



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, June 10, 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. Minutes for April 22, 2024 meeting

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

A. **PC#** 07-24
ADDRESS: 211 8th Avenue South
OWNER: Gardland Sullivan III
APPLICANT: Gardland Sullivan III
AGENT: Tammara Yuhas, World Construction Inc.
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for the use 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 at 211 8th Avenue South RE#176071-0000, legally described as The South 45 feet of Lot 11, Block 73, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28, of the Public Records of Duval County, Florida.

B. **PC#** 08-24
ADDRESS: 142 11th Avenue North
OWNER: Pierce Henry Properties, LLC
APPLICANT: Tides Edge Recovery Services, LLC

SUMMARY OF APPLICATION: **Conditional Use Application** for the use of Group Home (6 or more) at a property located in the Residential Multi-Family 2 zoning district, pursuant to

Section 34-340(d)(1) of the Jacksonville Beach Land Development Code. The property is located at 142 11th Avenue North RE#173965-0820, legally described as all of Lot 85, the North 26 feet of the East 50 feet of Lot 81 and the East 50 feet of Lot 82, Flagler Tract, according to Plat thereof as recorded in Plat Book 15, Page 50 of the current public records of Duval County, Florida, also together with that part of the West ½ of a 12 foot alley (closed, reserved for utility easement) lying East of the North 53 feet of said Lot 85, Flagler Tract.

PLANNING DEPARTMENT REPORT

- A. Form One (1) Submission
- B. There are no items for the July 8 Meeting, it will be canceled.
The next scheduled Planning Commission meeting will be held on **July 22, 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.

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.

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 22, 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 7:01 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli, City Attorney David Migut, Planning and Development Director Heather Ireland and Administrative Assistant Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on March 25, 2024

CORRESPONDENCE:

Mr. Popoli distributed an email [on file] to the Board.

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 05-24 Conditional Use Application

Owner: Tavus Investments, LLC
7880 Gate Parkway, STE 300
Jacksonville, FL 32256

Applicant: Talkin'Taco
1300 Beach Boulevard,
Jacksonville Beach, Florida, 32250

Agent: Lawrence Yancy
1309 St Johns Bluff Road North
Jacksonville, FL 32225

Location: 1300 Beach Boulevard

Conditional Use Application to allow for Outdoor Restaurant Seating at an existing restaurant 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.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is an existing restaurant location, located in the Commercial General: C-2 zoning district. The subject property is located in a unit at the 1200 Beach Boulevard building, with a specific address of 1300 Beach Boulevard. The shopping center is located in between Beach Boulevard to the north, Shetter Avenue to the south, Penman Road to the west and 12th Street South to the east. The subject site is part of a large commercial strip center and occupies one tenant space, which includes a large patio area. The site was most recently the location of Minibar Donuts. Currently, the site is occupied by the new restaurant, Talkin' Taco. The site, being a portion of a large shopping center, has adequate parking as each tenant space was calculated and accounted for in the overall parking design. The proposed outside seating will be in the existing courtyard, which is flush with the primary facade of the main structure, and as such will not impact parking or pedestrian access.

The surrounding uses outside the shopping center include a city-owned open green space with entrance-sign, a city-owned cemetery, and a commercial propane facility to the west across Penman Road, a commercial car wash, multiple office spaces, several restaurants and other commercial uses, across Beach Boulevard to the North, a City park, multifamily residential, and industrial storage to the south across Shetter Avenue, and office space, commercial retail and an automotive repair shop to the east, across 12th Street South. The proposed use will not negatively impact the surrounding uses and is not inconsistent with 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#05-24.**”

Agent: Lawrence Yancy, 1309 St Johns Bluff Road North, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued regarding the courtyard and amplified music.

Public Hearing:

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

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 05-24.

Discussion: None

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

The motion was unanimously approved.

(B) PC# 04-24 Rezoning Application

Owner: Jointly owned by:
Jax Beach Investment Holding LLC & Duck Dive LLC

Applicant: Emily G. Pierce
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 3220

Agent: Emily G. Pierce & Wyman R. Duggan
Rodgers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, FL 32207

Location: 602 1st Street North, 123 5th Avenue North, 129 5th Avenue North & 135 5th Avenue North.

Rezoning Application for property currently zoned Central Business District: CBD and Redevelopment District: RD, to Redevelopment District: RD to allow for the redevelopment of property downtown into a mixed-use commercial development.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is currently partially occupied by Mangos’s Beach Bar, while the remainder to the west is occupied by several small multifamily structures and a small office space. The property has a split zoning, with the western portion used for multifamily being in the Central Business District: CBD zoning district, while the eastern portion is currently in the Redevelopment District: RD zoning district. The current RD zoning is for the portion where Mango’s is located. The previous RD zoning district was created in 2014, and was intended to be the home of Surfer the Bar. Surfer has since located to the corner of 1st Street North and 1st Avenue North.

In the past three years, Mango’s has been working to improve the building they are currently in, with internal renovations to provide better bathroom space and better traffic flow for customers. The current RD zoning is tied to a very specific site plan and uses, and this has limited the options for Mango’s to expand beyond the current envelope of the existing building. The first reason of this rezoning request is to allow Mango’s to expand outside their existing footprint. The owners plan to add an addition to the north side of the current structure to accommodate a new men’s restroom, as well as expand the covered outside patio area to the south and east.

Under the proposed site plan, the western portion of the property between Mango’s and 2nd Street North would be fully redeveloped, removing the existing multifamily structures, and building a new mixed-use structure with a small first floor footprint, and a larger upstairs area. The design would allow for commercial and retail spaces on the first floor, and new restaurant spaces upstairs, with a large outside seating area all on the second floor. The site plan also addresses traffic circulation and parking. Adequate parking to meet the required parking requirement per the LDC will be provided on site, and a new traffic circulation pattern will be constructed to limit traffic to and from 1st Street North, a predominantly pedestrian oriented street, and make the current driveway on

1st Street a one-way "in only" access. Most traffic will enter and exit on 5th Avenue North and 2nd Street North, as encouraged by the CBD zoning district design standards. Landscaping will be a mix of normally planted landscaping and "urban" or potted landscaping, as is an option allowed in the CBD standards.

The proposed uses outlined in the written description would include a majority of the permitted and conditional uses in the CBD zoning district, but all use would be permitted, and would not require conditional approval, but rather the approval of the RD zoning request would serve as approval. There are a number of specifically prohibited uses as well, and these proposed prohibited uses are those that would be substantially incompatible with the surrounding area and are not intended for the downtown commercial core at large.

Staff finds that the application's Preliminary Development Plan is consistent with the standards outlined in Section 34-347(i) 1 through 13. Standards include land area, permitted uses, prohibited uses, residential density (not applicable), area and setbacks, traffic circulation and parking, off-street parking and loading, open space (not applicable), signage, landscaping, easements, public facilities, and the comprehensive plan.

Staff has reviewed the rezoning request against the Land Development Code and adopted 2030 Comprehensive Plan and finds that it is consistent with both. The proposed RD Rezoning would allow for the redevelopment and expansion of commercial uses within an existing property that is currently used for a bar and older multifamily housing stock. The additional uses and new commercial structure will help generate more economic growth in the downtown core and help to realize the vision of the Council for a thriving downtown area. Staff recommends **approval** of the request."

A brief discussion ensued about the Comprehensive Plan, downtown development, and alcohol.

Agent: Wyman R. Duggan, 1301 Riverplace Blvd., Suite 1500, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

The following spoke in opposition to the application:

- David Smith, 130 5th Avenue North, #201, Jacksonville Beach

Chair Moehring closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 04-24.

Discussion: A discussion ensued about redevelopment, rezoning, parking, and the restaurant.

Applicant: Mr. Greg Saig, 1402 1st Street, Jacksonville Beach, was sworn in and provided additional background.

Roll Call Vote: Ayes – David Dahl, Justin Henderson, Debbie Cole, and Margo Moehring
Nays – Colleen White

The motion was approved (4-1).

(C) PC# 06-24 Comprehensive Plan Amendment Approval Application

Owner: N/A

Applicant: City of Jacksonville Beach, Planning and Development Department

Agent: Heather Ireland, Planning and Development Director

Location: N/A

Comprehensive Plan Amendment Approval to Update the 2030 Comprehensive Plan to a 2050 Comprehensive Plan with New Data and Analysis, Maps, Tables, and Visions, Intentions and Strategies, and provide recommendation to the City Council regarding the transmittal of the 2050 Comprehensive Plan to the State for review.

Staff Report:

Ms. Ireland summarized the following report for the record:

“In 2022, the City began the process of updating the 2030 Comprehensive Plan and outdated Land Development Code, to follow on the progress made in creating organizational Core Values, and a city-wide Vision, Mission, and Strategic Plan. The staff have been working with a project team from Kimley-Horn as a consultant to the project. The project started with the development of a project website (www.cojbuupdate.com) that was designed to provide documents and resources, post meeting information, and to collect input from stakeholders. In the fall/winter of 2022, staff and the consultant team hosted a series of five stakeholder workshops focused on collecting input from citizens, businesses, city board members, City Council and staff. The workshops were well attended, and in addition to the information collected at the workshops, the consultant collected feedback from stakeholder submissions through the project website.

In 2023, the project team analyzed and organized all the information collected at the stakeholder workshops and began the process of developing recommendations for changes to the Comprehensive Plan and Land Development Code. A series of topic specific workshops were held with the City Council that focused on the parking standards, zoning standards, and supplemental standards sections of the Land Development Code. Updated future land use and zoning maps were completed and posted to the project website as well. A second round of stakeholder workshops was held in May and June 2023 to present a summary of the proposed changes to both the Comprehensive Plan and Land Development Code that were developed following the first round of workshops and the review of several documents and the updated data and analysis, and best practices on a variety of topics.

During the remainder of 2023, the project team completed the updated required data and analysis sections of each element of the Comprehensive Plan and completed work to update all required and relevant maps and tables. Finally, the goals, objectives and policies in the 2030 Comprehensive Plan were updated and edited into Visions, Intentions and Strategies to modernize the document and better align it with the City's Vision, Mission, and Strategic Plan.

In 2024, a final set of workshops were held with city board members and City Council members to review the draft 2050 Comprehensive Plan, answer questions, take feedback and talk through

outstanding issues. The draft document was also posted to the project website and made available for review. On April 8th 2024, City Council was briefed on the progress of the project and future hearing dates, and the status of the update to the Land Development Code.

Staff and the consultant team continue to work on changes to the Land Development Code based on the updated Comprehensive Plan, workshops, community feedback, review of best practices from around the state, and Florida Statutory requirements. The next round of workshops will be scheduled to review the proposed updated Land Development Code sections that are undergoing major changes. Ideally, the 2050 Comprehensive Plan and updated Land Development Code will be adopted at the same time to ensure that consistency is maintained. The target date for final adoption of both is the end of 2024.”

Ms. Blair Knighting, representative from Kimley-Horn, provided additional background on the item.

Public Hearing:

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

Motion: It was moved by Ms. Cole, seconded by Mr. Henderson, to approve #PC 06-24.

Discussion: None

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on May 13, 2024.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:49 P.M.

Submitted by: Monica McDaniel
Administrative Assistant

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	05/24/2024
SUBJECT:	PC#07-24 - Conditional Use Application. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 10, 2024 Planning Commission Meeting.

PC#07-24 - Conditional Use Application.

OWNER: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

APPLICANT: Garland Sullivan III
1621 Belmont Avenue
Jacksonville, FL 32207

AGENT: Tammara Yuhas
6005 Powers Avenue, STE 210
Jacksonville, FL 32217

LOCATION: 211 8th Avenue South
RE# 176071-0000

REQUEST: **Conditional Use Application** to allow for the continued use and change in ownership of an existing 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 has been continuously used as multifamily prior to the purchase by the current owner in 2022. The primary structure on the property was constructed in 1947, as noted on the Duval County Property Appraisors' website. The structure sits on a small lot, comprised of the southern 45 feet of a platted lot in the Pablo Beach plat. The lot was subdivided prior to the adoption of the 2030 comprehensive plan, and therefore is a lot of record under the current LDC. The property owner wished to perform renovations to the structure, and when applying for a permit, it was noted that conditional use was never approved for this property, due to its location in the C-1 zoning district.



The subject property is located one lot to the west of the intersection of 8th Avenue South and 2nd Street South, on the north side of 8th Avenue South. As the structure was built in 1947, and the fact that the lot is only 45 feet deep and 50 feet in width along 8th Avenue South with a total area of 2,250 square feet, the structure does not have, nor has it ever had onsite parking. The current parking consists of gravel parking in the right of way, as is common along both the north and south sides of 8th Avenue North along this block.

Adjacent uses include multifamily to the east, multifamily to the west, multifamily to the north, and mixed use residential to the south, across 8th avenue north. The proposed use is consistent with the C-1 zoning district and RM-1 standards, pursuant to Section 34-342(d)15 (RM-1 Standards) and has been and will continue to be consistent with the surrounding multifamily residential uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#07-24**

ATTACHMENTS:

1. Application
2. Site Plan

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

APR 24 2024

PLANNING DEPARTMENT

 PC No. 07-24
 AS/400# 24-100020
 HEARING DATE 6/10/24

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: Garland Sullivan III
 Mailing Address: 1621 Belmont Ave Jacksonville, FL 32207

 Telephone: 9012686988
 Fax: _____
 E-Mail: garlandwsullivan@gmail.com

 Applicant Name: Garland Sullivan III
 Mailing Address: 1621 Belmont Ave Jacksonville, FL 32207

 Telephone: _____
 Fax: _____
 E-Mail: _____

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

 Agent Name: James R. Lukas
 Mailing Address: 6005 Power Ave Ste 210
Jacksonville, FL 32217

 Telephone: 904 660 5339
 Fax: _____
 E-Mail: office@worldconstruction.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: 211 8th Ave South Jacksonville Beach, FL 32250 176071-0000

 Legal Description of property (attach copy of deed): _____
3-28 20-2S-28E Pablo Beach South S 45ft Lot 11 Blk 73

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

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: _____
Home was multi family dwelling when purchased - would like to continue this kind of occupancy use.

 DocuSigned by:
 Applicant Signature: Garland Sullivan
 DB6E763217454E2...

 Date: 4/12/2024

I, Garland Sullivan, hereby authorize Tammara Yuhas of World Construction Inc. to act as my agent for the purpose of completing the Conditional Use Application Process for my property located at 211 8th Ave S Jacksonville Beach, FL 32250

Tammara Yuhas is hereby granted the authority to submit the application, correspond with the relevant authorities, attend meetings, and take any other necessary actions to progress the Conditional Use Application on my behalf.

This authorization shall remain in effect until the Conditional Use Application process is complete or until I provide written notice revoking this authorization.

Sincerely,

Garland Sullivan

DocuSigned by:
Garland Sullivan
DB6E763217454E2...

4/18/2024

RECEIVED

APR 24 2024

PLANNING
DEPARTMENT

24-100024
07-24



GARRY COFER
Notary Public
State of Florida
Comm# HH178546
Expires 9/23/2025

Callie Bowling

From: Stephen Reedberry <sreedber@hotmail.com>
Sent: Monday, May 20, 2024 7:27 AM
To: Planning Division
Subject: Stating my Opinion on Public Notice 07-24 "allow a multi-family structure"

You don't often get email from sreedber@hotmail.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This property is literally around the corner from mine, which I've had over 20 years.

We already have a parking problem, can we please not make it even worse by increasing population density?

We have a traffic problem as well, so adding to traffic density, decreasing safety.

I have to wonder if these will be Air BnB or other short term rentals, with new strangers in every day. If we can't stop the short term rental plague, can we at least not make it worse by allowing them to jam in even more people?

How does this help the neighborhood? I think it can only hurt the neighborhood, please vote **against it.**

Steve Reedberry

757 2nd Street South Owner since 2002

BEARINGS SHOWN HEREON ARE BASED
ON PLAT BOOK 3, PAGE(S) 28.

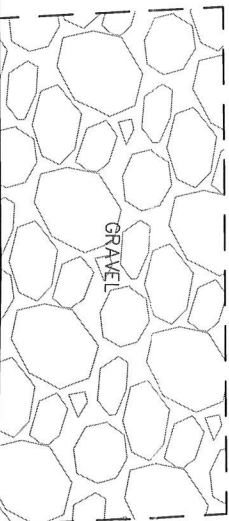
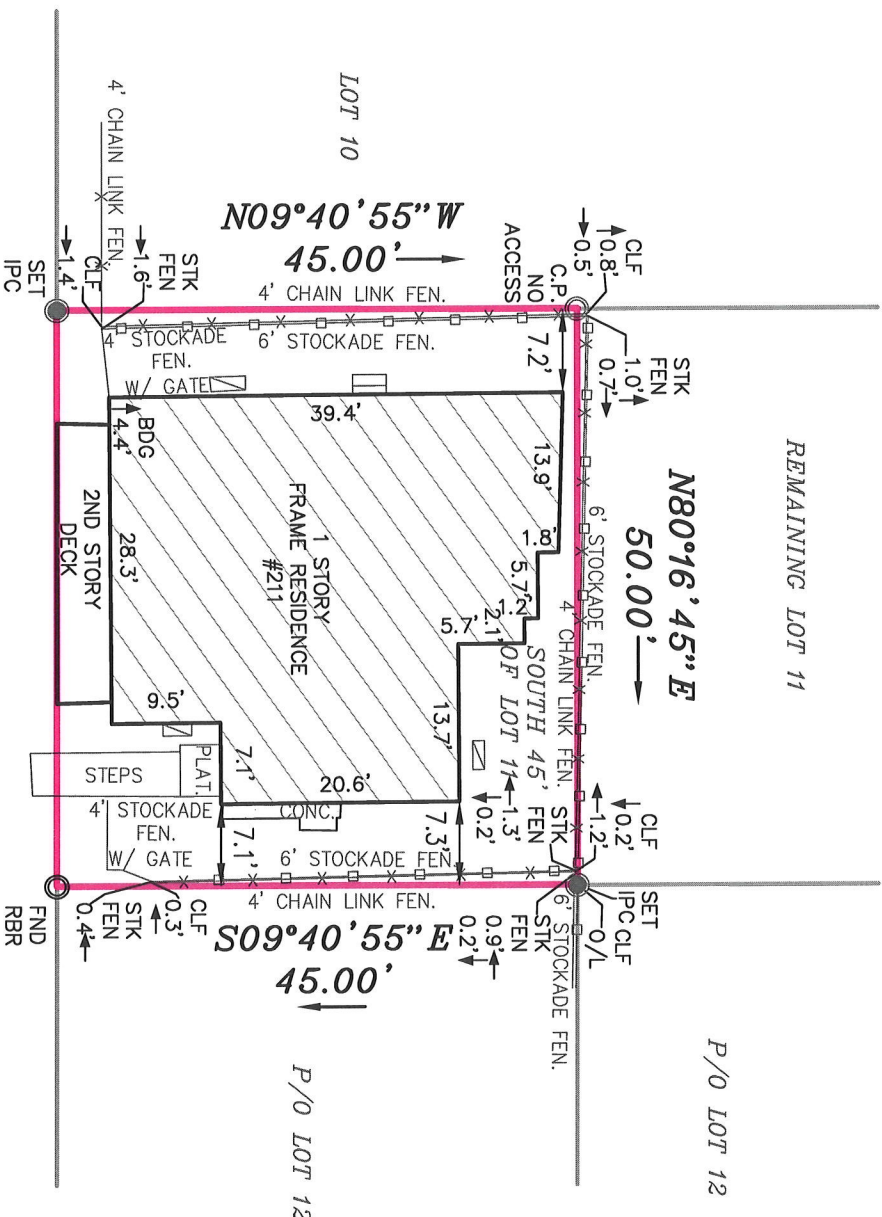
TITLE AND BOUNDARY NOTES

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- FENCE OWNERSHIP IS NOT DETERMINED.
- THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0419L, EFFECTIVE DATE OF 11/2/2018.



SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"-INLET
- "B"-INLET
- YARD INLET
- GAS INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FE. FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C/E CELLAR ENTRANCE
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY

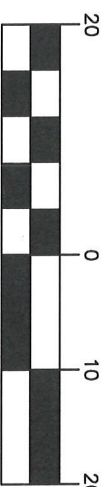


EDGE OF PAVEMENT

8th AVENUE
G. WILKERSON AVENUE

RECEIVED
APR 24 2024
PLANNING
DEPARTMENT

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Daniel Jackson
Digitally signed by Daniel Jackson
Date: 2023.07.07 17:02:42 -04'00'

SURVEYORS CERTIFICATE

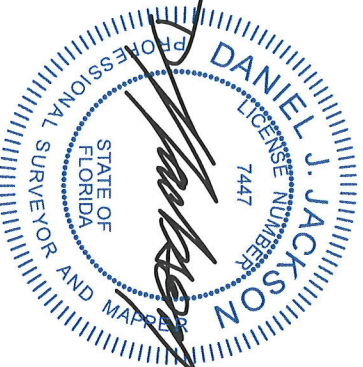
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

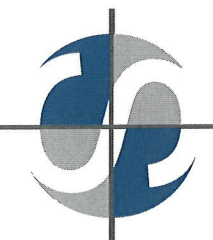


SCAN ME

LOT AREA
2,250.00 S.F.
0.05 AC.



FIRM LB8534



land surveying
mjslandsurvey.com P:904-413-9355
205 Markside Avenue, Suite 200
Ponte Vedra, FL 32081

BOUNDARY SURVEY

211 8TH AVENUE SOUTH, JACKSONVILLE BEACH, FLORIDA 32250
THE SOUTH 45' OF LOT 11, BLOCK 73, PABLO BEACH SOUTH,
ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT
BOOK 3, PAGE(S) 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

JOB No. D23-2459	DATE SURVEYED: 07/06/2023
TAX NO. 176071-0000	CREW:ES
SCALE: 1" = 20'	DR.:MC

(1) UNALTERED ALTERATION OR ADDITION TO THIS SURVEY HAS BEING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE BEING TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Seniot Planner
DATE:	05/24/2024
SUBJECT:	PC#08-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 10, 2024 Planning Commission Meeting.

PC#08-24: Conditional Use Application

OWNER: Pierce Henry Properties, LLC
2776 Ft. Scott Drive
Arlington, VA 22202

APPLICANT: Tides Edge Recovery Services, LLC
75 12th Street South
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 142 11th Avenue North
RE# 173965-0820

REQUEST: Conditional Use Application for the use of Group Home (6 or more) at a property located in the Residential Multi-Family 2 zoning district, pursuant to Section 34-340(d)(1) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is currently in use as part of a residential treatment facility, associated with the Tides Edge Recovery Services. The applicant is requesting to transition the use from it's current state as recovery housing, with temporary lodging and convert the use into a group care home of more than (6) individuals. The State of Florida Statute 393.063 defines a group home as: "Group home facility" means a residential facility licensed under this chapter which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of its residents..." Under Florida law, a group home of four (4) or less residents must be treated as a single family residence under the local zoning code, anything above four (4) residents may be regulated as a separate use. The Jacksonville Beach LDC splits group homes into two types, no more than six (6) residents, and more than six (6) residents. In the RM-2 zoning district, a group home of six (6) or less is allowed as a permitted use. A group home of six (6) or more is allowed by conditional use, as well as half-way houses, nursing facilities, rooming and boarding houses and other more



intense uses. The current use most closely relates to that of a halfway house.

The subject site is located on the south side of 11th Avenue North, mid-block, between 2nd Street North and 1st Street North. The site has some parking, but based on the applicant's testimony to staff, the residents will not have cars, and the only vehicles that would be present daily would be the staff. Occasionally, family members may come by to visit the residents, but the site has roughly 5-6 parking spaces worth of driveway and paved access to the rear of the structures. The site is adjacent to the following uses: multifamily to the east and west, multifamily to the south, and multifamily to the north, across 11th Avenue North. The proposed use will be of a lesser intensity than the current residential treatment facility, and should not differ in character to that of any other multi-tenant use in the surrounding area. The proposed use is consistent with the RM-2 zoning district standards of the Land Development Code, and will be more consistent with surrounding multifamily development if the new use is approved.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#08-24**

ATTACHMENTS:

1. 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.



CONDITIONAL USE APPLICATION

RECEIVED

PC No. 08-24
AS/400# 24-100029
HEARING DATE 5/10/24

MAY - 6 2024

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: Pierce Henry Properties, LLC
Mailing Address: _____
2776 Ft Scott Drive Arlington, VA 22202

Telephone: (703) 346-2640
Fax: _____
E-Mail: halliemarcotte@gmail.com

Applicant Name: Tides Edge Recovery Services, LLC
Mailing Address: _____
75 South 12th Street Jacksonville Beach, FL 32250

Telephone: (904) 891-6200
Fax: (904) 485-8427
E-Mail: jimg@beachesrecovery.com

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

Agent Name: N/A
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: 142 11th Avenue North Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): Parcel ID 173965-0820;
commonly known as 142 North 11th Avenue, Jacksonville Beach, FL 32250

Current Zoning Classification: RM2

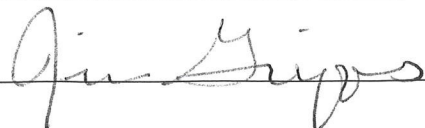
Future Land Use Map Designation: HDR

high density residential

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 34-342.C-1(b)(1)

Describe the proposed conditional use and the reason for the request:
Request to perform substance abuse treatment services for adult patients.

Applicant Signature: 

Date: 5/6/24

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

PIERCE HENRY PROPERTIES LLC
2776 FT SCOTT DR
ARLINGTON, VA 22202

Primary Site Address
142 N 11TH AVE
Jacksonville Beach FL 32250-

Official Record Book/Page
17284-01665

Title #
9428

142 N 11TH AVE
Property Detail

RE #	173965-0820
Tax District	USD2
Property Use	0810 Residential Mixed Units 3-9
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03175 FLAGLER TRACT
Total Area	8168

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$911,865.00	\$754,111.00
Extra Feature Value	\$19,126.00	\$18,895.00
Land Value (Market)	\$682,500.00	\$840,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,613,491.00	\$1,613,006.00
Assessed Value	\$1,444,274.00	\$1,588,701.00
Cap Diff/Portability Amt	\$169,217.00 / \$0.00	\$24,305.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,444,274.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17284-01665	7/29/2015	\$1,150,000.00	SW - Special Warranty	Qualified	Improved
16336-00410	4/17/2013	\$555,000.00	WD - Warranty Deed	Unqualified	Improved
15884-01433	3/19/2012	\$100.00	CT - Certificate of Title	Unqualified	Improved
11693-00349	1/14/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
08638-00960	5/28/1997	\$63,900.00	WD - Warranty Deed	Qualified	Vacant
08266-00017	1/17/1996	\$393,000.00	WD - Warranty Deed	Unqualified	Vacant
08076-01997	4/19/1995	\$100.00	MS - Miscellaneous	Unqualified	Improved
07936-01169	9/7/1994	\$100.00	MS - Miscellaneous	Unqualified	Improved
07124-01448	5/9/1991	\$50,000.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SPAR3	Spa	1	0	0	4.00	\$1,516.00
1	DKWR2	Deck Wooden	2	8	4	32.00	\$203.00
2	DKWR2	Deck Wooden	2	8	4	32.00	\$203.00
2	POLR3	Pool	1	0	0	1.00	\$12,580.00
3	FPPR7	Fireplace Prefab	1	0	0	2.00	\$3,234.00
3	DKWR2	Deck Wooden	2	8	4	32.00	\$203.00
4	DKWR2	Deck Wooden	2	8	4	32.00	\$203.00
4	DKWR2	Deck Wooden	1	17	7	119.00	\$753.00

Land & Legal
Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0102	RES HD 20-60 UNITS PER AC	JRM-2	50.00	157.00	Common	50.00	Front Footage	\$840,000.00

Legal

LN	Legal Description
1	15-50 28-25-29E .175
2	FLAGLER TRACT
3	E 50FT OF N 26FT LOT 81,E 50FT LOT

4	82, LOT 85, W1/2 OF CLOSED ALLEY LYING
5	EAST OF THE N 53FT OF LOT 85

Buildings

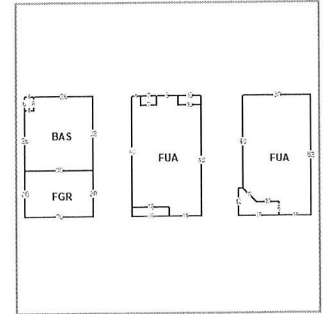
Building 1
Building 1 Site Address
142 N 11TH AVE Unit
Jacksonville Beach FL 32250-

Building Type	0104 - SFR 3 STORY
Year Built	1998
Building Value	\$360,292.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1428	1428	1357
Finished Open Porch	138	0	41
Finished Open Porch	64	0	19
Finished Open Porch	40	0	12
Finished Open Porch	28	0	8
Finished upper story 1	1446	1446	1374
Finished Garage	600	0	300
Base Area	936	936	936
Finished Open Porch	24	0	7
Total	4704	3810	4054

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	3.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	1.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$1,444,274.00	\$0.00	\$1,444,274.00	\$10,538.22	\$11,592.03	\$10,592.45
Public Schools: By State Law	\$1,613,491.00	\$0.00	\$1,613,491.00	\$4,542.88	\$5,135.74	\$4,734.31
By Local Board	\$1,613,491.00	\$0.00	\$1,613,491.00	\$3,155.87	\$3,627.13	\$3,288.94
FL Inland Navigation Dist.	\$1,444,274.00	\$0.00	\$1,444,274.00	\$42.02	\$41.60	\$41.60
Jax Beach	\$1,444,274.00	\$0.00	\$1,444,274.00	\$5,244.95	\$5,769.44	\$5,265.97
Water Mgmt Dist. SJRWMD	\$1,444,274.00	\$0.00	\$1,444,274.00	\$259.18	\$258.96	\$258.96
School Board Voted	\$1,613,491.00	\$0.00	\$1,613,491.00	\$0.00	\$1,613.49	\$0.00
Urban Service Dist2	\$1,444,274.00	\$0.00	\$1,444,274.00	\$0.00	\$0.00	\$0.00
Totals				\$23,783.12	\$28,038.39	\$24,182.23

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,403,856.00	\$1,312,977.00	\$0.00	\$1,312,977.00
Current Year	\$1,613,491.00	\$1,444,274.00	\$0.00	\$1,444,274.00

2023 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

This Document Prepared By:

Curphey & Badger PA
Shauna Curphey
28100 US Hwy 19 North, Ste 300
Clearwater, Florida 33761

After Recording Return To:

Mail Tax Statements To:

PIERCE HENRY PROPERTIES, LLC
2776 FT SCOTT DRIVE
ARLINGTON, VA 22202

Property Tax ID: 173965-0820

File #: NFL-1254490

RECORDING REQUESTED BY
NETCO TITLE COMPANY

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, executed this 29 day of July, 2015, by and between RESIDENTIAL RENTAL, LLC, a Delaware Limited Liability Company, who acquired title as Residential Rentals, LLC, whose address is 2800 28th Street #102, Santa Monica, CA 90405 hereinafter called GRANTOR, grants PIERCE HENRY PROPERTIES, LLC, a Florida Limited Liability Company, ~~husband and wife~~ whose address 2776 FT Scott Drive, Arlington, VA 22202, is hereinafter called GRANTEES.

Wherever used herein the terms "GRANTOR" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$1,150,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remise, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Duval County, Florida:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 173965-0820

Commonly known as 142 North 11th Avenue, Jacksonville, FL 32250

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

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

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

EXHIBIT "A"

LYING AND BEING IN DUVAL COUNTY, FL, AND BEING FURTHER DESCRIBED AS:

ALL OF LOT 85, THE NORTH 26 FEET OF THE EAST 50 FEET OF LOT 81 AND THE EAST 50 FEET OF LOT 82, FLAGLER TRACT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 50 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PART OF THE WEST 1/2 OF A 12 FOOT ALLEY (CLOSED, RESERVED FOR UTILITY EASEMENT) LYING EAST OF THE NORTH 53 FEET OF SAID LOT 85, FLAGLER TRACT.

Commonly known as: 142 North 11th Avenue, Jacksonville Beach, FL 32250
Parcel Number: 173965-0820

Google Maps 142 11th Ave N



Imagery ©2024 Airbus, Map data ©2024 20 ft



142 11th Ave N

Building



Directions



Save



Nearby



Send to
phone



Share



142 11th Ave N, Jacksonville Beach, FL 32250

Photos

Callie Bowling

From: John Limanti <johnlimanti@gmail.com>
Sent: Sunday, May 19, 2024 8:40 AM
To: Planning Division
Subject: PC#08-24

[You don't often get email from johnlimanti@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am the homeowner of 129 11th Ave N apt B which sits directly across from the property PC#08-24 and RE#173965-0820.

We are unable to attend the public hearing on June 10 so would like to submit our vote "NO" to their request. We feel the traffic congestion is significantly increased by these buildings and their constant activity. The comings and goings from that residence seems odd and would like to see less of it.

Respectfully
John Limanti

Callie Bowling

From: Skip Lunsford <skip119@yahoo.com>
Sent: Wednesday, May 15, 2024 3:17 PM
To: Planning Division
Subject: PC#08-24

You don't often get email from skip119@yahoo.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received the Public Notice PC#08-24. It states **Conditional use Application** for use of Group Home (6 or more) at 142 11th Av N RE#173965-0820. This property is in residential Multi-family 2 zoning district.

My concern is that this group home will potentially have a negative impact on my property across the street at 183 11th Av N. Allowing this exception could lower the surrounding property values, make the properties less attractive to current and potential residents, and may raise some neighborhood safety concerns.

Please share these concerns with the Commission and the City Council.

Thank you,

Edward Lunsford