



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, May 8, 2023

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, Nicholas Andrews
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

- A. Planning Commission meeting held on April 10, 2023
- B. Planning Commission meeting held on April 24, 2023

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC# 08-23** ADDRESS: 700 Beach Boulevard
OWNER: Prem & Pooja, LLC.
APPLICANT: Elizabeth Alfuentes

SUMMARY OF APPLICATION: Conditional Use for a new restaurant with outdoor seating for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Monday, May 22, 2023. There is one scheduled case.
- B. Joint Planning Commission, Board of Adjustment and CRA Board workshop on the Land Development Code and Comprehensive Plan update, Wednesday, May 31, at 6:00 p.m., in Council Chambers.

ADJOURNMENT

NOTICE

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

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

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Minutes of Planning Commission Meeting
held Monday, April 10, 2023, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:03 P.M. by Chair Margo Moehring.

OATH OF OFFICE FOR NEW APPOINTMENTS:

Chair Moehring confirmed the Oath of Office was administered.

ROLL CALL:

Chairperson: Margo Moehring
Vice-Chairperson: Colleen White
Board Members: David Dahl Justin Lerman
Alternates: Nicholas Andrews Justin Henderson

Senior Planner Christian Popoli, City Attorney Sandra Robinson, Administrative Assistant Callie Rayeski-Bowling and Recording Secretary Haley Thomas were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Lerman, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on February 13, 2023

It was moved by Mr. Lerman, seconded by Mr. Andrews, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on March 21, 2023

CORRESPONDENCE:

Mr. Popoli noted an email and letter from the applicant on the dais given to all Board Members.

OLD BUSINESS: None

EX PARTE COMMUNICATION

No Board Member had ex-parte communication.

NEW BUSINESS:

(A) PC# 07-23 Conditional Use Application

**Owner/
Applicant:** Walker Capital Holdings, LLC
4530-15 St. Johns Avenue, #406
Jacksonville, FL 32210

Agent: Steve Diebenow
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 201 5th Avenue North

Conditional Use Request for Bar/Drinking Establishment and Outdoor Bar for an existing structure located in the Central Business District: CBD zoning district, Pursuant to Section(s): 34-345(d)2 and 34-345(d)7 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located at the southwest corner of 5th Avenue North and 2nd Street North. The previous use of the property was a stand-alone drinking establishment with an outdoor bar area, Bo's Coral Reef, that operated from 1964 to January of 2019, when the doors were closed. The property existed as a nonconforming use, having pre-dated the Land Development Code, and did not have conditional use approval for the enclosed bar or outdoor bar area. The current owner, who purchased the property in March of 2020, desires to re-establish the commercial property with a new bar, retail, and office uses. The owner had previously requested to rezone the property from Central Business District: CBD to Redevelopment District: RD to accomplish this goal. The application was denied by City Council in 2022. Currently, the commercial building sits vacant, although some permitted work has been accomplished.

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

The new owner wants to re-establish a drinking establishment, as was operational on the site for over 55 years and add a retail and office component to the site. The plan contemplates using the existing building, which was constructed in 1954, and maintaining the same outdoor bar area and parking adjacent to 2nd Street North. The applicant is choosing to apply for Conditional Use Approval for the Bar use and has a companion Variance application submitted to address some of the site's existing non-conformities. The project will also include a small retail location and office space. The applicant proposes approximately 6,700 square feet of drinking establishment, including an outdoor bar area, 250 square feet of retail, and 200 square feet of office space.

Included in the previous RD rezoning request, the applicant requested an exemption from the 500-foot alcohol exclusion area per Section 34-393(2), as they were 450 feet from Mangos, as measured from the main entrance to the main entrance. The Conditional Use application includes more detailed routes to various existing drinking establishment locations that could be considered in compliance with the code for the sake of the distance requirement, and appears to demonstrate that they are, in fact, 500 or more feet away with the relocation of the main entrance, therefore no longer needing relief from the 500-foot proximity requirement.

Staff agrees with the applicant's assessment that the redevelopment of this property will serve to eliminate a blighted condition on a prominent downtown property and is consistent with the Downtown Redevelopment Plan. The re-establishment of a drinking establishment and the addition of other commercial uses is not out of character with the existing mix of uses in the downtown area and on adjacent properties and provides for the reactivation of property that has

sat vacant for over three and a half years. Staff finds that the proposed project is not inconsistent with the adopted Comprehensive plan and agrees with the applicant's assessment of consistency provided for in the application materials.

Staff does have concerns with the proposed site plan, particularly with the size of the office and retail uses and the proposed amount of parking. Staff would recommend the following considerations for the Planning Commission to consider:

- A minimum aggregate square footage for the office and retail component of the mixed-use project of 1,000 square feet
- One paved ADA-accessible parking space will be provided onsite in compliance with the LDC
- The rear deck will be removed to provide more onsite parking.

Chair Moehring asked for clarification on the conditions related to Conditional Use. Mr. Popoli reviewed the conditions and applicable standards.

A brief discussion ensued about parking.

Applicant:

Scott McAlister, 1941 Beach Avenue, Atlantic Beach, provided background on the item.

A discussion ensued about the dumpster corral, retail and office spaces, parking and square footage.

Public Hearing:

The following spoke in support of the application:

- Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville
- Tony Morgan, 13045 Sawpit Road, Jacksonville

The following spoke in opposition of the application:

- Ken Marsh, 1211 Gail Avenue, Jacksonville Beach, distributed handouts [on file] to the Board.

Steve Diebenow, acting as the agent on behalf of the applicant, addressed the public comments.

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to approve #PC 07-23.

Discussion:

Discussion ensued about outdoor seating, parking, retail and office space square footage.

Mr. Diebenow stated the applicant would agree to the 1,000 square feet condition.

Motion to Amend: It was moved by Mr. Lerman, seconded by Mr. Andrews, to amend the

motion to require a minimum of 1,000 square feet of mixed-use.

Discussion:

A brief discussion ensued about the amendment.

Motion to Amend Roll Call Vote: Ayes – David Dahl, Colleen White, Justin Lerman, Nicholas Andrews, and Margo Moehring.

The motion to amend was unanimously approved.

Amended Motion Roll Call Vote: Ayes –Colleen White, Justin Lerman, Nicholas Andrews, David Dahl, and Margo Moehring.

The motion, as amended, was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next regular meeting would be held on Monday, April 24. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:05 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

The minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
held Monday, April 24, 2023, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:00 P.M. by Chair Margo Moehring.

OATH OF OFFICE FOR NEW COMMISSION MEMBER:

Chair Moehring confirmed the Oath of Office was administered to the 2nd Alternate, Debbie Cole.

ROLL CALL:

<i>Chairperson:</i>	Margo Moehring		
<i>Vice-Chairperson:</i>	Colleen White		
<i>Board Members:</i>	David Dahl	Justin Lerman	Nicholas Andrews (absent)
<i>Alternates:</i>	Justin Henderson	Debbie Cole	

Senior Planner Christian Popoli, City Attorney Sandra Robinson, Recording Secretary Haley Thomas and Administrative Assistant Callie Rayeski-Bowling were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 10-23** Land Development Code Text Amendment for text amendments to Sec. 34-348 - Planned Unit Development District: PUD

City Attorney Robinson provided background and summarized the following for the record:

In 2018, via Ordinance No. 2018-8103, Chapter 34 – Land Development Code, Article VII. – Zoning Districts, Division 2. - Zoning districts, permitted uses, accessory uses, conditional uses, dimensional standards, off-street parking and loading standards, supplemental standards, landscaping standards, sign standards, and environmental standards, Section 34-347, Redevelopment District: RD was amended to incorporate reference to Article VI, Division 3 – Zoning Atlas and Code Amendments regulations, specifically changing the use of the standards from section 34-347(c)(3)(i) to those standards set forth in Section 34-211, City Code of Ordinances, at paragraphs (c)(3)(g) and (c)(3)(h)(2).

Because an application to change the zoning designation of a parcel of land should be reviewed and approved or denied based on the standards and procedures applicable to all applications to change the boundaries of the official zoning atlas, those same changes that were made to Section 34-347, Redevelopment District: RD via Ordinance No. 2018-8103 should have also been made to Section 34-348, Planned Unit Development District: PUD to keep standards and procedures consistent.

Ordinance No. 2023-8196 simply amends the text in Section 34-348 in paragraphs (i) and (j)(2) to make the applicable review standards those set for in Section 34-211, which is consistent with review standards set forth in Section 34-347.

Discussion ensued about paragraphs (i) and (j)2 and standards.

Public Hearing:

The following spoke in support of the text amendment:

- Ronda Stenke-McDonald, 1120 2nd Avenue North, Jacksonville Beach

Ms. Moehring closed the public hearing.

Motion: It was moved by Ms. White, seconded by Mr. Dahl, to approve #PC 10-23.

Discussion: None

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is on Monday, May 8, 2023. There is one scheduled case. The joint workshop for the Comprehensive Plan/Land Development Code with the Planning Commission, Board of Adjustment and Community Redevelopment Agency is scheduled for May 31, 2023, at 6:00 P.M. in the Council Chambers.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:16 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	04/26/2023
SUBJECT:	May 8, 2023 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, May 8, 2023 Planning Commission Meeting.

NEW BUSINESS:

PC#08-23: Conditional Use Application

OWNER: Perm And Pooja LLC
7545 Centurion Parkway, Suite 204
Jacksonville, FL 32256

APPLICANT: Elizabeth Alfuentes
14603 Plumosa Drive,
Jacksonville, FL 32250

AGENT: Elizabeth Alfuentes
14603 Plumosa Drive,
Jacksonville, FL 32250

LOCATION: 700 Beach Boulevard

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

COMMENTS: The request is for approval for a communal outside seating area between two structures at the soon to be renovated former Sonic location.

The proposed new project would involve a complete renovation of the former Sonic building, removal of much of the awnings used for car parking, a change to the property's traffic flow and driveways, as well as the construction of a second building and additional space for a rotating food truck. The proposed outside seating will be between the former Sonic structure and a new structure to the south. There will be a new patio constructed between the two structures, and combined, the proposed outside seating area will be slightly less than 50% of the combined inside area of the two structures, roughly 1,072 square feet of outside seating. The proposed new use will be a shaved ice franchise.



The proposed location is the site of the former Sonic drive-in, located between Beach Boulevard and Shetter Avenue. The site has sat vacant for many years. The new owners intend to renovate the site, while upgrading some of the infrastructure, such as stormwater. Additionally, the new project will realign some of the driveways to better accommodate traffic flow. The new site plan also includes a dedicated space for the parking of a rotation of food trucks, which will also be able to take advantage of the outside seating. There will be adequate parking, vehicle stacking for the drive-thru, and required landscaping provided.

The adjacent properties include a retail gasoline station with a convenience store to the east. A commercial shopping center to the west, light industrial and storage across Shetter Avenue to the south and multifamily residential across Beach Boulevard to the North. The proposed outside seating area should not negatively impact adjacent properties, and is consistent with previous uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#08-23**

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. 8-23
AS/400# 23-100029
HEARING DATE 4.24.23
5/8/23

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: Prem and Pooja LLC
Mailing Address: 7545 Centurion Pkwy Ste 204
Jacksonville, FL 32256

Telephone: (904) 992-9193
Fax: _____
E-Mail: _____

Applicant Name: Elizabeth Alfuentes
Mailing Address: _____
14603 Plumosa Dr, Jax 32250

Telephone: 352.219.3038
Fax: _____
E-Mail: era91679@aol.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: 700 Beach Blvd

PLANNING & DEVELOPMENT
175 455-0000

Legal Description of property (attach copy of deed): Lot 1 and 2, Block "D", please reference Civil Sheet 3

Current Zoning Classification: C2 Future Land Use Map Designation: _____

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

Code section(s) applicable to the requested conditional use: Section 34-407 Outdoor Restaurants and Bars

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

As part of Bahama Buck's tenant improvement project, a 4517 SF exterior patio area is being proposed. Request would be renovating prior tenant (Sonic) outdoor patio area due to existing conditions.

Applicant Signature: [Signature] 2/24/23 Date: 2/17/23

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.

PREM & POOJA LLC

7545 CENTURION PKWY SUITE 204
JACKSONVILLE, FL 32256

3/15/2023

RECEIVED
23-100029
MAR 15 2023

Re: Construction Authorization

PLANNING & DEVELOPMENT

To City of Jacksonville Beach

This letter is to authorize the plans for construction at 700 Beach Blvd. We have reviewed all plans and approve all. If you have any questions please feel free to contact us at 904-992-9193.

Sincerely,

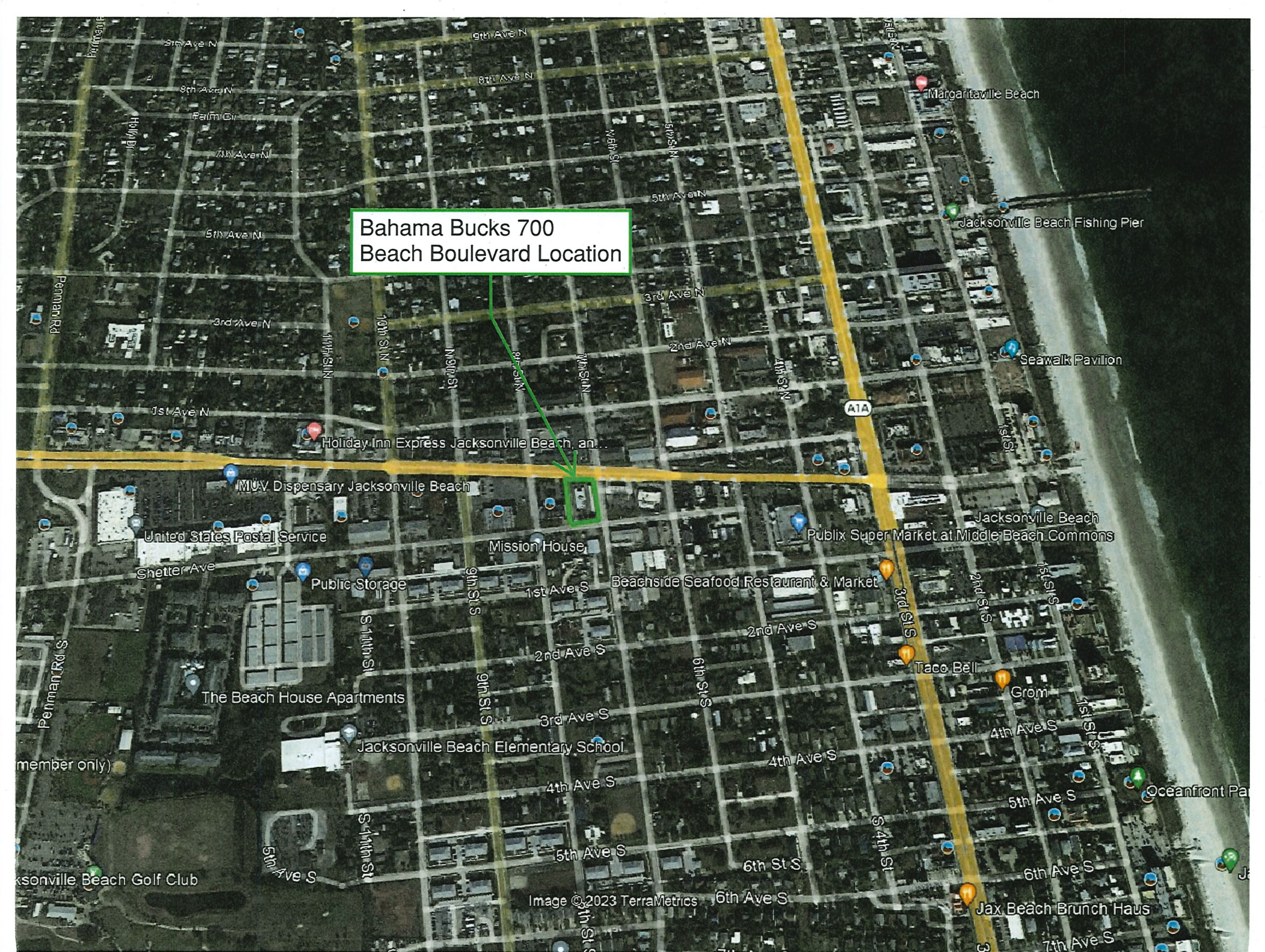


Atul Patel

Owner

Prem & Pooja LLC

Bahama Bucks 700
Beach Boulevard Location



EXISTING

ALTA / NSPS LAND TITLE SURVEY OF

LOTS 1 AND 2, BLOCK "D", PABLO BEACH SOUTH AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH LOTS 1, 2, AND 3, BLOCK "D", MUNDY DRIVE TERRACE AS RECORDED IN PLAT BOOK 15, PAGE 96 OF THE AFORESAID PUBLIC RECORDS, TOGETHER WITH ALL OF THE 12 FOOT ALLEY LYING BETWEEN SAID LOTS, SAID ALLEY BEING CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE NO. 5530, DATED FEBRUARY 4, 1957, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK "D", PABLO BEACH SOUTH; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1, BLOCK "D", PABLO BEACH SOUTH, A DISTANCE OF 204.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK "D", MUNDY DRIVE TERRACE; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 1, 2, AND 3, BLOCK "D", MUNDY DRIVE TERRACE, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT 3; THENCE NORTHWESTERLY, ALONG THE WESTERLY LINE OF LAST SAID LOT 3 AND A SOUTHEASTERLY EXTENSION THEREOF ACROSS SAID 12 FOOT ALLEY AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK "D", PABLO BEACH SOUTH, A DISTANCE OF 229.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK "D", PABLO BEACH SOUTH; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOTS 1 AND 2, BLOCK "D", PABLO BEACH SOUTH, A DISTANCE OF 152.06 FEET TO THE POINT OF BEGINNING. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN LAWYERS TITLE INSURANCE COMPANY COMMITMENT NO. 0-031329-L, DATED MARCH 17, 2003.

SCHEDULE B-II EXCEPTIONS

AS FOUND IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT ORDER NO. 1286839, (MATTHEW WYCOFF AND ELIZABETH ALFUEENTE), WITH AN EFFECTIVE COMMITMENT DATE OF JUNE 6, 2022 AT 11:00 PM.

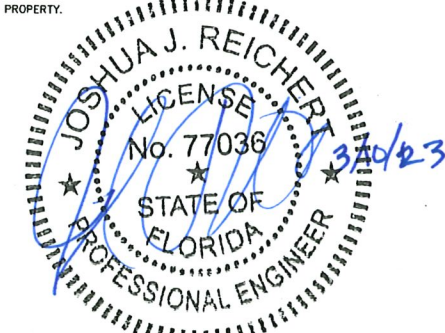
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY MATTER.
- a. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
b. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e. ANY LIEN OR RIGHT TOPRIVATE SERVICE FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER.
- ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. NOT A SURVEY MATTER.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE FEES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. NOT A SURVEY MATTER.
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. NOT A SURVEY MATTER.
- ALL MATTERS CONTAINED ON THE PLAT OF OFFICIAL MAP OF PABLO BEACH, AS RECORDED IN PLAT BOOK 3, PAGE 28, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AFFECTS SURVEY.
- ALL MATTERS CONTAINED ON THE PLAT OF MUNDY DRIVE TERRACE, AS RECORDED IN PLAT BOOK 15, PAGE 96, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AFFECTS SURVEY.
- GRANT OF EASEMENT FOR ELECTRICAL DISTRIBUTION LINES AS RECORDED IN O.R. BOOK 11809, PAGE 418, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AFFECTS AND BENEFITS PROPERTY.
- TERMS AND CONDITIONS OF THAT CERTAIN LEASE FROM ATUL PATEL AND RESHMA PATEL TO PATEL & BEDELL, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP, AS EVIDENCED BY DOCUMENT RECORDED JUNE 6, 2003, UNDER O.R. BOOK 11134, PAGE 1303, AND SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AS RECORDED IN O.R. BOOK 11223, PAGE 1152, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. NOT A SURVEY MATTER.
- TERMS AND CONDITIONS OF THAT CERTAIN LEASE FROM PATEL & BEDELL, LLP, A FLORIDA LIMITED LIABILITY PARTNERSHIP TO SDI OF JAX BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS EVIDENCED BY DOCUMENT RECORDED JUNE 6, 2003, UNDER O.R. BOOK 11134, PAGE 1310, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. NOT A SURVEY MATTER.

GENERAL SURVEY NOTES

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA. THE LANDS SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
- THE ADDRESS FOR THE PROPERTY SHOWN HEREON IS: 700 BEACH BOULEVARD, JACKSONVILLE BEACH, FLORIDA, 32250, ACCORDING TO THE DUVAL COUNTY PROPERTY APPRAISER'S WEBSITE.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT ORDER NO. 1286839, (MATTHEW WYCOFF AND ELIZABETH ALFUEENTE), WITH AN EFFECTIVE DATE OF JUNE 6, 2022 AT 11:00 PM, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND, FLOOD ZONE "X" (SHADED, AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD IN COASTAL FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD MAP NO. 12031C0417J, WITH AN EFFECTIVE DATE OF IDENTIFICATION OF NOVEMBER 2, 2018, FOR DUVAL COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT ACCESS TO BEACH BOULEVARD AND SHETTER AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE ARE 37 MARKED PARKING SPACES AND 2 HANDICAP DESIGNATED PARKING SPACES ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED SITE.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE CITY OF JACKSONVILLE BEACH. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
- NORTH PROTRACTED FROM PLAT.
- INTERIOR ANGLES AS PER FIELD SURVEY.
- THE PROPERTY SHOWN HEREON IS ZONED "C-2", WITH THE FOLLOWING SETBACK RESTRICTIONS:
 - FRONT SETBACK = 10 FEET
 - STREET SIDE SETBACK = 10 FEET
 - OTHER SIDE SETBACK = NONE
 - REAR SETBACK = NONE
 - HEIGHT RESTRICTION = 35 FEET
- THE PROPERTY DESCRIBED HEREON HAS AN AREA OF 32,607 SQUARE FEET, OR 0.75 ACRE.
- NO ENCROACHMENTS WERE FOUND ONTO OR FROM THE PROPERTY SURVEYED.
- PARKING RESTRICTIONS AFFECTING THE PROPERTY ARE AS FOLLOWS:
 - FOR A 1500 SQUARE FOOT BUILDING, 15 SPACES ARE REQUIRED;
 - FOR OUTDOOR EATING AREAS (800± SQUARE FEET), 4 SPACES REQUIRED.
- APPROVED ENGINEERING PLANS SHOW A TOTAL OF 39 SPACES (22 HANDICAP). (ALL AREAS ARE AS PER SAID APPROVED ENGINEERING PLANS).
- NO WETLANDS WERE OBSERVED OR LOCATED ON THE SUBJECT PROPERTY.

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MAR 10 2023

PLANNING & DEVELOPMENT



Wycoff, Elizabeth & Matthew
Jacksonville, FL 32250
(352) 219-3036

Bahama Buck's Project
Survey
Jacksonville Beach, FL 32250

JOSHUA REICHERT, P.E. FL. REG. NO. 77036
DATE:

Drawn: NSR	REVISION:	DATE:
Checked: JR		
Date: 3-6-23		
Scale: AS SHOWN		
File No.: 00001		
Sheet: 2	Of: 12	

(STATE ROAD NO. 212)

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~~POINT OF BEGINNING~~

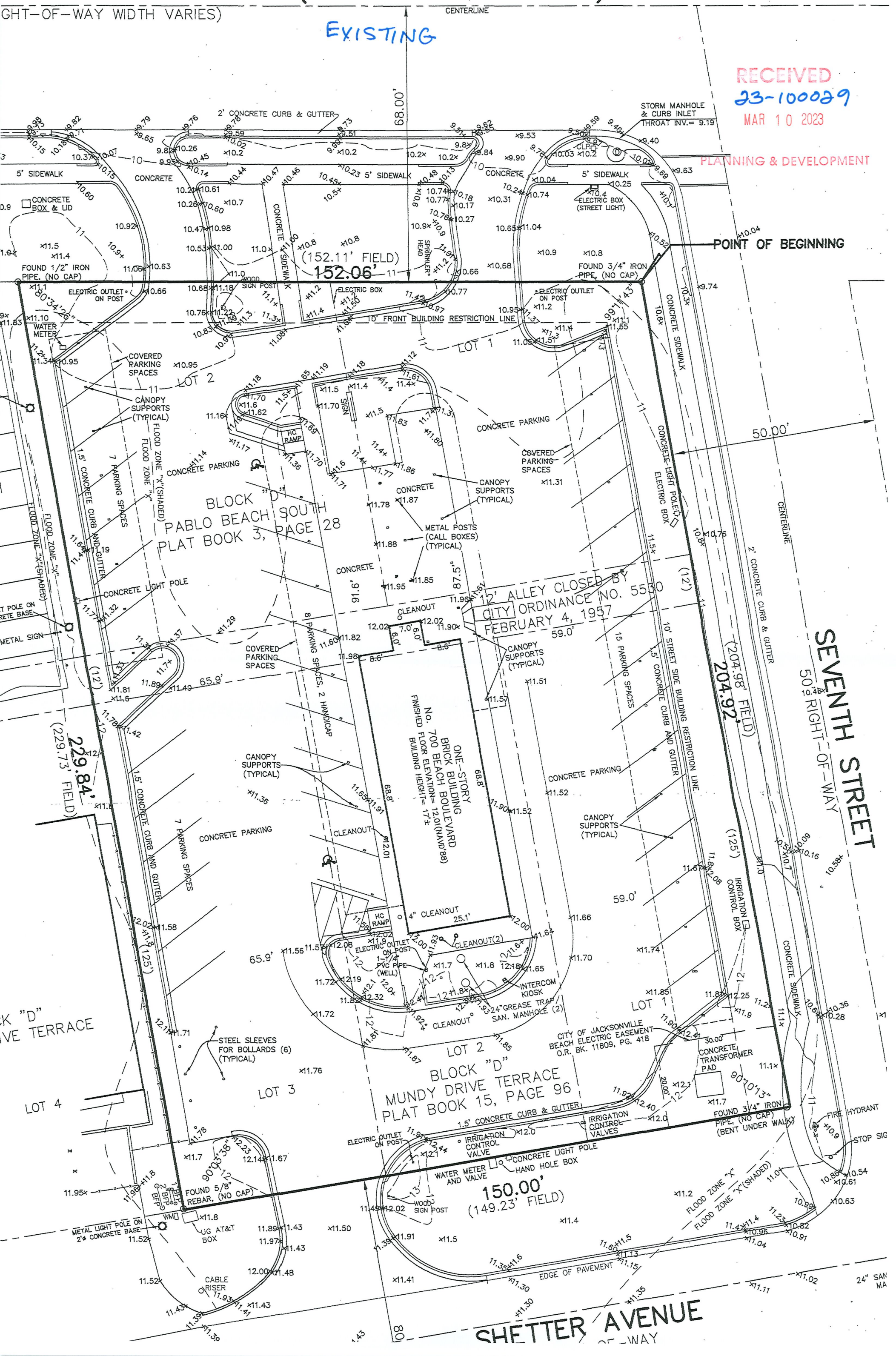
SHADED) BLOCK "D"
PABLO BEACH SOUTH
PLAT BOOK 3, PAGE 28

12' ALLEY CLOSED BY
CITY ORDINANCE NO. 5530
FEBRUARY 4, 1957

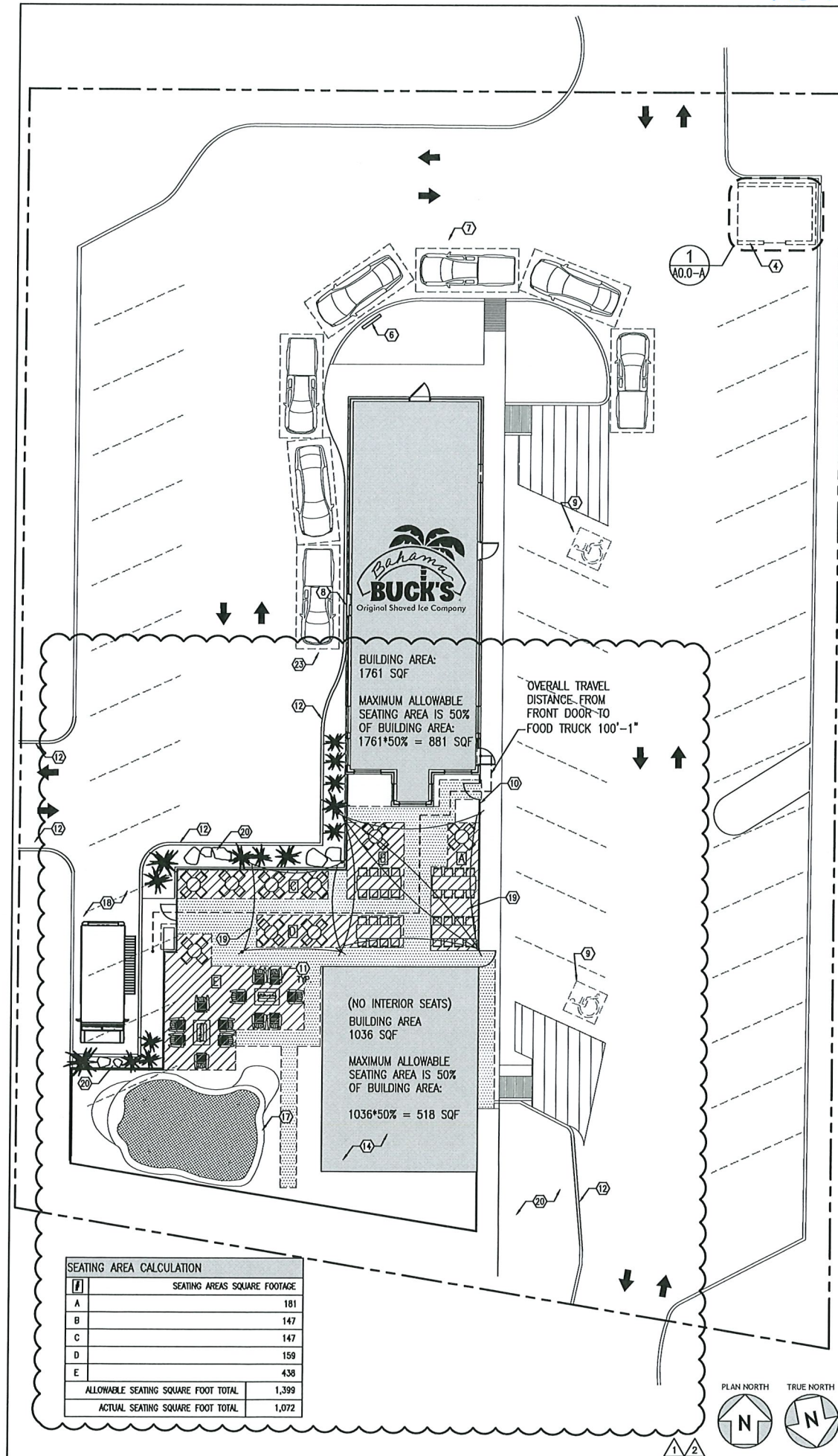
SEVENTH STREET
RIGHT-OF-WAY

BLOCK "D"
MUNDY DRIVE TERRACE
PLAT BOOK 15, PAGE 96
CONCRETE CURB & GUTTER

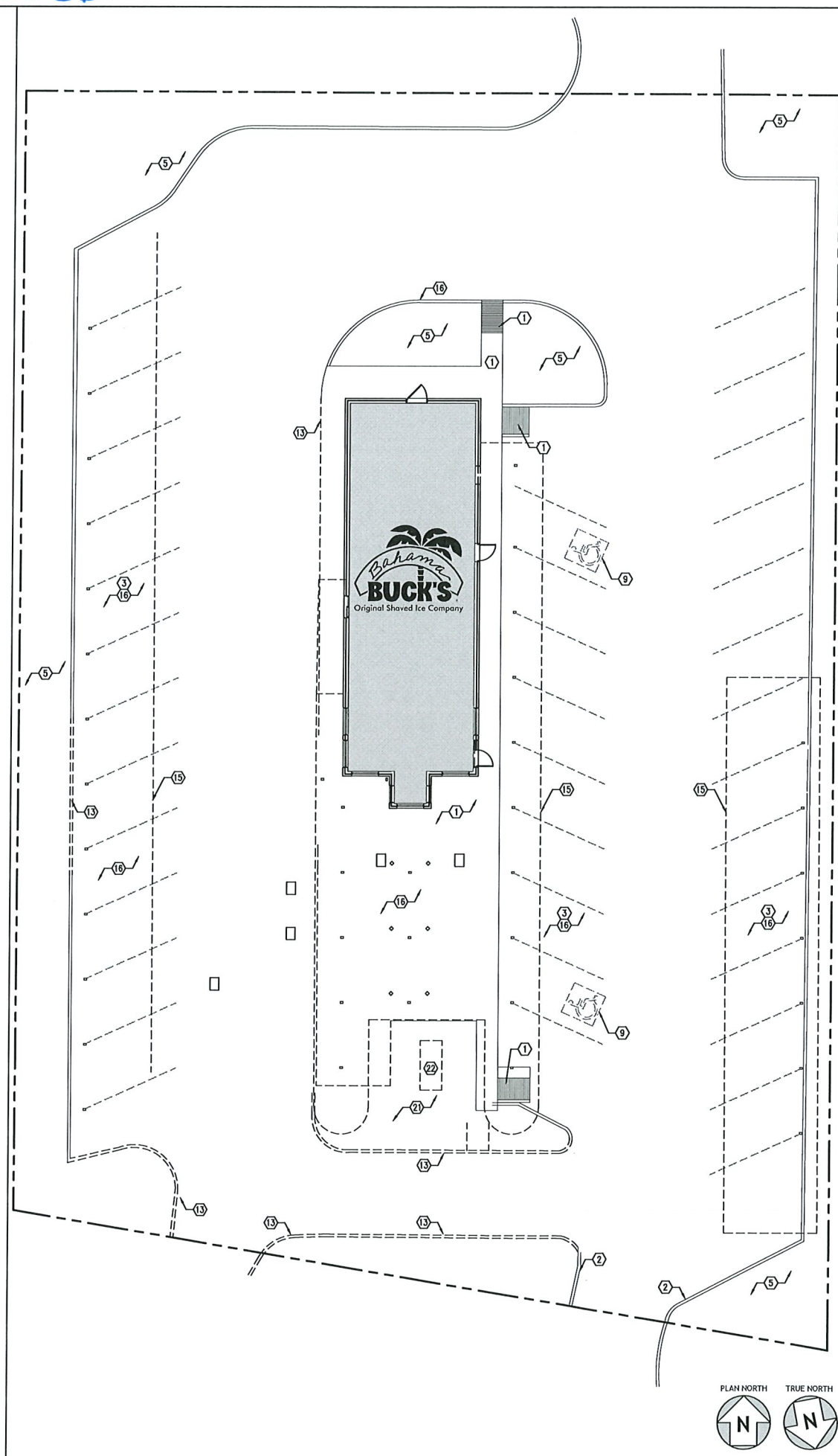
~~#1.30~~ ~~#1.30~~
SHEPHERD AVENUE
25-WAY



PROPOSED

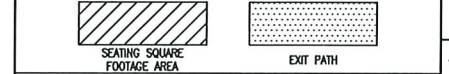


SITE PLAN (FOR REFERENCE ONLY) 1/16"=1'-0" 1



DEMO SITE PLAN (FOR REFERENCE ONLY) 1/16"=1'-0" 2

- GENERAL NOTES**
1. SITE PLAN IS FOR REFERENCE ONLY.
 2. GENERAL CONTRACTOR SHALL ENSURE ALL SIDEWALKS, ACCESSIBLE PATHS AND DRIVE LANE ARE CLEAR AT ALL TIMES.
 3. ALL EXISTING PARKING AND RAMPS TO REMAIN.
 4. TENANT SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE TO ALL CODE REQUIREMENTS, INCLUDING ADA.
 5. TENANT'S GENERAL CONTRACTOR SHALL ENSURE THAT CONCRETE POUR MATCHES EXISTING.
 6. TENANT SHALL BE RESPONSIBLE FOR ALL PERMITTING AND INSPECTIONS.
 7. REFER TO A0.1 FOR FINISH SCHEDULE.
- KEY NOTES**
1. EXISTING CONCRETE SIDEWALK, TYP. TO REMAIN.
 2. EXISTING CONCRETE CURB TO REMAIN, TYP.
 3. EXISTING PARKING, TYP. REPAINT STRIPES.
 4. NEW SINGLE DUMPSTER ENCLOSURE, RE: A4.0 AND CIVIL. MAINTAIN 10'X13' INTERNAL CLEARANCE.
 5. LANDSCAPE, TYP. RE: CIVIL.
 6. NEW MENU BOARD AND SPEAKER BY GENERAL CONTRACTOR.
 7. EXISTING DRIVE-THRU LANE, REFER TO CIVIL DRAWING AND ELECTRICAL.
 8. NEW DRIVE-THRU WINDOW.
 9. ACCESSIBLE PARKING, RE: CIVIL.
 10. NEW FENCE, RE: A4.0.
 11. EXTERIOR PAINT FURNITURE, REFER TO E01.0.
 12. NEW CURB, RE: CIVIL.
 13. REMOVE EXISTING CURB, RE: CIVIL.
 14. INFILL CONCRETE SIDE WALK, RE: CIVIL.
 15. REMOVE EXISTING CANOPY.
 16. REMOVE EXISTING SPEAKER AND POST, REPAIR CONCRETE.
 17. NEW PUT-PUT GREEN.
 18. NEW FOOD TRUCK PARK.
 19. NEW TENSILE CANOPY AND POSTS DESIGN AND INSTALL BY OTHERS. FOR DESIGN INTENT ONLY.
 20. NEW LANDSCAPING, RE: LANDSCAPING.
 21. REMOVE EXISTING LANDSCAPING.
 22. REMOVE EXISTING Pylon.
- FURNISHING NOTES**
1. HEIGHT OF TABLES AND COUNTERS SHALL BE 28" MINIMUM - 34" MAXIMUM.
 2. MANEUVERING CLEARANCE SHALL BE 30"x48".
 3. KNEE CLEARANCE SHALL BE 24" HIGH, 19" DEEP AND 30" WIDE.
- FIXED SEATING DETERMINED USING FOLLOWING FORMULA:
24 LINEAR INCHES = 1 OCCUPANT



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CORPORATE:
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5741 50TH STREET
LUBBOCK, TEXAS 79424
806.771.2189
www.bahamabucks.com

04.20.23

BAHAMA BUCK'S #FL1234
JACKSONVILLE BEACH
700 BEACH BLVD
JACKSONVILLE BEACH, FL 32250

CLIENT: SNO LIFE JAX, LLC



DATE	DESCRIPTION
08.28.22	CLIENT REVIEW ISSUE
12.22.22	ISSUE TO PERMIT

DATE	DESCRIPTION
4.11.23	CITY COMMENTS
4.20.23	CITY COMMENTS

SHEET TITLE:
SITE PLAN (FOR REFERENCE ONLY)

SHEET NUMBER:
A0.0

PROJECT NUMBER:
BBS22003