



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, October 23, 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 September 11, 2023

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

A. **PC#** 18-23
ADDRESS: 818 Beach Blvd
OWNER: H & H Enterprises, Inc.
APPLICANT: Elaine Ashourian/Amoureuuses Management, Inc.

SUMMARY OF APPLICATION: Conditional Use Application 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. The property is located at 818 Beach Boulevard, (Beach Bowl) RE#175457-0000, legally described as Lots 1 through 12, Block E, *Mundy Drive Terrace*, together with a part of Lots 1 through 4, Block E, *Pablo Beach South* less and except lands contained in Official Records Book 1800, Page 89.

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Monday, November 13, 2023. There are three scheduled cases.
- B. Future Meeting Dates -Does the Commission intend on holding meetings on the following dates: 11/27/23. 12/26/23

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, September 11, 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 (absent)
Board Members: David Dahl Justin Lerman Nicholas Andrews
(absent)
Alternates: Justin Henderson (absent) Debbie Cole (absent)

Director of Planning and Development Heather Ireland, City Attorney Sandra Robinson, and Administrative Assistant Callie Rayeski-Bowling 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 July 24, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 13-23 Conditional Use Application

Owner: Jeanell Wilson
3090 3rd Street South
Jacksonville Beach, FL 32250

Applicant: Laura Gamel & Medley Baumgartner
1302 18th Avenue North
Jacksonville Beach, FL 32250

Agent: Alexis Gamel
1302 18th Avenue North
Jacksonville Beach, FL 32250

Location: 3082 3rd Street South

Conditional Use Approval for a new two-chair hair salon for a property located in the Commercial Professional Office: CPO zoning district, pursuant to Section 34-341(d)(2) of the Jacksonville Beach Land Development Code.

Staff Report:

Planning & Development Director Ms. Ireland summarized the following report for the record:

The subject property is located in the CPO zoning district. The site consists of an existing mixed-use office and commercial structure with several rentable units. The site received a variance in 1988 for parking and landscaping reduction in conjunction with a substantial remodel of the existing structure. In a majority of the commercial zoning districts, personal service is an allowable use without conditional use approval needed. In the CPO zoning district, a conditional use is required for a hair salon. The applicant is proposing a 2-chair hair salon, which is a low-intensity use for the CPO district. As part of an existing shopping center, there are no planned external changes. However, internal renovations may be needed. The proposed use will not exceed the minimum parking standard for the existing shopping center.

Surrounding uses include a second mixed-use commercial structure to the north, owned by the same land owner, a multifamily property to the west, office use to the south, across 32nd Avenue South, and a single-family home to the east, across 3rd Street South. Approval of the proposed conditional use for a 2-chair hair salon will not negatively affect the surrounding property or be out of character with the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#13-23.

Applicant: A representative for the case was not present.

Public Hearing:

No one came forth to speak. Chair Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Dahl, seconded by Mr. Lerman, to approve #PC 13-23.

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

The application was unanimously approved.

(B) PC# 14-23 Conditional Use Application

Owner: LUBIS Inc.
11633 Beach Blvd
Jacksonville, FL 32246

Applicant: Soberano Restaurant Group III LLC
500 3rd Street
Jacksonville Beach, FL 32250

Agent: Robert Richardson
814 1st Street N, Apt 204
Jacksonville Beach, FL 32250

Location: 500 3rd Street North

Conditional Use Approval for outdoor restaurant seating for a new restaurant on the site of a former restaurant located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland summarized the following report for the record:

The subject property is an existing restaurant structure previously occupied by Pita Pit, located at the southwest corner of 3rd Street North and 4th Avenue North, within the C-1 zoning district. The site was developed as a restaurant initially and has been continuously used for restaurant use. The proposed conditional use would allow the new restaurant to utilize the existing front covered porch facing 3rd Street for outside seating. There is an existing variance for parking off-street parking that was utilized in the construction of the building. The applicant is not proposing any changes to the physical site beyond adding tables and chairs on the front porch. The proposed outside seating conditional use would not negatively affect the surrounding area.

Surrounding uses include commercial / retail to the north, commercial / office use to the south, office use to the west, and office use to the east, across 3rd Street North. The proposed use of a restaurant with outside seating is consistent with the C-1 zoning standards and is consistent with the surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#14-23.

Agent:

Robert Richardson, 814 1st Street North, Apt 204, Jacksonville Beach, provided background on the item.

Public Hearing:

No one came forth to speak. Chair Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Lerman, seconded by Mr. Dahl, to approve #PC 14-23.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The September 25, 2023, Planning Commission meeting will be canceled for lack of business items.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:11 P.M.

Minutes of the Planning Commission
September 11, 2023

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department
DATE:	10/10/2023
SUBJECT:	PC#18-23: Conditional Use Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 23, 2023 Planning Commission Meeting.

PC#18-23: Conditional Use

OWNER: H & H ENTERPRISES INK
7880 Gate Parkway, suite 300
Jacksonville, FL 32256

APPLICANT: Elaine Ashourian
AMOUREUSES MANAGMNET INC
7880 Gate Parkway, suite 300
Jacksonville, FL 32256

AGENT: Randall Whitfield
7880 Gate Parkway, suite 300
Jacksonville, FL 32256

LOCATION: 818 Beach Boulevard
Jacksonville Beach, FL 32250
RE# 175457-0000

REQUEST: **Conditional Use Application** 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.

COMMENTS: The subject property is located along the south side of Beach Boulevard, bordered to the east by 8th Street South, to the west by 9th Street South, and to the south by Shetter Avenue. The property is comprised of 3/4 of the entire block, with one out-parcel at the northwest corner of the block adjacent to 9th Street South. The property is the location of Beach Bowl, currently under renovation to redevelop the site into a new, more up-scale bowling alley and restaurant. The property was granted a series of variances to address existing nonconformities with the structure and its placement on the property historically, and to address the lack of extra parking, caused by the addition of the new restaurant. The application for variance was granted in February of 2021, when the project began.

The new design of Beach Bowl includes a large restaurant with a second story



covered balcony seating area on the northeast corner of the structure. As the project gets closer to completion, the applicant has requested Conditional Use approval for the outside seating.

Adjacent uses to the north include Sunrise Surf Shop (retail), which occupies the northwest corner of the same block as Beach Bowl on the previously mentioned out-parcel. Additionally, to the north, across Beach Boulevard, is a check cashing office, a retail bicycle store, and the BlueWater multifamily community. To the east is a small strip commercial center with many tenants, all commercial in nature. To the west is a doctor's office. To the south is a mix of uses, including a contractor's office, the nonprofit mission house, a car repair facility, and a small multifamily structure on the far west of the southern block, farthest from the outside seating area, and sheltered from any exposure to the outside seating by the Beach Bowl building itself.

Based on the location of the building on the lot, the outside seating will be set far back on the lot, not immediately adjacent to Beach Boulevard. The design of the outside seating area places it on the second story, and it wraps the northeast corner of the structure, half facing Beach Boulevard, the other half oriented towards the east, and 8th Street South. The closest adjacent uses to the outside seating area will be the Sunrise Surf Shop, which shares the block with Beach Bowl, and a multi-tenant commercial center across 8th Street South, to the east. Based on the design, height and location of the proposed outside seating area, and the general intense commercial nature of the Beach Boulevard corridor, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#18-23**.

ATTACHMENTS:

1. PC 18-23

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. 18-23
AS/400# 23-100109
HEARING DATE 10-23-23

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.

SEP 29 2023

APPLICANT INFORMATION

Land Owner's Name: H & H ENTERPRISES INC
Mailing Address: 7880 Gate Parkway Suite 300 Jacksonville FL 32256

Telephone: (904) 992-9000
Fax: (904) 992-9389
E-Mail: gabe@ashproperties.com

Applicant Name: Elaine Ashourian/AMOUREUSES MANAGEMENT, INC.
Mailing Address: 7880 Gate Parkway Suite 300 Jacksonville FL 32256

Telephone: (904) 607-7070
Fax: (904) 992-9389
E-Mail: randalljax@yahoo.com

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

Agent Name: Randall Whitfield
Mailing Address: 7880 Gate Parkway Suite 300 Jacksonville FL 32256

Telephone: (904) 607-7070
Fax: (904) 992-9389
E-Mail: randalljax@yahoo.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 818 BEACH BLVD JACKSONVILLE BEACH 32250, 175457 0000

Legal Description of property (attach copy of deed): 15-96 33-2S-29E MUNDY DRIVE TERR S/D
LOTS 1 TO 12(EX O/R 1800-89) BLK E, 3-28 PABLO BEACH SOUTH PT LOTS 1,2,3 RECD O/R 1020-334 BLK E

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

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

Code section(s) applicable to the requested conditional use: Sec. 34-407

Describe the proposed conditional use and the reason for the request:
Conditional Use for Outside Seating

Applicant Signature:  Date: 9/29/23

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.

PC 18-23
23-100109
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Detail by Entity Name

Florida Profit Corporation
H & H ENTERPRISES, INC.

Filing Information

Document Number 222010
FEI/EIN Number 59-6075383
Date Filed 03/28/1959
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 07/22/2022
Event Effective Date NONE

Principal Address

7880 GATE PKWY
300
JACKSONVILLE, FL 32256

Changed: 04/23/2008

Mailing Address

7880 GATE PKWY
300
JACKSONVILLE, FL 32256

Changed: 04/23/2008

Registered Agent Name & Address

Amoureuuses Management, Inc.
7880 GATE PKWY
300
JACKSONVILLE, FL 32256

Name Changed: 04/07/2013

Address Changed: 04/23/2008

Officer/Director Detail

Name & Address

Title P

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CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Profit Corporation
AMOUREUSES MANAGEMENT, INC.

Filing Information

Document Number	P08000111481
FEI/EIN Number	26-3983931
Date Filed	12/30/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/15/2012

Principal Address

7880 GATE PARKWAY SUITE 300
JACKSONVILLE, FL 32256

Mailing Address

7880 Gate Parkway
Suite 300
JACKSONVILLE, FL 32256

Changed: 04/25/2016

Registered Agent Name & Address

Ashourian, Elaine
7880 GATE PARKWAY SUITE 300
JACKSONVILLE, FL 32256

Name Changed: 04/25/2016

Address Changed: 04/25/2016

Officer/Director Detail

Name & Address

Title PD

ASHOURIAN, ELAINE
7880 GATE PARKWAY SUITE 300
JACKSONVILLE, FL 32256

23-100109
PC. 18-23

Owner Authorization

I, Elaine Ashourian, Director / Officer of Amoureuses Management, Inc., a Florida Corporation, which is the manager of H & H Enterprises, Inc., a Florida Corporation, which is the Owner of the property located at 818 Beach Blvd., Jacksonville Beach, FL, do authorize Randall Whitfield to make an Conditional Use Application at 818 Beach Blvd., Jacksonville Beach FL.

x 
Elaine Ashourian

9/29/23
Date

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**PLANNING
DEPARTMENT**

STATE OF FLORIDA
COUNTY OF DUVAL

The forgoing instrument was acknowledged before me this 29th day of September 2023 by Elaine Ashourian, Officer / Director of Amoureuses Management, Inc, a Florida Corporation which is Manager of H & H Enterprises, Inc.. She is personally known to me.


Notary

My commission expires:



TERESA BURKE
Commission # HH 336155
Expires March 23, 2027

CERTIFIED MAIL RETURN - RECEIPT REQUESTED 23-100109

CM# 7017 3040 0000 2086 2419

February 5, 2021

H & H Enterprises, Inc.
Randall Whitfield
7880 Gate Parkway Suite 300
Jacksonville, FL 32256



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**PLANNING
DEPARTMENT**

RE: **DEVELOPMENT ORDER**

BOA#20-100174

818 Beach Boulevard

Lots 1 through 12, Block E, *Mundy Drive Terrace*, together with a part of
Lots 1 through 4, Block E, *Pablo Beach South*, less and except lands
contained in Official Records Book 1800, Page 89

Dear Mr. Whitfield,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, February 2, 2021, in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider the above application(s) for a variance from the requirements of the Land Development Code.

As indicated in the application(s), the following deviations were requested:

- 34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum;
- 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum;
- 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum;
- 34-377 for 86 on-site parking spaces in lieu of 108 spaces required; and
- 34-425(b)(1), for a landscaped area adjacent to the public right-of-way of 0 feet in lieu of 5 feet minimum

Based on the review and discussion of said application(s) and the consideration of any testimony provided during the duly advertised public hearing, the Board of Adjustment determined this application for development met the standards applicable for authorizing a variance pursuant to Land Development Code Section 34-286.

The requested variance was **Amended and Approved** by the Board as follows:

- 34-343(e)(3)a, for a rear yard setback of 0 feet in lieu of 10 feet minimum;
- 34-343(e)(5), for 86% lot coverage in lieu of 85% maximum;
- 34-373(d) for a parking area setback of 0 feet in lieu of 5 feet minimum;
- 34-377 for 96 on-site parking spaces in lieu of 108 spaces required; and
- 34-425(b)(1), for a landscaped area adjacent to the public right-of-way of 0 feet in lieu of 5 feet minimum

To rectify existing non-conformities and allow for a substantial improvement and an addition to an existing commercial building.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



PC 18-23

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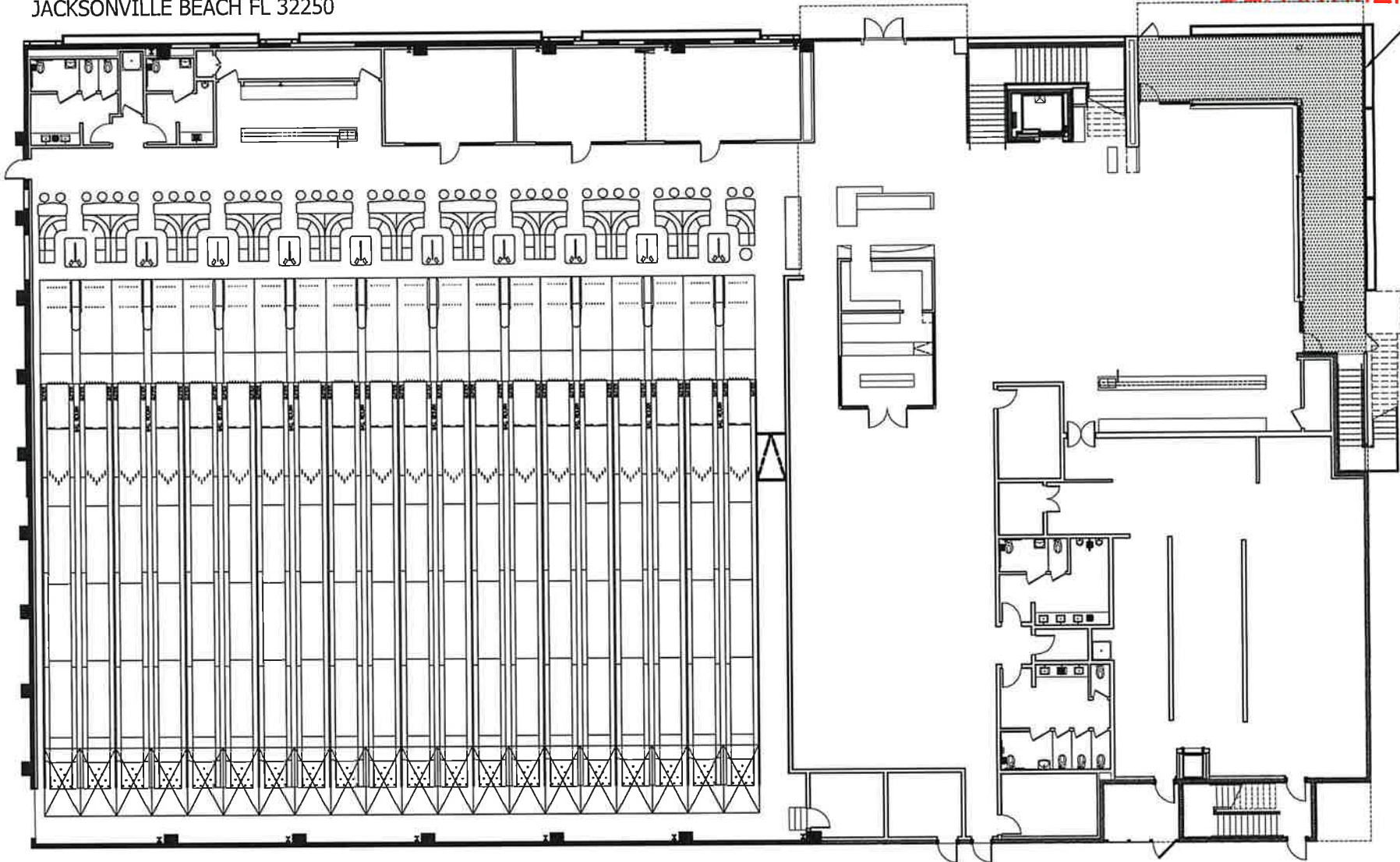


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FIRST FLOOR
BEACH BOWL 818 BEACH BLVD
JACKSONVILLE BEACH FL 32250

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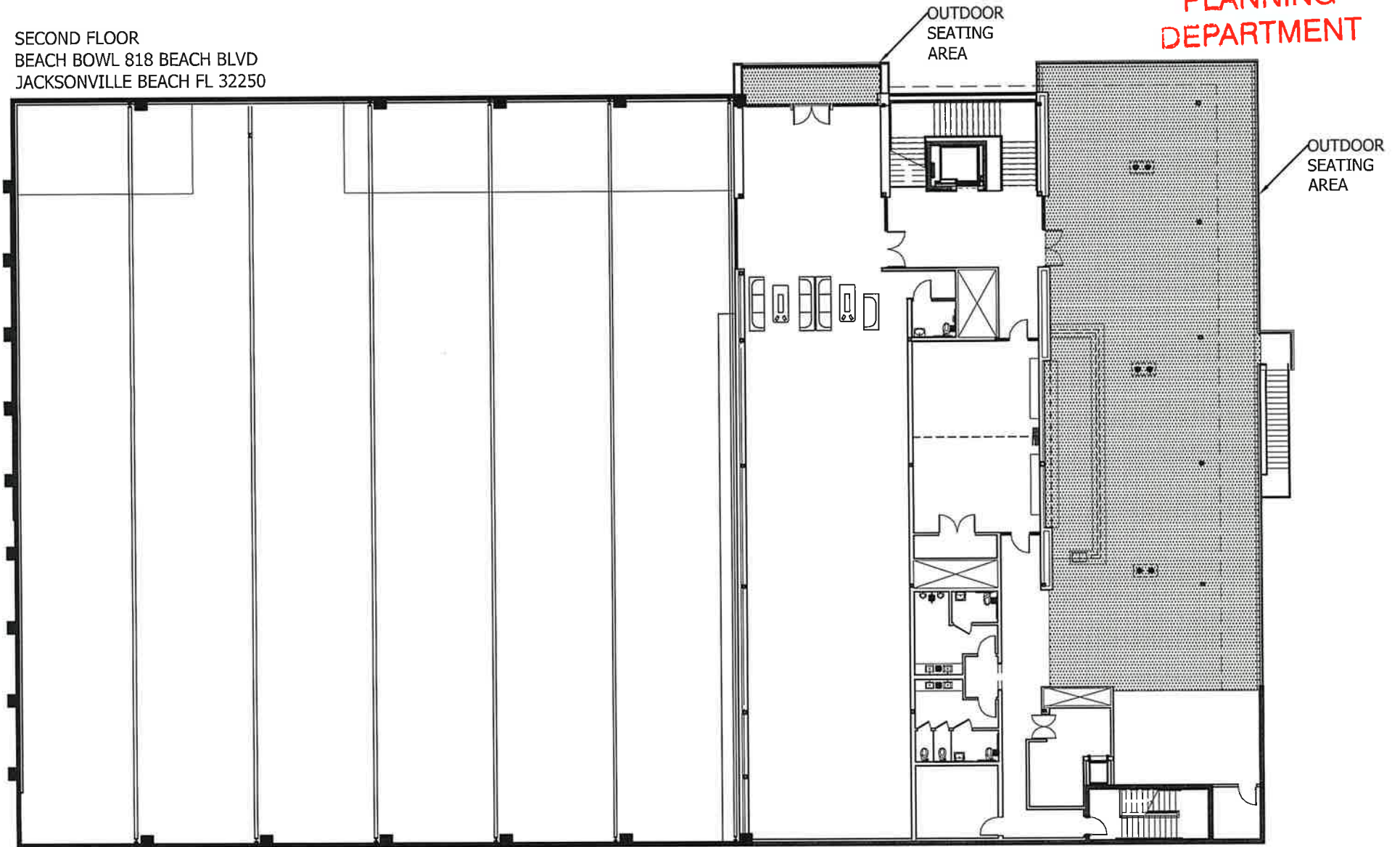
OUTDOOR
SEATING
AREA



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SECOND FLOOR
BEACH BOWL 818 BEACH BLVD
JACKSONVILLE BEACH FL 32250

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