



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, June 26, 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 June 12, 2023

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

A. **PC#** 11-23
ADDRESS: 1220 Marsh Landing Pkwy, Jacksonville Beach
OWNER: EHP Jacksonville Hospitality LLC
APPLICANT: Sage Gainesville Hospitality

SUMMARY OF APPLICATION: **Conditional Use Application** for transfer of ownership for a hotel property located in the Industrial: I-1 zoning district, pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code. The property is located at 1220 Marsh Landing Parkway (Hampton Inn) RE#181778-0300, legally described as A Part of the William Hart Grant, Section 55, Township 3 South, Range 29 East, Duval County, FL, O/R #18325-504

PLANNING DEPARTMENT REPORT

A. There **will be no meeting** scheduled for July 10th, no items to discuss.

B. There **will be a meeting July 24th** to discuss amendments to the LDC for restaurant size in the CBD.

ADJOURNMENT

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a 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, June 12, 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.

ROLL CALL:

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

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

Chair Moehring reminded the Board all Financial Disclosure Form 1's are due July 3, 2023.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on May 22, 2023
- Joint Board Workshop held on May 31, 2023

CORRESPONDENCE: Mr. Popoli noted an updated Site Plan on the dais.

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 01-23 PUD Rezoning Application

Owner: 1110 Shetter Ave.
Blackburn Michael J
PO Box 3614
Ponte Vedra Beach, FL 32004

1147 S. 1st Ave.
1147 LLC
3646 Crossview Dr.
Jacksonville, FL 32224

Applicant: Beaches Emergency Assistance Ministry (BEAM)
850 S. 6th Avenue
Jacksonville Beach, 32250

Agent: Hunter Faulkner, Esq.
1 Independent Drive
Suite 1400
Jacksonville, FL 32202

Location: 1110 Shetter Avenue & 1147 S. 1st Ave.

Rezoning Application for a Planned Unit Development: PUD for property located at 1110 Shetter Avenue & 1147 S. 1st Ave. for the proposed expansion of the BEAM thrift retail business.

Staff Report:

Mr. Popoli summarized the following report for the record:

In December of 2022, staff met with the owners of the existing BEAM thrift store located on Shetter Avenue. The owners were seeking to expand the thrift retail operation from the rear of their existing structure at 1110 Shetter Ave to another structure located at 1147 S. 1st Ave, which is the structure immediately to the south of 1110. Upon discussion with the owners, it was noted that both the current location and the proposed expansion area were in the I-1 zoning district. General retail sales is not currently a permitted use in this zoning district. It was suggested as an option that they pursue a rezoning to both change the current business from a nonconforming use to conforming and additionally provide the same opportunity for the new property to the south at 1147 S 1st Ave, while also allowing some flexibility with regards to parking and paving materials.

Both properties were previously developed as commercial and/or industrial structures with improved parking. The I-1 zoning district allows for a number of both light industrial and warehousing uses, with some subordinate sales, in association with certain uses, such as industrial baking operations. It does not, however, allow for retail sales as a stand-alone use. The intent of the PUD is to retain all the existing I-1 uses, as the BEAM organization is leasing the structures and does not wish to have a negative impact on the long-term viability of these properties by reducing the potential uses they are currently entitled to in the I-1 zoning district list of permitted and conditional uses. Additionally, although the structures each have a paved parking area, the property at 1110 Shetter does not meet the retail sales requirements for parking.

The applicant is proposing to have the industrial standards for parking uses applied to the proposed new PUD. This would reduce the required parking number to the point that the existing parking on 1110 Shetter would be adequate. However, the 1147 S. 1st Avenue property also includes a large gravel parking area in addition to the required paved parking, and the site plan notes this. In essence, the proposed PUD would allow for this to serve as overflow parking if needed and also addresses the necessary additional parking needed for the 1110 Shetter Avenue property. With the use of the overflow parking in the gravel area, the subject properties combined would well exceed the minimum parking standard were they allowed by the PUD to utilize the gravel parking. Staff has no concerns with the proposed parking material of gravel for the overflow parking, as there will be more than adequate parking available, and each site will have adequate paved parking and required paved ADA spaces for each structure. Additionally, the existing gravel area will meet the 20% open space requirement of the PUD Preliminary Development Plan criteria.

The BEAM organization has been operating out of the 1110 Shetter location for many years, and this proposed application would bring the existing business into compliance as well as allow for the expansion of the use to the new structure. Additionally, with the inclusion of the new structure

in the PUD, the existing parking will be in compliance with the LDC. Additionally, the available overflow parking will alleviate any potential parking demand that exceeds what's currently there.

Based on the contents of the applicant and any supporting material contained in PC#01-23, staff Finds the proposed PUD rezoning request to be consistent with the Comprehensive Plan, as well as consistent with the criteria in section 34- 211(c) 1 through 10, and Section 34-348(j)(3) as applicable to the PUD Preliminary Development Plan.

Agent:

Hunter Faulkner, 1 Independent Drive, Suite 1400, Jacksonville, provided background on the item.

A brief discussion ensued about industrial uses.

Public Hearing:

The following spoke in opposition of the application:

- Sam Thomas, 2249 South Beach Parkway, Jacksonville Beach

The following spoke in support of the application:

- Willie McLaurin, 102 11th Street South, Jacksonville Beach

Mr. Faulkner addressed the public concerns.

Chair Moehring closed the public hearing.

Discussion: A brief discussion ensued about the industrial uses and PUD.

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to recommend approval of PC# 01-23.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Monday, June 26, 2023. There is one scheduled case.

Mr. Popoli noted the consultants' results from the Comprehensive Plan / Land Development Code workshops are now available, and staff would begin working on drafts.

Mr. Dahl stated he would be absent from the next meeting on June 26, 2023.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:33 P.M.

Submitted by: Callie Rayeski-Bowling
City Clerk

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	06/16/2023
SUBJECT:	June 26, 2023 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 26, 2023 Planning Commission Meeting.

NEW BUSINESS:

PC#11-23, Transfer of Conditional Use

OWNER: EHP Jacksonville Hola, LLC
55 Fifth Avenue South, Suite 1605,
New York, NY 10003

APPLICANT: Sage Gainsville Hospitality, LLC
1824 Town Center Blvd. Suite 202,
Fleming Island, FL 32003

AGENT: Gary Patel
1824 Town Center Blvd, Suite 202
Fleming Island, FL 32003

LOCATION: 1220 Marsh Landing Parkway
RE# 181778-0300

REQUEST: Conditional Use application for the transfer of ownership of an existing hotel in the Industrial District: I-1 Zoning District, pursuant to section 34-346(d)(7) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located south of JTB, on the south side of Marsh Landing Parkway, to the west of the intersection of Marsh Landing Parkway and South Beach Parkway. The property is currently developed as a roughly 58,000 square foot hotel, constructed in 1999. The hotel has been in continuous operation from construction to the present day. The use of Hotel is a Conditional Use in the I-1 zoning district. The property was initially approved for Conditional Use in 1998, and has changed ownership with a transfer of Conditional Use approval several times. Most recently through the approval of PC#4-18 in March of 2018.

The current applicant is the new buyer of the property. As part of the agreement for sale, the new owners (applicants) will have to obtain a transfer of Conditional Use approval for the sale to go through. The intent is to continue to operate the



location as a hotel.

Surrounding Zoning Districts include I-1 adjacent to the west, PUD adjacent to the south, PUD adjacent to the east, and RS-1 across JTB to the north. Current surrounding uses are as follows: office use to the west, multifamily to the south, commercial shopping center to the east, and single family across JTB to the north. Based both on the past performance of the existing hotel and the intent to continue to operate the location as a hotel, the continued use as a hotel would not negatively impact the surrounding area.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval of PC#11-23.**

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

RECEIVED

MAY 30 2023

PC No. 11-23
AS/400# 23-10009
HEARING DATE 6-26-23

PLANNING & DEVELOPMENT

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: EHP Jacksonville Hola, LLC
Mailing Address: 55 Fifth Avenue, Suite 1605
New York, NY 10003

Telephone: 212-533-9644
Fax: N/A
E-Mail: kp@chelanadvisors.com

Applicant Name: Sage Gainesville Hospitality, LLC
Mailing Address: 1824 Town Center Blvd., Suite 202
Fleming Island, FL 32003

Telephone: 207-608-7590
Fax: N/A
E-Mail: gpatel@aonhg.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

181778-0300

Street address of property and/or Real Estate Number: 1220 Marsh Landing Pkwy, Jacksonville Beach, FL

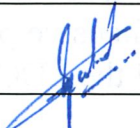
Legal Description of property (attach copy of deed): Attached Copy of Special Warranty Deed

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

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

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

Describe the proposed conditional use and the reason for the request: _____
Conditional Use Application for the transfer of ownership of an existing hotel. We will continue to operate the hotel in the similar fashion.

Applicant Signature: 

Date: 05/30/2023



Vicinity Map



Map data ©2023 500 ft

RECEIVED

MAY 30 2023

PLANNING & DEVELOPMENT



Vicinity Map - Close Look



Map data ©2023 Google 100 ft

Doc. Stamps \$ 77,747.60
Rec. Fee \$ 35.50
\$ 77,783.10

SPECIAL WARRANTY DEED

RECEIVED

MAY 30 2023

PLANNING & DEVELOPMENT

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Mary Jo Carney, Esq.
Powell, Carney, Maller, P.A.
One Progress Plaza, Suite 1210
St. Petersburg, Florida 33701
Tel: 727-898-9011

TAX PARCEL ID. NO.: 181778-0300

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 21st day of March, 2018, by **MIC JBF LLC**, a Minnesota limited liability company, whose address is 202 W. Superior St., Ste. 321, Duluth, Minnesota 55802 (hereinafter referred to as the "**Grantor**"), to **EHP JACKSONVILLE HOLA, LLC**, a Delaware limited liability company, whose address is 55 Fifth Avenue, Suite 1605, New York, NY 10003 (hereinafter referred to as the "**Grantee**");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Duval County, Florida more particularly described on **Exhibit A** attached hereto and by this reference incorporated herein (hereinafter referred to as the "**Subject Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year **2018** and thereafter, and those permitted encumbrances described on **Exhibit B** attached hereto and by this reference incorporated herein, provided that reference to any such permitted encumbrance shall not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

Alan L. Apter
Signature of Witness #1

Alan L. Apter
Printed Name of Witness #1

Brenda L. Apter
Signature of Witness #2

Brenda L. Apter
Printed Name of Witness #2

SELLER:

MIC JBF LLC, a Minnesota limited liability company

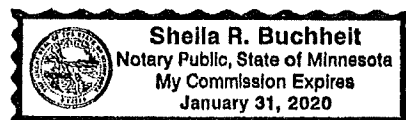
By: MAC Administrators XVII, Inc., a Minnesota corporation, its managing member

By: Abbot G. Apter
Name: Abbot G. Apter
Title: President

STATE OF MINNESOTA
COUNTY OF ST. LOUIS

The foregoing instrument was acknowledged before me this 13th day of March, 2018, by Abbot G. Apter, as President of MAC Administrators XVII, Inc., Inc., a Minnesota corporation, as managing member of **MIC JBF LLC**, a Minnesota limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)



Sheila R. Buchheit
Notary Public Signature

Sheila R. Buchheit
(Name typed, printed or stamped)

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (FEE SIMPLE PARCEL):

A PART OF THE WILLIAM HART GRANT, SECTION 55, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 55 WITH THE LINE DIVIDING DUVAL COUNTY FROM ST. JOHNS COUNTY; THENCE NORTH 14°08'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 731.13 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE NORTH 08°41'15" WEST, A DISTANCE OF 32.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°51'00" WEST, ALONG THE CENTER OF A 100 FOOT WIDE DRAINAGE EASEMENT AS DESCRIBED IN DEED BOOK 1740, PAGE 202 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 323.17 FEET; THENCE DUE NORTH, A DISTANCE OF 399.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (STATE ROAD NO. 202), THE SAME ALSO BEING A SERVICE ROAD POSTED AS MARSH LANDING PARKWAY; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) NORTH 88°09'14" EAST, A DISTANCE OF 197.07 FEET; 2) NORTH 01°50'46" WEST A DISTANCE OF 3.00 FEET; 3) NORTH 88°09'14" EAST A DISTANCE OF 16.00 FEET; 4) SOUTH 01°50'46" EAST A DISTANCE OF 3.00 FEET; 5) NORTH 88°09'14" EAST A DISTANCE OF 48.83 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SECTION 55; THENCE SOUTH 08°41'15" EAST A DISTANCE OF 406.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT):

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS MARSH LANDING BOULEVARD CONTAINED IN THE GRANT OF EASEMENT DATED NOVEMBER 19, 1997, RECORDED NOVEMBER 20, 1997 IN O.R. BOOK 8781, PAGE 1999; AS AFFECTED BY: THE AMENDMENT TO GRANTS OF EASEMENTS DATED JULY 1, 1998, RECORDED JULY 8, 1998 IN O.R. BOOK 9001, PAGE 5, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3 (EASEMENT):

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ENTRANCEWAY, DRAINAGE AND UTILITIES CONTAINED IN THE DECLARATION OF CROSS EASEMENT DATED AS OF NOVEMBER 7, 1997, RECORDED NOVEMBER 20, 1997 IN O.R. BOOK 8781, PAGE 2006, RECORDED DECEMBER 8, 1997 IN O.R. BOOK 8795, PAGE 1526; AS AFFECTED BY: THE FIRST AMENDMENT TO DECLARATION OF CROSS EASEMENT DATED AS OF JULY 1, 1998, RECORDED JULY 8, 1998 IN O.R. BOOK 9001, PAGE 14, DUVAL COUNTY RECORDS.

PARCEL 4 (EASEMENT):

NON-EXCLUSIVE EASEMENT FOR DRAINAGE CONTAINED IN THE DRAINAGE EASEMENT DATED NOVEMBER 24, 1997, RECORDED DECEMBER 4, 1997 IN O.R. BOOK 8792, PAGE 1816, DUVAL COUNTY RECORDS.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Drainage Easement in favor of Duval County Mosquito Control District recorded in Deed Book 1740, Page 202 as affected by the Disclaimer of Interest in Mosquito Control Ditch recorded in Official Records Book 7970, Page 2040.
3. Boundary Line Agreement by and between Marsh Landing Business Patel, Ltd. and The City of Jacksonville Beach recorded in Official Records Book 8211, Page 2235.
4. Terms, conditions and provisions contained in that certain Grant of Easement by and between, Marsh Landing Business Park Owners Association, Inc. and MLOP, Inc., recorded in Official Records Book 8781, Page 1999 as affected by the Amendment to Grants of Easement recorded in Official Records Book 9001, Page 5.
5. Covenants, easements and agreements contained in that certain Declaration of Cross Easement by and between, Marsh Landing Business Park Ltd., and Marsh Landing Business Park Owners Association, Inc. and MLOP, Inc., recorded in Official Records Book 8781, Page 2006, and re-recorded in Official Records Book 8795, Page 1526 as affected by the First Amendment to Declaration of Cross Easement recorded in Official Records Book 9001, Page 14.
6. Terms, conditions and provisions contained in that certain Drainage Easement by and between, Marsh Landing Business Park Ltd., and Marsh Landing Business Park Owners Association, Inc. and MLOP, Inc., recorded in Official Records Book 8792, Page 1816. (as to Parcel 4 (Easement))
7. Easement in favor of Bellsouth Telecommunication, Inc. recorded in Official Records Book 9781, Page 1194.
8. Grant of Easement for Electrical Distribution Lines in favor of the City of Jacksonville Beach, recorded in Official Records Book 9831, Page 598 and re-recorded in Official Records Book 9856, Page 465.
9. Easement and Dedication of Facilities by and between Marsh Landing Hotel Associates, LLC and the City of Jacksonville Beach, recorded in Official Records Book 9831, Page 603.
10. Grant of Easement for Electrical Distribution Lines in favor of the City of Jacksonville Beach, recorded in Official Records Book 10060, Page 1053.
11. Rights of hotel guests, if any.

NOTE: All recording references in this Exhibit refer to the Public Records of Duval County, Florida.

May 25, 2023

City of Jacksonville Beach
Department of Planning & Development
Attention: Christian Popoli, Senior Planner
11 North Third Street
Jacksonville Beach, FL 32250
Planning@jaxbchfl.net

RECEIVED
PC #11-23
JUN 12 2023
23-100059.
PLANNING & DEVELOPMENT

RE: Authorization to Submit Conditional Use Application / Transfer of ownership of an existing hotel
Industrial: I-1 zoning district, located at 1220 Marsh Landing Parkway (Hampton Inn)

Mr. Popoli,

We are the current legal owner of the Hampton Inn Hotel located at 1220 Marsh Landing Parkway Jacksonville Beach, FL 32250 (the "Property"). The Property is under negotiation to be sold to Sage Gainesville Hospitality, LLC, a Florida limited liability company ("Purchaser").

As part of said sale transaction and transfer of ownership, Purchaser is required to obtain Conditional Use Approval pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code to continue to operate the Property as a hotel.

This correspondence shall serve as our authorization and approval for Purchaser to submit the application for Conditional Use Approval to the City of Jacksonville Beach Planning Commission.

Thank you,



Kenneth Picache, Manager
EHP Jacksonville HOLA LLC, a Delaware limited liability company

STATE OF CO
COUNTY OF Arapahoe

The foregoing instrument was sworn to, subscribed to and acknowledged before me by means of physical presence this 30 day of May 2023, by Kenneth Picache, Manager of EHP Jacksonville HOLA LLC, a Delaware limited liability company, on behalf of the Company, who did take an oath and who is/are personally known to me or ✓ produced Colorado DL as identification.

STEVEN ZAUGG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034009024
MY COMMISSION EXPIRES 03/14/2027


Notary Public
My Commission Expires: 03.14.2027

