City of Jacksonville Beach

Agenda

Planning Commission

11 North Third Street
Jacksonville Beach, Florida

Monday, March 25, 2024 **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), Nicholas Andrews (Vice-Chair), Dave Dahl, Justin Lerman, Colleen White
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

A. Regular Planning Commission Meeting Held on February 12, 2024

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

A. **PC#** 02-24
ADDRESS: 725 3rd Street North
OWNER: Parrish Rentals, LLC
APPLICANT: Brent Parrish

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the renovation of a multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located 725 3rd Street North, RE#174266-0000, legally described as Lot 6, Block 73, Pablo Beach Improvement Company's Plat of Part of the Northern Portion of Pablo Beach, a subdivision according to the plat thereof recorded at Plat Book 5, Page 66.

B. **PC#** 03-24
ADDRESS: "0" St. Augustine Boulevard
OWNER: Orender Group, LLC
APPLICANT: MG Orender
AGENT: Paul Frase
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the construction of a

two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at “0” St. Augustine Boulevard, RE#180544-0000, legally described as The West ½ of Lot 21 and all of Lot 22, Block 10, Replat Unit No. 1, Atlantic Shores, according to plate thereof as recorded in Plat Book 14, pages 39 and 40.

PLANNING DEPARTMENT REPORT

A. The next Planning Commission meeting will be held April 8, 2024.

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 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, February 12, 2024, 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:	Nicholas Andrews		
Board Members:	David Dahl	Justin Lerman	Colleen White
Alternates:	Debbie Cole	Justin Henderson (absent)	

Senior Planner Christian Popoli, and Administrative Assistant Monica McDaniel were also present.

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

- Regular Planning Commission Meeting held on January 22, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS:

(A) PC# 21-23 Conditional Use Application

Owner: Atkins Builders, Inc.
P.O. Box 51262
Jacksonville Beach, FL 32240

Applicant: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

Agent: John Atkins
P.O. Box 51262
Jacksonville Beach, FL 32240

Location: 215 N 19th Avenue

Conditional Use Application to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 215 N 19th Ave, RE#175442-0000, legally described as Lot 7, Block 203, Elton Realty Company's Replat, and part of the closed right of way: Recorded O/R 20864-2251.

DRAFT

Staff Report:

Senior Planner Christian Popoli summarized the following report for the record:

The subject property is located on the north side of 19th Avenue North, between 3rd Street North and 2nd Street North, mid-block, and contains a non-conforming single-family dwelling constructed in 1964. The applicant has proposed a two-unit multifamily structure to replace the nonconforming use of a single-family.

The use of a single-family home is not a permitted or conditional use in the C-1 Zoning District. The previous use of a single-family was a legal nonconforming use. The owner was advised that the existing nonconforming use could not be re-established, and in order to have a residential use on the property, conditional use approval would be required, and the use would have to be multiple-family. Based on the small lot size, the density, and LDC requirements would limit the project to two dwelling units. Given the overall width of the lot, at 40 feet, and the proposed design, a variance would need to be approved as well to address the potential deficiencies in meeting the code dimensional standards for side yard setbacks.

Adjacent uses include commercial / medical office uses, as well as multifamily to the north, nonconforming single-family to the east, to the south are a mix of commercial office, and single-family uses, and to the west commercial office use fronting on 3rd Street. Considering the mix of uses in the immediate vicinity, and the fact that the nonconforming single-family use cannot be re-established, the proposed use of a two-unit multiple-family dwelling is not inconsistent with the surrounding uses and should not negatively impact adjacent uses, though the most immediate use to the east is a similar legal nonconforming single-family use that is still active and therefore retains its nonconforming status until such time as it is discontinued.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#21-23.**

Applicant: John Atkins, 1888 Foss Lane, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about the proposed structure and approved variance.

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

Motion: It was moved by Mr. Andrews, seconded by Mr. Dahl, to approve #PC 21-23.

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

NEW BUSINESS:

(A) PC# 01-24 Conditional Use Application

Owner: Jax Beach Elementary Preservation Fund, Inc
376 4th Street South

Jacksonville Beach, 32250

Applicant: Jax Beach Elementary Preservation Fund, Inc
376 4th Street South
Jacksonville Beach, 32250

Agent: Lillie Sullivan
Jax Beach Elementary Preservation Fund, Inc
376 4th Street South
Jacksonville Beach, 32250

Location: 376 4th Street North

Conditional Use Application to allow for the use of a historic elementary school as a Community Center, located in the RM-1 zoning district, Pursuant to Section 34-339(d)(19) of the Jacksonville Beach Land Development Code. The property is located at 376 S 4th Street, RE#175821-0010, legally described as Lots 10, 11, 12 of Block 35, Pablo Beach South.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located on the Northwest Corner of 4th Avenue South and 4th Street South. The site is home to the relocated historic School #144, which is a historic African American elementary school which was saved from demolition and relocated to its current site. The site also includes a secondary building constructed on site. The location has an improved parking area. The property is located in the RM-1 zoning district, and has operated as both a museum and a cultural center in the past. Its use was changed to a school in the early 2000s and has since reverted to a community center. Upon returning to use as a community center, the site now must seek Conditional Use approval, as the community center is a conditional use in the RM-1 zoning district.

Based on meetings with the applicant as well as the narrative in the application, the site serves as a museum, cultural education center and community center that can be used for meetings and events. The site has operated in this fashion for many years, and even when it was primarily a school in the recent past, it was still used as a cultural and community center. As noted above, the site has parking and full ADA access, and there have been no known code cases related to this location. There were previous conditional use applications for this site on record. It simply appears the need for Conditional Use for the community center was not communicated to the applicant, or simply missed by staff once the school use was abandoned.

Adjacent uses include multifamily to the north, multifamily to the west, single family to the south across 4th Avenue South and a daycare to the east across 4th Street South. The proposed continued use of Community Center is not inconsistent with the surrounding uses and serves as a transitional use between multifamily and full commercial uses and is consistent with the RM-1 zoning district conditional use as outlined in Section 34-339(d)(19) of the Jacksonville Beach Land Development Code.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#01-24.**

Applicant: Robert White, 5800 Firestone Road, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about interior and exterior changes.

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

Motion: It was moved by Ms. Cole, seconded by Ms. White, to approve #PC 01-24.

Discussion: None

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:
The next scheduled meeting will be February 26, 2024**.** There is one scheduled case. Mr. Popoli provided an update on the Comprehensive Plan process and timeline.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:17 P.M.

Submitted by: Sheri Gosselin
City Clerk

Minutes reviewed by Planning & Development.

Approval:

_____
Chairperson

_____
Date

DRAFT

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli, Senior Planner
DATE:	03/04/2024
SUBJECT:	PC#02-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, March 25, 2024 Planning Commission Meeting.

PC#02-24: Conditional Use Application

OWNER: Parrish Rentals, LLC
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

APPLICANT: Brent Parrish
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

AGENT: Brent Parrish
13245 Atlantic Blvd. 4-212
Jacksonville, FL 32225

LOCATION: 725 3rd Street North

REQUEST: Conditional Use Application to allow for the renovation of a multifamily structure located in the C-1 Zoning District, using the RM-1 Standards Pursutant to Section 34-342(d)15 of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property was formerly used as a mixed-use retail and multifamily structure. In 2023, the property received a variance for parking and landscaping for a new beauty salon. The salon never opened, and the property has recently been purchased by the applicant. The applicant has requested to convert the structure into only multifamily units, with a maximum of three units allowed by the density per the 2030 Comprehensive Plan. The property did have three residential dwelling units historically, but these were nonconforming due to age, and had never received conditional use approval. The applicant intends to convert the downstairs commercial space, and convert the three units upstairs, into two larger units. The property is small, even for a C-1 zoned property, but with the restoration of the historic garage to the rear, the property will have enough parking to meet the two spaces per dwelling unit standard of the LDC.

The subject property is located on the east side of 3rd Street North, in the middle

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MEETING DATE:	March 25, 2024

of the block, located between 6th Avenue North and 7th Avenue North. Access to the property has historically been, and will continue to be, through the mid-block alley. The adjacent uses include a retail commercial space to the north, a multifamily structure to the east, Beach United Methodist Church to the west across 3rd Street, and a private fitness gym, owned by the applicant. As the property has previously housed three dwelling units and commercial uses, the proposed three dwelling units are in fact less intense, as they will now include the space previously used for retail. The proposed use is consistent with the C-1 zoning standards of the Land Development Code, and has been consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#02-24**

ATTACHMENTS:

1. PC#02-24

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.

AGENDA ITEM:	A.
MEETING DATE:	March 25, 2024

CONDITIONAL USE APPLICATION

RECEIVED
FEB 23 2024
PLANNING DEPARTMENT

PC NO. 02-24
AS/400# 24-10001
HEARING DATE 3/25/24

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: Parrish Rentals LLC
Mailing Address: 13245 Atlantic Blvd 4-212
Jacksonville Fl 32225
Telephone: 904-616-7116
Fax:
E-Mail: brent@permanentlyparrish.com

Applicant Name: Brent Parrish
Mailing Address: 13245 Atlantic Blvd 4-212
Jacksonville Fl. 32225
Telephone: 904-616-7116
Fax:
E-Mail: brent@permanentlyparrish.com

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

Agent Name: Brent Parrish
Mailing Address: 13245 Atlantic Blvd 4-212
Jacksonville Fl. 32225
Telephone: 904-616-7116
Fax:
E-Mail: brent@permanentlyparrish.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: 725 3rd Street N Jacksonville Beach Fl 32250 / 174266-0000

Legal Description of property (attach copy of deed): 5-66 33-2S-29E PABLO BEACH NORTH R/P LOT 6 BLK 7

Current Zoning Classification: C-1

Future Land Use Map Designation: Commercial

An 8 ½ 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: 34-342 (D) (15)

Describe the proposed conditional use and the reason for the request:
The Current space was previously used as commercial and zoned as such. The space is being renovated and will become part of the existing multifamily dwelling which is an acceptable conditional use per 34-342 (D) (15)

Applicant Signature:

Date: February 22, 2024

Doc # 2024017630, OR BK 20933 Page 2218, Number Pages: 4,
Recorded 01/26/2024 11:36 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $35.50 DEED DOC ST $10500.00

Prepared by and return to:
Justin G. Cerrato, Esq.
Blue Ocean Title
4309 Pablo Oaks Court
Jacksonville, FL 32224

Property Appraiser's ID #: 174266-0000

2327704

$1500000.00

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed this 17 day of January, 2024, by **EMP Florist, LLC**, a Florida limited liability company ("**Grantor**") whose post office address is 311 Cumberland Road, Alma, Georgia 31510, to **PARRISH RENTALS LLC**, a Florida limited liability company ("**Grantee**") whose post office address is 13245 Atlantic Boulevard, 4-212, Jacksonville, Florida 32225.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns forever, and does by these presents, grant, bargain, sell and convey the real property located in Duval County, Florida (the "**Property**") as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

Together with all the rights, tenements, improvements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

AND GRANTOR HEREBY COVENANTS with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other, subject to the matters set forth on Exhibit B attached hereto. This Special Warranty Deed may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same Special Warranty Deed.

[*signature pages to follow*]

In Witness Whereof, Grantor has signed and sealed this Special Warranty Deed on the day and year above written.

Signed, sealed and delivered as to Grantor
in the presence of:

Signature of Witness 1

Justin G. Cerrato
Name of Witness 1

4309 Pablo Oaks Ct.
Jacksonville FL 32224
Postal Address of Witness 1

Kimberly A. Diaz-Bardales
Signature of Witness 2

Kimberly Diaz-Bardales
Name of Witness 2

Blue Ocean Title, LLC
4309 Pablo Oaks Ct, 2nd Floor
Jacksonville, FL 32224
Postal Address of Witness 2

GRANTOR:

EMP Florist, LLC,
a Florida limited liability company

By: Ellen M. Peterson Trustee
Ellen M. Peterson, as Trustee of the Ellen M. Peterson Living Trust Agreement
As Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me, by means of (✓) physical presence or ( ) online notarization , this 17 day of January, 2024, by Ellen M. Peterson, Trustee of the Ellen M. Peterson Living Trust Agreement, as Authorized Member of EMP Florist, LLC, a Florida limited liability company, on behalf of the company, who (✓) is personally known to me, or ( ) presented the following identification: _____.

My Commission Expires:

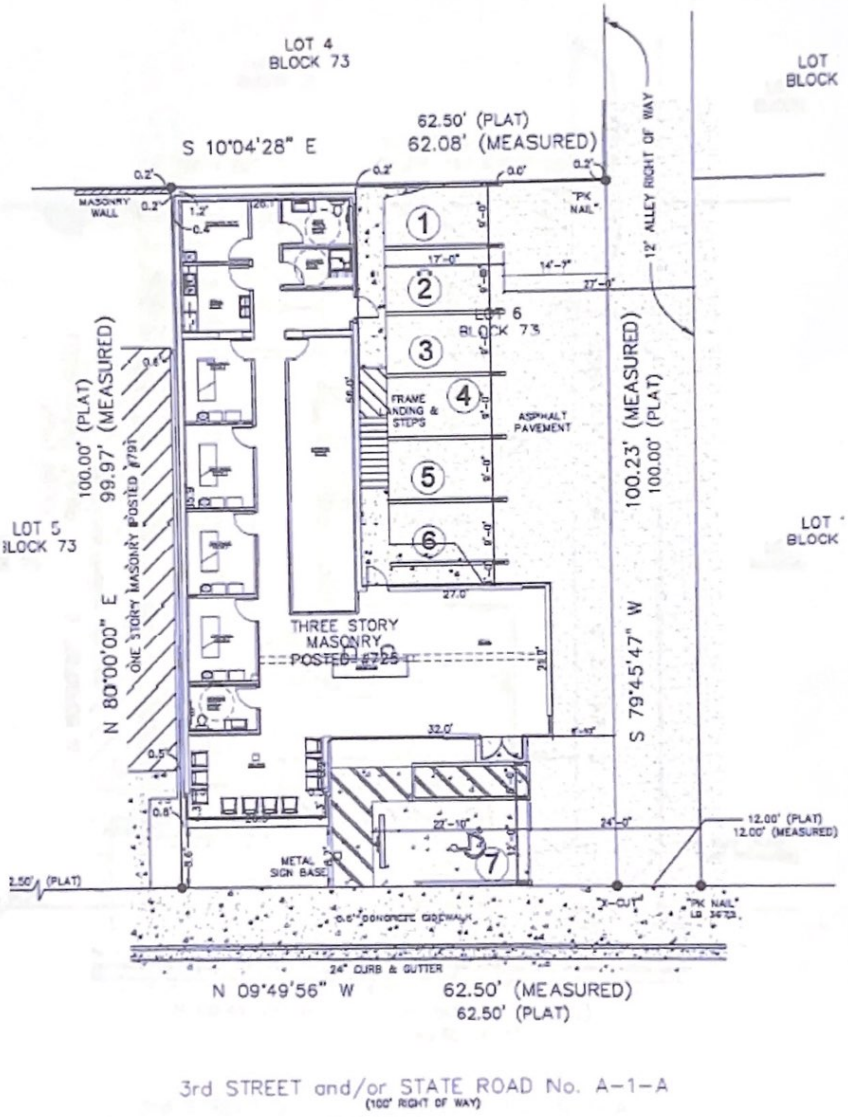
Signature of Notary

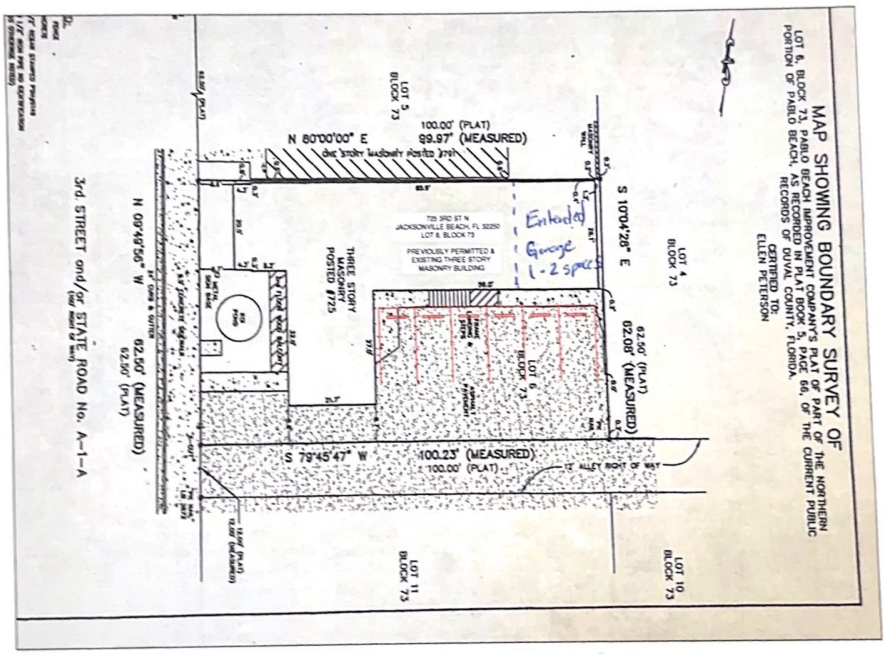
[Notary Seal]

JUSTIN G. CERRATO
Commission # HH 382831
Expires August 4, 2027

[*end of signature pages*]

Proposed Floor Plan





SITE PLAN

SCALE: 1" = 10'

GENERAL NOTES

[illegible]

LOT COVERAGE NOTES

EXISTING IMPERVIOUS SURFACE TO REMAIN THE SAME AS PREVIOUS CALCULATED AND APPROVED PLANS.

DESCRIPTION

LEGEND ENGINEERING

RESIDENTIAL IMPROVEMENTS
725 3RD ST N
JACKSONVILLE BEACH, FL

SITE PLAN

DATE: FEB 2024
SCALE: 1" = 10'
PROJECT No: 1024-TBD

NUMBER SHEETS: 3 of 9
PAGE NUMBER: C3.0

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli, Senior Planner
DATE:	03/04/2024
SUBJECT:	PC#03-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, March 25, 2024 Planning Commission Meeting.

PC#03-24: Conditional Use Application

OWNER: Orender Group LLC
7845 Baymeadows Way
JacksonvilleE, FL 32256

APPLICANT: New Orender,
Mgr. Orender Group,
3909 Duval Dr.
Jacksonville Beach, FL 32250

AGENT: Paul Frase
212 E Street,
St Augustine, FL 32080

LOCATION: 0 St Augustine Blvd
RE#180544-0000

REQUEST: **Conditional Use Application** to allow for the construction of a two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code

COMMENTS: The subject property is located in the C-1 Zoning District, which allows multifamily use with Conditional Use approval, using the RM-1 standards. The subject property comprises one full lot of record, and an additional half lot. The property is located on the northeast side of the intersection of St. Augustine Blvd. and Almonaster St. The property is currently vacant. The applicant is proposing to build a two-unit multifamily structure, with one unit facing St. Augustine Blvd. and the other facing Almonaster St. Each unit will have a two-car garage with a two-car driveway.

The surrounding uses include a medical office to the east, across St. Augustine

AGENDA ITEM:	B.
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Blvd., a commercial office to the northeast and adjacent, a professional office to the north and adjacent, and a multifamily structure to the southwest across Almonaster St. The proposed use will have limited impact on the surrounding area, as a two-unit multifamily structure is one of the least intense uses allowed in the C-1 zoning district. The proposed use is consistent with the C-1 zoning standards of the Land Development Code, and will be consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#03-24**

ATTACHMENTS:

1. PC#03-24 Application

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.

AGENDA ITEM:	B.
MEETING DATE:	March 25, 2024

CONDITIONAL USE APPLICATION

RECEIVED
FEB 26 2024
PLANNING DEPARTMENT

PC NO. 03-24
AS/400# 24-10001
HEARING DATE 3/25/24

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: Orender Group LLC
Mailing Address: 7845 Baymeadows Way Jacksonville, FL 32256
Telephone: 904-476-4975
Fax:
E-Mail: morender54@gmail

Applicant Name: MG Orender, Mgr Orender Group
Mailing Address: 3909 Duval Dr Jax Bch, FL 32250
Telephone: 904-476-4975
Fax:
E-Mail:

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

Agent Name: Paul Frase
Mailing Address: 212 E St St Augustine FL 32080
Telephone: 904 219 9762
Fax:
E-Mail: PaulFrase91@gmail.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: O St. Augustine Blvd 180544-0000

Legal Description of property (attach copy of deed):

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

An 8 ½ 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: 34-342.d.15

Describe the proposed conditional use and the reason for the request:
The plan would be to place a Duplex/2-unit Townhome on the property. One of the units would face St Augustine Blvd, the other facing Almonaster. Both units would be 3 story and designed to stand under the 35' height limit.

Applicant Signature: [signature]
Date: 2-25-24

Prepared by and return to:
David T. Abraham, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, Florida 32080

Parcel Identification Number: 180544-0000

NOTE: The consideration paid by Grantee to Grantor is $250,000.00. Accordingly, documentary stamp tax in the amount of $1,750.00 has been paid in connection with the recording of this instrument.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 6th day of November, 2019, by and between SHMUNES AND SIMMONS REAL ESTATE PARTNERSHIP, L. L. P., a Florida general partnership, whose mailing address is 152 University Boulevard North, Jacksonville, Florida 32211 ("Grantor"), and ORENDER GROUP, LLC, a Florida limited liability company, whose address is 7845 Baymeadows Way, Jacksonville, Florida 32256 ("Grantee").

RECITALS:

That Grantor for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain and sell unto Grantee its successors and assigns the following described property (the "Property"):

> The West 1/2 of Lot 21 and all of Lot 22, Block 10, Replat Unit No. 1, Atlantic Shores, according to plat thereof as recorded in Plat Book 14, pages 39 and 40, of the current public records of Duval County, Florida.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple.

And Grantor does hereby covenant with Grantee, except as to matters hereinafter set forth, that at the time of the delivery of this Deed that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor warrants title to the Property and will defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor but none other.

This conveyance and title to the Property is made subject to taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

SHMUNES AND SIMMONS REAL ESTATE PARTNERSHIP, L. L. P., a Florida general partnership

Print Name: W Alex Meek

Print Name: Amy Robinson

By: _____
Neil T. Shmunes
General Partner

Print Name: W Alex Meek

Print Name: Amy Robinson

By: _____
Patricia S. Shmunes
General Partner

Print Name: W Alex Meek

Print Name: Amy Robinson

By: _____
Richard L. Simmons
General Partner

Print Name: W Alex Meek

Print Name: Amy Robinson

By: _____
Sylvia N. Simmons
General Partner

"Grantor"

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 6 day of November, 2019, by Neil T. Shmunes and Patricia S. Shmunes, as General Partners of Shmunes and Simmons Real Estate Partnership, L.L.P., a Florida general partnership, on behalf of said corporation, who X are personally known to me or ___ have produced _____ as identification.

Sherri Winston
Notary Public
State of Florida at Large
My Commission Expires:

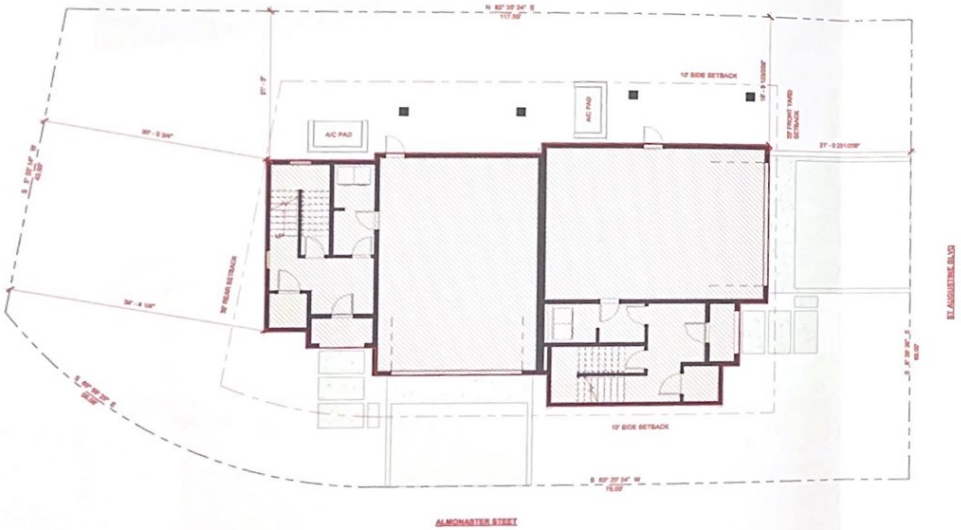
SHERRI WINSTON
Notary Public-State of Florida
Commission # GG 919610
My Commission Expires
October 25, 2023

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 6 day of November, 2019, by Richard L. Simmons and Sylvia N. Simmons, as General Partners of Shmunes and Simmons Real Estate Partnership, L.L.P., a Florida general partnership, on behalf of said corporation, who X are personally known to me or ___ have produced _____ as identification.

Sherri Winston
Notary Public
State of Florida at Large
My Commission Expires:

SHERRI WINSTON
Notary Public-State of Florida
Commission # GG 919610
My Commission Expires
October 25, 2023



1 SITE PLAN
A2100 1/8" = 1'-0"

LOT COVERAGE CALCULATIONS		
PROPOSED RESIDENCE		
LOT		
PROPOSED STRUCTURE	7,360 SF	100%
PROPOSED SITE PAVING	2,330 SF	32%
CRUSHED CORAL DRIVEWAY	330 SF	4%
GREEN SPACE	500 SF	7%
PERVIOUS	4,700 SF	64%
IMPERVIOUS	3,300 SF	45%
	2,660 SF	36%

dig ARCHITECTURE

SCHEMATIC
DD 25.08.25
PERMIT 26.02.26
BUILD

NOT FOR PERMITTING AND / OR CONSTRUCTION

21.0142

TOWNHOME - 2 UNIT
ALMONASTER STREET
JACKSONVILLE BEACH, FLORIDA

A2100

SITE PLAN - CONDITIONAL USE