of the building.

- Section 34-373(c), which requires off-street turning and maneuvering space to be provided for each lot so that no vehicle shall be required to back onto a public street.

Applicant requests relief from this provision because the existing building forces parking to be oriented as shown on the site plan. There is no “lesser” relief from this provision in order to allow Applicant reasonable use of the Property. There is only so much space on the Property and locating the parking spaces along 2nd Street North is the only reasonable place to locate them under the existing conditions.

- Section 34-373(d), which requires that off-street parking areas to be located at least five (5) feet from any established right-of-way or property line.

Applicant requests a reduction to zero (0) for this provision because the parking spaces abut the eastern boundary line. The parking spaces as shown on the site plan are built

according to LDC standards (9' x 17'). There is no lesser relief available (for example, a reduction to 1, 2, 3, or 4 feet) because the LDC governs the size of parking spaces and the location of the building forces the parking spots to be located where they are. There is no available space along the east side of the Property to provide a setback between the boundary line and parking.

- Section 34-425(b)(1), which requires a landscaped area at least five (5) feet in width to be located between off-street parking areas and abutting rights-of-way. Wheel stops or curbing shall be used to assure that this five (5) foot strip is not overhung by car bumpers.

This request to reduce the landscaped area to zero (0) is the minimum needed to permit reasonable use of the land. Providing the five (5) foot landscape buffer (or 1, 2, 3, or 4 feet of landscaping) between the parking spaces and the right of way is impossible because each space needs to be accessible from 2nd Street North. This is because there is insufficient space to have a singular driveway from 2nd Street North and landscape the rest of the east boundary while also having parking spaces accessible from the driveway. The parking spaces are sized according to the LDC (9' x 17') and back up to the sidewalk. To create the extra space Applicant would have to tear down a minimum of five (5) feet of building. For the same reasons vehicles do not have the available maneuvering space on the Property to exit onto 2nd Street North without utilizing right-of-way.

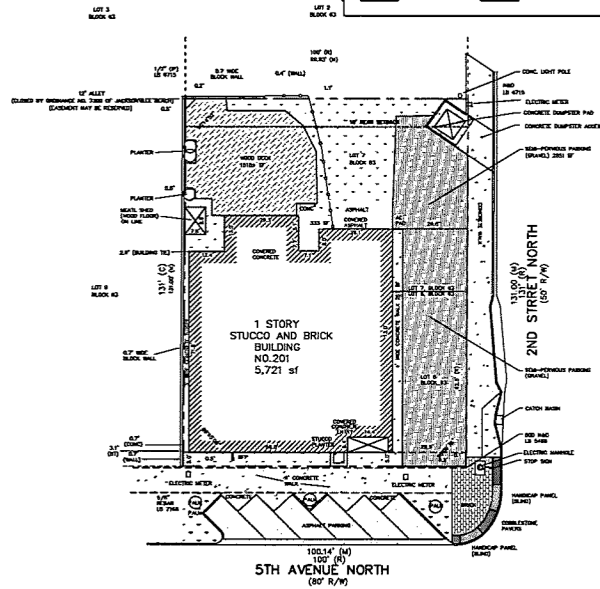
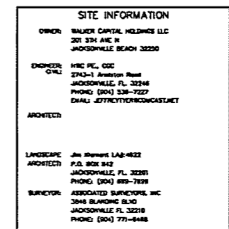
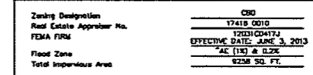
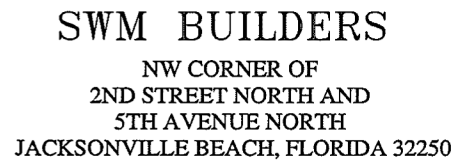
6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

Yes. This variance will not affect adjacent land as this request is to generally maintain the status quo which has existed for many years. This requested variance and the companion conditional use are consistent with the goals, objectives and policies of the 2030 Comprehensive Plan, including the following provisions from the Future Land Use Element:

- a. Goal LU.1 – Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation; and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of services and facilities, and the protection of natural and environmental resources.
- b. Policy LU.1.2.2 – An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.
- c. Policy LU.1.2.3 – The intensity of development in areas where in-fill development for commercial, office, service, or industrial use is proposed shall conform to the level of intensity on adjacent properties or as specified in the adopted Community

Redevelopment Plans. A market analysis shall be required to accompany any application involving a proposed Future Land Use Map change from a residential land use category to a commercial land use category.

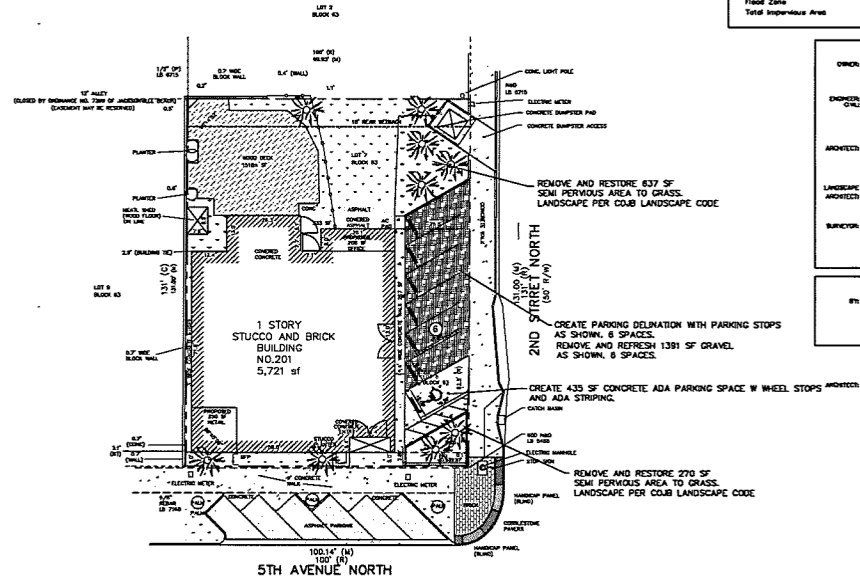
- d. Objective LU.1.4 – Future land development activities shall be directed to appropriate areas as described in this Future Land Use Element or as depicted on the Future Land Use Map. All future land use shall be consistent with sound planning principles and the limitations of the natural environment including sensitivity to problems posed by greenhouse gas generation, topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones. Future land development activities shall be considerate of the need to preserve and protect historic resources; the desired community character, and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.
- e. Policy LU.1.5.10 – Central Business District (CBD): The Central Business District (CBD) land use category is intended to provide a central core for the city, with a diversity of uses, and to promote flexibility in design and quality in development while preserving public access to the beach recreational area. It is coterminous with the jurisdictional area of those lands within the Downtown Redevelopment Area. The CBD category allows medium to high density residential, commercial, industrial, recreational, and entertainment uses, as well as transportation and communication facilities. The exact location, distribution, and density/intensity of various types of land use in the Redevelopment Area will be guided by the site development plans approved as part of the Downtown Redevelopment Plan.
- f. Objective LU.1.9 – Design of Commercial and Industrial Developments. Commercial and industrial development/ redevelopment will be designed to enhance access and circulation, and result in a positive and attractive built environment.



EXISTING CONDITIONS

EXISTING SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING: IMPERVIOUS	3,721	0.13	43.8 %
TOTAL IMPERVIOUS	490	0.01	3.7 %
SEMI-PERVIOUS	6,211	0.14	47.3 %
WOOD DECK	2,851	0.06	21.7 %
TOTAL LOT COVERAGE:	1,918	0.03	11.5 %
TOTAL LOT COVERAGE:	10,880	0.24	80.6 %
GREEN AREA:	2,333	0.058	18.3 %

NOTE: CONTRACTOR TO LOCATE AND TO PROTECT EXISTING UTILITIES, IE: ELECTRICAL DUCT BANK, CABLE RISERS, AND OTHER UTILITIES WHETHER LOCATED OR NOT PRIOR TO CONSTRUCTION. ADJUSTMENTS TO CITY UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY.



PROPOSED PLAN

PROPOSED SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING	5,721	0.13	43.6 %
IMPERVIOUS	480	0.01	3.7 %
TOTAL	6,211	0.14	47.3 %
IMPERVIOUS			
ASFA			
SLAB-PERVIOUS	1,884	0.04	14.3 %
WOOD DECK	1,918	0.03	11.5 %
TOTAL LOT COVERAGE:	9,723	0.22	74.1 %
GREEN AREA	3,390	0.07	25.9 %

PARKING STATISTICS
PARKING CALCULATIONS
5,721 SF BAR/OFFICE/RETAIL=11.44 SPACES
1,518 SF DECK=3.03 SPACES
TOTAL PARKING REQ.:14 SPACES

NOTE:

1. CONTRACTOR SHALL COMPLY WITH ALL EXISTING SIGN PLANS THAT ARE TO REMAIN FOR MORE THAN 90 DAYS TO PREVENT AVOIDANCE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DELAY TO REPAIRING PROPERTY BY THE CITY FROM THIS PROJECT.
2. A 10 FOOT MINIMUM SHALL BE SPECIFIED AND MAINTAINED THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL COMPLY ALL IMPACT INCLUDING BRANCHED TO NEIGHBORING PROPERTIES (INCLUDING PLANT HEIGHT OF WINGS) AND PRIOR TO THE FURNISHING OF GUARANTEE OF OCCUPANCY.
4. THE CITY SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY SHALL BE SPECIFIED AND MAINTAINED BY THE CITY.
5. ALL STRIPPING SHALL BE THING-PLASTIC.
6. CONCRETE BARS THROUCHES NOT PART OF THE SUBMITTAL.
7. CONTRACTOR TO MAINTAIN ALL EXISTING DRIVEWAYS NOT IN USE AND AFFECTING RIGHT OF WAY.
8. CONTRACTOR TO COORDINATE C/ SERVICE A GROUND WATER COUNCIL WITH ALL CITY DEPT. AND ALL CITY DEPT. OF PUBLIC WORKS.
9. COORDINATE WITH MET FOR SIGNAGE WEATHER REQUIREMENTS SUCH AS EXPOSURE, PRESENT FLY, PLANT, ELECTRICAL, PLANT, SERVICE DEPT. ETC. CALL CITY DEPT. OF PUBLIC WORKS FOR MORE INFORMATION.

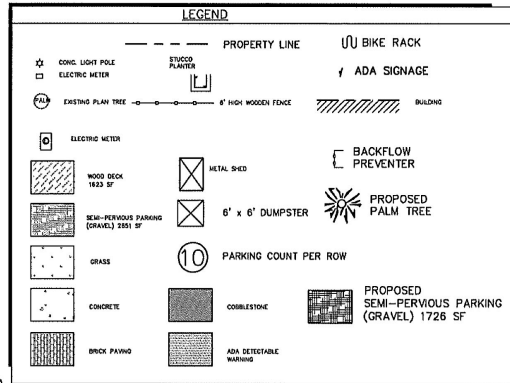
FILE	PERIOD	FILE
Δ	8-23-2022 CLIENT REVIEW	Δ
Δ	8-27-2022 CLIENT REVIEW	Δ
Δ	8-28-2022 CLIENT REVIEW	Δ
Δ	7-7-2022 3rd CLIENT REVIEW	Δ

SWM BUILDERS
201 5TH AVE N
JACKSONVILLE BEACH, FLORIDA 32256

Harold W. Coffield P.E.
2743-1 Avonlea Road • Jacksonville, Florida 32216 • Telephone (904) 534-7227
Sole, Prudent, and Exclusive Licensee for the State of Florida

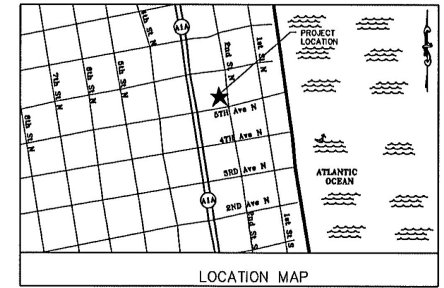
ete	6-21-2022
scale	1:20
rown	JT
Checked By	TYER
Job	2022-039
Sheet	PSP1

[illegible]



SWM BUILDERS

NW CORNER OF
2ND STREET NORTH AND
5TH AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA 32250



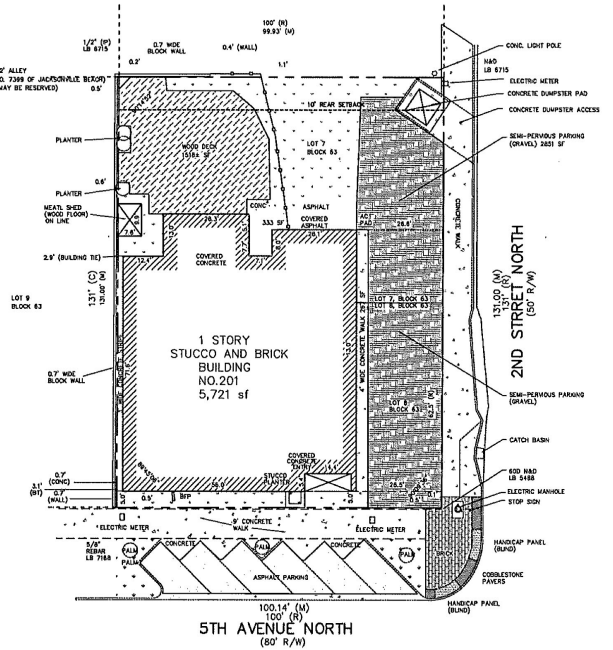
Zoning Designation	CD
Real Estate Appraiser No.	17418 0010
FEMA FIRM	1203C00474
Flood Zone	EFFECTIVE DATE: JUNE 3, 2013
Total Impervious Area	AE (1.5) & 0.2K 9228 SQ. FT.

SITE INFORMATION	
OWNER:	WALKER CAPITAL HOLDINGS LLC 201 5th Ave N Jacksonville, FL 32250
ENGINEER:	JEFFREY TYLER 2743-1 Hamilton Road Jacksonville, FL 32246 PHONE: (904) 898-7889 FAX: (904) 898-7227 EMAIL: JEFFREYTYLER@COMCAST.NET
ARCHITECT:	
LANDSCAPE:	Jim Klement LA# 4822
ARCHITECT:	P.O. BOX 842 Jacksonville, FL 32201 PHONE: (904) 898-7889
SURVEYOR:	ASSOCIATED SURVEYORS, INC. 3616 Blanding Blvd Jacksonville, FL 32210 PHONE: (904) 771-4468
P&Z EXHIBIT	
BY:	JEFFREY TYLER 2443 FOOTBRIDGE LANE Jacksonville, FL 32224 904-898-7227 JEFFREYTYLER@COMCAST.NET

LOT 3
BLOCK 83

LOT 3
BLOCK 83

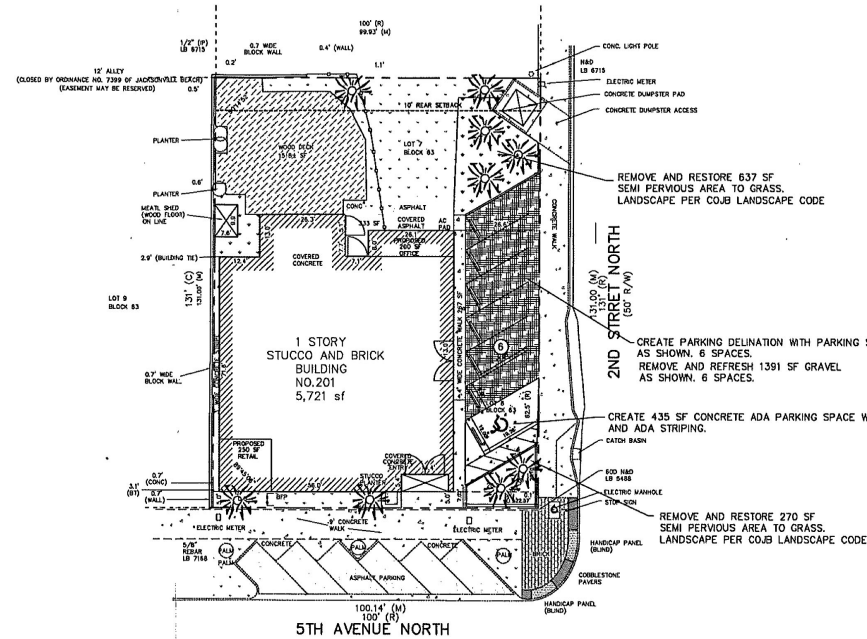
LOT 2
BLOCK 83



EXISTING CONDITIONS

EXISTING SIX STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING IMPERVIOUS	5,721	0.13	43.6 %
TOTAL IMPERVIOUS	490	0.01	3.7 %
TOTAL IMPERVIOUS AREA	6,211	0.14	47.3 %
SEMI-PERVIOUS WOOD DECK	2,851	0.06	21.7 %
WOOD DECK	1,818	0.03	11.5 %
TOTAL LOT COVERAGE:	10,580	0.24	80.6 %
GREEN AREA:	2,533	0.058	19.3 %

NOTE: CONTRACTOR TO LOCATE AND TO PROTECT EXISTING UTILITIES, IE: ELECTRICAL DUCT BANK, CABLE RISERS, AND OTHER UTILITIES WHETHER LOCATED OR NOT PRIOR TO CONSTRUCTION. ADJUSTMENTS TO CITY UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY.



PROPOSED PLAN

PROPOSED SITE STATS			
	SQ. FT.	ACRE	PERCENT OF SITE
TOTAL	13,113	0.30	100.00 %
BUILDING IMPERVIOUS	5,721	0.13	43.6 %
TOTAL IMPERVIOUS	490	0.01	3.7 %
TOTAL IMPERVIOUS AREA	6,211	0.14	47.3 %
SEMI-PERVIOUS WOOD DECK	1,894	0.04	15.2 %
WOOD DECK	1,818	0.03	11.5 %
TOTAL LOT COVERAGE:	9,723	0.22	74.1 %
GREEN AREA	3,390	0.07	25.9 %

PARKING STATISTICS	
PARKING CALCULATIONS	
5,721 SF BAR/OFFICE/RETAIL=11.44 SPACES	
1,518 SF DECK=3.03 SPACES	
TOTAL PARKING REQ:14 SPACES	

- NOTE:
- CONTRACTOR SHALL COVER ALL EXCAVATED SAND PILES THAT ARE TO REMAIN FOR MORE THAN 18 HOURS TO PREVENT BLOWING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO SURROUNDING PROPERTY BY BLOWING SAND FROM THE SITE.
 - A SIX FOOT HIGH FENCE SHALL BE URECTED AND MAINTAINED AROUND SITE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL CORRECT ALL IMPACT (INCLUDING DRAINAGE) TO NEIGHBORING PROPERTIES (INCLUDING PUBLIC RIGHT OF WAYS AND EASEMENTS) TO THE SATISFACTION OF THE CITY OF JACKSONVILLE PRIOR TO THE ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - ALL ONE-SIDE GRASSY AREAS IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY SHALL BE IRRIGATED AND MAINTAINED BY THE OWNER.
 - ALL STRIPING SHALL BE THERMO-PLASTIC.
 - CONCRETE SLAB THICKNESS NOT PART OF THIS SUBMITTAL.
 - CONTRACTOR TO REMOVE ALL EXISTING DRIVEWAYS NOT IN USE AND RESTORE RIGHT OF WAY TO ORIGINAL STATE.
 - CONTRACTOR TO COORDINATE CE SERVICES & OTHER METER CENTER REQUIREMENTS WITH BEACHES ENERGY SERVICES (BES) METER DIVISION.
 - COORDINATE WITH BES FOR STANDARD SERVICE REQUIREMENTS SUCH AS: EXHAUSTS, PRIVATE FIT, FINAL ELECTRICAL PLANS, SERVICE DISCONNECTS, INSPECTIONS, ETC. CALL DON DUEVAS AT 270-1686 WITH QUESTIONS.

73-100086
FEB 15 2023