



City of Jacksonville Beach

Regular Meeting Agenda

11 North Third Street
Jacksonville Beach, Florida

Board of Adjustment

Tuesday, August 6, 2024

6:00 PM

Council Chambers

MEMORANDUM TO:

Members of the City of Jacksonville Beach Board of Adjustment

The following Agenda of Business has been prepared for consideration and action at a Regular Meeting of the Board of Adjustment:

CALL TO ORDER

ROLL CALL

Owen Curley (Chairperson), Jeff Truhlar (Vice-Chairperson), John Moreland, Todd Smith, Jennifer Williams

Alternates: Matt Metz, Laura Tierney

APPROVAL OF MINUTES

- A. Minutes for July 2, 2024 Meeting
- B. Minutes for July 16, 2024 Meeting

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **Case Number(s):** **BOA#24-100036**
 - Applicant: Hasteh LLC
 - Agent: Zach Miller Esq
 - Owner: Hasteh LLC
 - Property Address: 1198 Beach Blvd
 - Parcel ID: 177502-0050
 - Legal Description: A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, *Duval County Florida*
 - Current Zoning: C-2
 - Motion to Consider: **Section(s):** 34-377: for zero parking spaces in lieu of 13 new required spaces for a proposed expansion of outdoor seating with a total size of 3,200 square feet, and 34-377: for a reduction in existing parking spaces by 6 total spaces along the western side of the existing structure to be converted into outdoor seating, 34-343(e)(5) for 89% lot coverage in lieu of 85% for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet, located at **property addressed** 1198 Beach Blvd, **RE#** 177502-0050, **legally described as** A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, *Duval County Florida*

PLANNING DEPARTMENT REPORT**COURTESY OF THE FLOOR TO VISITORS****ADJOURNMENT****NOTICE**

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 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. 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 Agency 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 may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbchfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - 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 made part of the record. All comments received are public record.

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.

cc: City Manager; City Attorney

**Minutes of Board of Adjustment Meeting
held Tuesday, July 2, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Todd Smith Jennifer Williams (absent)
Alternates: Matt Metz Laura Tierney

Planner Danevsky Joseph, City Attorney City Attorney David Migut, and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on June 4, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100020**
Applicant/Owner: Christopher & Mary Dell
Agent: N/A
Property Address: 813 N 7th Ave
Parcel ID: 174402-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(c)(2) for a combined side yard setback of 13.8 feet in lieu of 15 feet minimum, 34-337(e)(1)(e), for 44.4% lot coverage in lieu of 35% maximum, and 34-337(e)(1)(c)(3), for a rear yard setback of 18 feet in lieu of 30 feet minimum, for a two-story addition in the rear of property of a single-family dwelling located at property addressed 813 N 7th Ave, RE# 174402-0000, legally described as Lot 8, Block 89, Replat of Part of, Pablo Beach North.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicants: Mary and Christopher Dell, 813 North 7th Avenue, Jacksonville Beach, stated the hardship was a substandard lot.

Discussion ensued about the lanai, setback, lot coverage, and neighbor support.

Roger Russell, 3455 Thalia Road, Jacksonville, addressed questions from the Board.

Public Hearing:

The following spoke in opposition to the variance:

- Bama Israel, 818 8th Avenue North, Jacksonville Beach

The following submitted a letter [on file] in opposition to the variance:

- Matthew Baker, 810 8th Avenue North Jacksonville Beach
- Bama Israel, 818 8th Avenue North, Jacksonville Beach

Mr. & Mrs. Dell and Mr. Russell addressed the concerns expressed during the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100020 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the hardship and setback.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Todd Smith, Matt Metz, and Owen Curley

The motion passed unanimously.

B. Case Number: **BOA#24-100030**
Applicant/Owner: William F Carey
Agent: N/A
Property Address: 1915 Grove St
Parcel ID: 178157-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(e), for lot coverage of 50% in lieu of 35% maximum, to remove and replace original concrete driveway with permeable pavers and replace an existing paver sidewalk with permeable pavers, at an existing single-family dwelling and to address existing nonconformities at property addressed 1915 Grove St, RE# 178157- 0000, legally described as Lot 4, Block 5, San Pablo Terrace.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Williams Carey, 1915 Grove Street, Jacksonville Beach, stated the hardship was a nonconforming lot.

Discussion ensued about the lot coverage, pavers, outreach to neighbors, driveway, previous work, and the pool.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100030 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, John Moreland, Matt Metz, Owen Curley

The motion passed unanimously.

C. Case Number: **BOA#24-100031**
Applicant: Jeff Millaire
Agent: N/A
Owner: Hank & Susan Woodburn
Property Address: 510 Shetter Ave
Parcel ID: 175539-0000

City of Jacksonville Beach Land Development Code Section(s): 34-377, deviation from parking standards, for zero parking spaces in lieu of required parking, 34-425, deviation from landscape standards, for no permit, parking or other landscape buffers and shade trees in lieu of all required landscaping, 34-344(e)(3)(a), for a northerly and southerly front setback of 2 feet in lieu of 10 feet minimum, for construction of a Paddle Tennis facility, located at property addressed 510 Shetter Ave, RE# 175539-0000, legally described as Lot 1,2,3,4, Block 6, Pablo Beach South.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Jeff Millaire, 425 Oceanwood Drive, Drive Beach, stated the hardship was an irregularly shaped lot. Mr. Millaire submitted a handout to the Board [on file].

Discussion ensued about parking, operating hours, bike and golf cart parking, development, and zoning.

Public Hearing:

The following spoke in opposition to the variance:

- Zachary Brown, 50 North Laura Street, Suite 2100, Jacksonville
- Patricia Raines, 507 1st Avenue South, Jacksonville Beach

The following did not wish to speak but submitted a speaker card in opposition to the variance:

- Katherine Kalema, 507 1st Avenue South, Jacksonville Beach

The following submitted a letter [on file] in opposition to the variance:

- Elias Haines, 506 Beach Boulevard, Jacksonville Beach
- Angela Rankin, 608 Beach Boulevard, Jacksonville Beach

Mr. Millaire addressed concerns expressed during the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Metz, to deny application BOA#24-100031 based on the testimony and evidence provided the request fails to meet the standards.

Discussion: A discussion ensued about the standards criteria, public hearing concerns, parking, and deferral.

Roll Call Vote: Ayes – Jeff Truhlar and Matt Metz
Nays – Todd Smith, John Moreland, and Owen Curley

The motion failed 2-3.

City Attorney David Migut outlined two additional motion options.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100031 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion continued about staff recommendations, parking and conditioning the motion.

Motion to Amend: It was moved by Mr. Moreland, seconded by Mr. Smith, to amend the motion, with the condition that ten public parking spaces will be developed and maintained.

Discussion: A discussion continued about parking.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Todd Smith, Matt Metz, and Owen Curley

Nays – Jeff Truhlar

The motion to amend passed 4-1.

Discussion: A discussion ensued about the amended motion.

Amended Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100031, as amended, based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Motion to Amend Roll Call Vote: Ayes – John Moreland, Todd Smith, and Owen Curley

Nays – Jeff Truhlar and Matt Metz

The amended motion passed 3-2.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, July 16, 2024, at 6:00 P.M. There are two scheduled cases. A Land Development Code workshop will be held on August 22, 2024.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:27 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT

**Minutes of Board of Adjustment Meeting
held Tuesday, July 16, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

Chairperson Curley called the meeting to order at 6:00 P.M.

ROLL CALL:

Chairperson: Owen Curley
Vice-Chairperson: Jeff Truhlar
Board Members: John Moreland Todd Smith Jennifer Williams
Alternates: Matt Metz Laura Tierney

Planner Danevsky Joseph and Operations Support Specialist II Lauren Loria were also present.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Moreland, seconded by Mr. Truhlar, and passed unanimously to approve the following minutes:

- Regular Board of Adjustment Meeting held on June 18, 2024

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

A. Case Number: **BOA#24-100034**
Applicant/Owner: DSM Renovations LLC
Agent: N/A
Property Address: 723 N 7th Ave
Parcel ID: 174394-0000

City of Jacksonville Beach Land Development Code Section(s): 34-337(e)(1)(e), for 44% lot coverage in lieu of 35% maximum and 34-337(e)(1)(c)(2), for a combined side yard setback of 12 feet, 6 on either side in lieu of 15 feet minimum, to allow for construction of a new single-family dwelling with AC pad and shower pad within the side yard setbacks, located at property addressed 723 N 7th Ave, RE# 174394- 0000, legally described as Lot 10, Block 88, Replat of Part of, Pablo Beach Improvement Company's Replat of Pablo Beach North.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Denise McPherson, 1433 Ponte Vedra Boulevard, Ponte Vedra Beach, stated the hardship was a substandard lot.

Discussion ensued about the survey drawings and neighbors.

Public Hearing:

The following spoke on the variance:

- Natalie Lamb, 729 7th Avenue North, Jacksonville Beach

Ms. McPherson addressed the drainage concerns expressed during the public hearing.

Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100034 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: None.

Roll Call Vote: Ayes – John Moreland, Jeff Truhlar, Todd Smith, Jennifer Williams, and Owen Curley

The motion passed unanimously.

B. Case Number: BOA#24-100035

Applicant	Julia Sanders
Agent:	N/A
Owner:	RE904LLC
Property Address:	251 Coral Way
Parcel ID:	178382-0000

City of Jacksonville Beach Land Development Code Section(s): 34-336(e)(1)(c)(3), for a rear yard setback of 25 feet in lieu of 30 feet minimum and 34-336(e)(1)(e), for lot coverage of 40% in lieu of 35% maximum, for construction of a new single-family dwelling at property addressed 251 Coral Way, RE# 178382-0000, legally described as Lot 3, Block 7, Ocean Forest Unit 1.

Ex-Parte Communication: No Board members had ex-parte communication on this item.

Applicant: Julia Sanders, 1903 Eastern Drive, Jacksonville Beach, stated the hardship was an undersized lot.

Public Hearing:

No one came forward to speak. Mr. Curley closed the public hearing.

Motion: It was moved by Mr. Truhlar, seconded by Mr. Moreland, to approve BOA#24-100035 based on the standards for a variance outlined in Section 34-286 of the Land Development Code.

Discussion: A discussion ensued about the lot coverage.

Roll Call Vote: Ayes – Jeff Truhlar, Todd Smith, Jennifer Williams, John Moreland, and Owen Curley

The motion passed unanimously.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is Tuesday, August 6, 2024, at 6:00 P.M. There is one scheduled case. A Land Development Code workshop will be held on August 22, 2024, at 6:00 P.M.

COURTESY OF THE FLOOR TO VISITORS: None

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:14 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



BOARD OF ADJUSTMENT AGENDA ITEM	
TO:	Board of Adjustment Members
FROM:	Department of Planning & Development
DATE:	07/10/2024
SUBJECT:	BOA #24-100036 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, August 6, 2024 Board of Adjustment Meeting.

BOA #24-100036

ZONING: C-2
RE NO.: 177502-0050
LEGAL: A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, *Duval County Florida*
ADDRESS: 1198 Beach Blvd

REQUEST:

Section(s): 34-377: for zero parking spaces in lieu of 13 new required spaces for a proposed expansion of outdoor seating with a total size of 3,200 square feet, and 34-377: for a reduction in existing parking spaces by 6 total spaces along the western side of the existing structure to be converted into outdoor seating, 34-343(e)(5) for 89% lot coverage in lieu of 85% for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet, located at **property addressed** 1198 Beach Blvd, **RE#** 177502-0050, **legally described as** A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, *Duval County Florida*

EXISTING CONDITIONS:

The subject property is a lot of record, (A Part of the Castro Y Ferrer Grant) located in the Commercial future land use category. The property is currently zoned Commercial general: C-2. The subject parcel is 30,000 square feet in total lot area. The subject parcel is currently occupied by a single commercial structure with multiple tenants and associated parking, constructed in 2019. The subject parcel currently has 21 parking spaces, and is requesting to deviate from parking standards to allow space for a proposed expansion of outdoor seating with a total size of 3,200 square feet. There is a conditional use application and multiple variances on this property. The conditional use application was approved October 24th, 2016 for outdoor seating for a new commercial shopping center. The earliest variance on this property dates back to April 2016 and was approved for 16 on-site parking spaces in lieu of 48 parking spaces to allow for a new shopping center mixed use building. A variance was denied in July 2017 for 97% lot coverage in lieu of 85% maximum. Another variance was denied in January 2017 for 88% lot coverage in lieu of 85% maximum, to allow development of a 12,700 square commercial building. The applicant is now asking for a variance for zero parking spaces in lieu of 13 new required spaces for a proposed expansion of outdoor seating with a total size of 3,200 square feet, for a reduction in existing parking spaces by 6 total spaces along the western side of the existing structure to be converted into outdoor seating, and for 89% lot coverage in lieu of 85% for the

removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet.

PC#28-16 to allow outdoor seating for a new commercial shopping center
PC#17-22(22-100078) for outdoor restaurant seating at a new restaurant
BOA#16-100040 for 16 on-site parking spaces in lieu of 48 parking spaces
BOA#17-100025 for 97% lot coverage in lieu of 85% maximum
BOA#17-100217 for 88% lot coverage in lieu of 85% maximum
No Active Code Cases

STAFF ANALYSIS:

The subject property was developed in 2019 as a commercial shopping center with a variance allowing 16 on-site parking spaces in lieu of 48 parking spaces. The shopping center has multiple businesses, including a rooftop restaurant and a restaurant with established outdoor seating. The applicant wants to deviate from parking standards to allow space for a proposed expansion of outdoor seating with a total size of 3,200 square feet. The proposed outdoor seating would trigger a variance for 89% lot coverage in lieu of 85% for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet.

The primary issues for this project relate to room for required parking and space for outdoor seating. As the parking area is limited, all available space is currently dedicated to parking and outdoor seating for one restaurant. Decreasing the amount of existing parking will create room for more outdoor seating. The applicant is permitted 16 parking spaces and has plenty of off-street parking when the parking in the FDOT right-of-way is considered.

The subject parcel was once part of the Beach Plaza parcel and after the parcels were split, much of the joint parking remained on the larger Beach Plaza parcel. Additionally, there is space along the western side of the property to reduce the existing parking spaces by 6 total spaces to allow for more outdoor seating space. The applicant is proposing to add 3,200 square feet of outdoor seating and add 89% of lot coverage for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet. The overall site will change in regard to the existing parking area, as all the major renovations will focus on creating space for outdoor seating. Staff would recommend that the application be approved, as this is the minimum variance that will make possible the reasonable use of the parcel of land, building and structure.

MINIMUM DIMENSIONAL STANDARDS:

- Minimum lot area: None
- Minimum lot width: None.
- Minimum yards:
 - o Front yard: Ten (10) feet.
 - o Side yard: None, except where adjacent to streets. If adjacent to a street, ten (10) feet. For a corner lot, the side yard on the corner shall be ten (10) feet
 - o Rear yard: None
- Floor area: None
- Maximum lot coverage: Eighty-five (85) percent
- Height: Thirty-five (35) feet.

REVIEW OF CRITERIA:

1. Special conditions and circumstances exist which are peculiar to the parcel of land, building, or structure which are not applicable to other parcels of land, structures, or buildings in the same zoning district.

Staff **does** find that there are circumstances unique to the subject parcel of land. The subject parcel was formally part of the Beach Plaza parcel, and after splitting the parcel, some of the joint parking remained on the Beach Plaza parcel. Even with the approved shared parking agreement, the lot is still limited in on-site parking and space for any additional parking. Additionally the applicant has provided additional parking directly adjacent to the existing parking, but within the FDOT's right of way, and thus cannot be counted as off street parking per the LDC.

2. Special circumstances and conditions do not result from the actions of the applicant.

Staff **does/does not** find that circumstances are a result of the applicant. The applicant has previous approval for outside seating on the roof of the structure. The request is to make more use of the rooftop area and expand the seating. While the request to expand the seating is the trigger for the variance, the applicant has provided a remedy in the form of 30 or so additional parking within the DOT right of way along Beach Boulevard. Currently, LDC does not give credit for these spaces, even though the average customer would not be aware that the spaces were not on the owner's parcel of land. The applicant has access to additional parking on the FDOT right of way, but is unable to count these spaces towards required parking.

3. Granting the variance will not confer upon the applicant any special privilege denied by the comprehensive plan and this Code to other parcels of land, buildings, or structures in the same zoning district.

Staff finds that the proposed variance **will not** confer special privileges. This variance will not confer any special privileges. There is adequate parking provided for the parcel, but due to the size of the lot, the parking is located on land owned by FDOT and leased to the applicant. Even with the addition of more room for outdoor seating on the roof, the applicant will still have to provide for the required number of spaces.

4. Literal interpretation and enforcement of the terms and provisions of this Code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would cause an unnecessary and undue hardship.

Staff **does** find that literal interpretation of the code would deprive the applicant of rights and privileges. The applicant has struggled to rent the last unoccupied unit in this structure, and additional outside seating may encourage its lease and use. Vacant commercial spaces do not contribute to a vibrant community. Without this approval, the applicant would not be able to expand the outside seating, and may result in further vacancy of this location. Additionally of note, the rooftop space is already permitted for outside seating, but based on the need for on-site parking, was restrained to a relatively small area of the total roof that's available. This would allow for complete use of the rooftop.

5. Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building, or structure.

Staff **does** find that the requested variances are the minimum variance needed to accommodate outdoor seating. Although the shopping center has several tenant spaces which are occupied, the proposed site is the largest anchor site for the building and has remained vacant for many years. This is in part due to constraints placed on the property by its irregular shape, and also the LDC not providing a means to account for the parking on the DOT right of way. As this space is



the largest in the structure, the applicant cannot expect a reasonable use of the shopping center in its entirety, and the proposed variance does not result in any change to the site. Rather, it is giving credit for improvements already made by the applicant.

6. Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

Staff **does** find that the request is consistent with the comprehensive plan. The applicant is not requesting any deviations from the established future land use designation policies, and it is consistent with the Goals Objectives and Policies of the adopted comprehensive plan. Also, the infill of vacant commercial as opposed to the construction of new commercial spaces is encouraged by the Goals Objectives and Policies of the Future Land Use Element of the 2030 Comprehensive Plan.

STAFF RECOMMENDATION:

Per Section 34-282 of the Land Development Code; based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of BOA#24-100036**

ATTACHMENTS:

1. 24-100036
2. 24-100036pics



APPLICATION FOR VARIANCE

BOA NO.

24-100036

HEARING DATE

8/6/24

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, to scale (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

RECEIVED

MAY 23 2024

PLANNING
DEPARTMENT

APPLICANT INFORMATION

Applicant Name: Hasteh LLC Telephone: (904) 651-8958
Mailing Address: 3982 Alhambra Drive West E-Mail: zwmillerlaw@gmail.com
Jacksonville, Florida 32207
Agent Name: Zach Miller, Esq. Telephone: (904) 651-8958
Mailing Address: 3203 Old Barn Court Ponte Vedra Beach, Florida 32082 E-Mail: zwmillerlaw@gmail.com
Landowner Name: Hasteh LLC Telephone: (904) 651-8958
Mailing Address: 3982 Alhambra Drive West E-Mail: Same
Jacksonville, Florida 32207

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.

VARIANCE DATA

Street address of property and Real Estate Number: 1198 Beach Blvd 177502 0050

Legal description of property (Attach copy of deed):

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Please see attached

AFFIDAVIT

I, Alan Ashurnin as the manager of Hasteh, LLC, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of May, 2024, by Alan Ashurnin, who is personally known to me or produced as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



ANN F. PHILIPS
Commission # HH 217049
Expires January 17, 2026

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: C-2

FLOOD ZONE: X

CODE SECTION (S):



APPLICATION FOR VARIANCE

BOA No. _____

HEARING DATE _____

This form is intended for submittal, along with the required documents, for all requests for variances from the requirements of the City of Jacksonville Beach Land Development Code, Article 6, Section 6.6 Variances. The Planning and Development Director will evaluate an application for a variance for sufficiency within five (5) days of receipt. If the application is found to be complete, the Jacksonville Beach Board of Adjustment at their earliest meeting following appropriate public notice of the request will schedule it for review, public hearing and a decision.

REQUIRED DOCUMENTATION

1. Accurate, to-scale boundary survey prepared by a registered land surveyor that shows the location of all existing improvements.
2. Survey, plat or new site plan showing all proposed additions and/or improvements added to the drawing, **to scale** (on 11" x 17" paper or smaller).
3. Proof of ownership (copy of deed or current property tax notification).
4. Copy of any previous variance and/or conditional use approval letters.
5. If applicant is not owner, notarized written authorization from owner is required.
6. Non-refundable processing fee of \$500.00 (due at the time of application submittal).
7. Completed application.

APPLICANT INFORMATION

Applicant Name: Hasteh LLC Telephone: (904) 651-8958
 Mailing Address: 3982 Alhambra Drive West E-Mail: zwmillerlaw@gmail.com
Jacksonville, Florida 32207

Agent Name: Zach Miller, Esq. Telephone: (904) 651-8958
 Mailing Address: 3203 Old Barn Court Ponte Vedra Beach, Florida 32082 E-Mail: zwmillerlaw@gmail.com

Landowner Name: Hasteh LLC Telephone: (904) 651-8958
 Mailing Address: 3982 Alhambra Drive West E-Mail: Same
Jacksonville, Florida 32207

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.

VARIANCE DATA

Street address of property and Real Estate Number: 1198 Beach Blvd 177502 0050

Legal description of property (Attach copy of deed):

Description of requested variance (example: front yard setback of 17ft in lieu of 20ft, lot coverage, reduce required off-street parking spaces, etc.) (Attach a separate sheet if necessary).

Please see attached

AFFIDAVIT

I, Alan Ashurnian as the manager of Hasteh, LLC, being first duly sworn, attest that I am applying for a variance pursuant to Article 6, Section 6.6 of the Jacksonville Beach Land Development Code for the property described above; that all answers to questions in this application, the submitted boundary survey and other supplementary documents attached to and made part of this application are true and accurate to the best of my knowledge and belief. Furthermore, I understand that failure to submit accurate information as requested above may be grounds for denial of my request and/or subsequent building permit applications.

APPLICANT SIGNATURE

PRINT APPLICANT NAME

DATE

STATE OF FLORIDA, COUNTY OF DUVAL:

This instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of May, 2024, by Alan Ashurnian, who is personally known to me or produced _____ as identification.

NOTARY PUBLIC SIGNATURE

PRINT NOTARY NAME



ANN F. PHILIPS
 Commission # HH 217049
 Expires January 17, 2026

(Affix Notary Seal Above)

THIS BOX FOR OFFICE USE ONLY, GO TO NEXT PAGE

CURRENT ZONING CLASSIFICATION: _____

FLOOD ZONE: _____

CODE SECTION (S): _____

VARIANCE APPLICATION STANDARDS AND CONDITIONS

BOA No. 24-100036

Section 34-281 Purpose. Variances are deviations from the terms of the LDC, which would not be contrary to the public interest when owing to special circumstances or conditions; the literal enforcement of the provisions of the LDC would result in undue and unnecessary hardship.

Section 34-286. Standards applicable to all variances. In order to authorize any variance from the terms of this code, the Board of Adjustment must find that the following criteria have been met. To assist the Board in making this finding, please complete the blanks on the form below.

Standard	Applies? Yes/No	Circumstances/ Explanation
Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.		Please see attached
Special circumstances and conditions do not result from the actions of the applicant.		Please see attached
Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.		Please see attached
Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district, and would work an unnecessary hardship.		Please see attached
Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.		Please see attached
Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.		Please see attached

REQUESTED VARIANCE

The current use of the property, including the roof-top restaurant, has been approved by the City of Jacksonville Beach with twenty-one (21) parking spaces.

The landowner has entered into a lease agreement with FDOT to use the immediately adjacent FDOT right-of-way for parking spaces for expansion of the shopping center uses on the property.

The proposed site plan shows a total of thirty-eight (38) parking spaces within the FDOT right-of-way.

The land development code allows for administrative approval of off-site parking to count towards on-site parking requirements. However, certain provisions in the code create a hardship as they are not applicable to public land.

The requested variance is for the thirty-eight (38) parking spaces within the FDOT right-of-way to be used as parking for an additional 2,450 square feet of roof-top space and an additional 750 square feet of outdoor seating space on the first floor (which will necessitate a conditional use) for a total of 3,200 square feet of additional space.

The required parking ratio for this site is one parking space for every two hundred fifty (250) square feet. Thus, the proposed expansions would require only an additional thirteen (13) parking spaces. The proposed parking in the FDOT right-of-way exceeds this requirement by twenty-five (25) parking spaces.

CRITERIA

Special conditions and circumstances exist which are peculiar to the parcel of land building or structure, which are not applicable to other parcels of land, structures or buildings in the same zoning district.

The owner has entered into a lease agreement with FDOT for the use of the parking spaces within the right-of-way. These parking spaces are contiguous to the property. This large parking area that is part of an unused right-of-way and leased to the owner is peculiar to this parcel of land.

Special circumstances and conditions do not result from the actions of the applicant.

The inclusion of the parking area in the right-of-way, which necessitates the lease of said spaces from FDOT, was created long before the owner gained title to the outparcel.

Granting the variance will not confer upon the applicant any special privileges denied by the comprehensive plan and this code to other parcels of land, buildings, or structures, in the same zoning district.

The land development code specifically contemplates the use of off-site parking for parking needs. There are no provisions in the comprehensive plan which prohibit the requested variance.

Literal interpretation and enforcement of the terms and provisions of this code would deprive the applicant of rights commonly enjoyed by other parcels of land in the same zoning district and would work an unnecessary hardship.

The provision that allows for administrative approval by the planning director for off-street parking cannot be applied to this request because said section requires a deed restriction on an off-street parking area. While the FDOT area will not be used for anything other than parking and access (and has been for over 65 years), such a deed restriction is not permissible on public property. Therefore, the literal interpretation and enforcement of this provision (which would normally allow for administrative approval of off-site parking) prevents the applicant from using off-site parking for its parking needs.

Grant of variance is the minimum variance that will make possible the reasonable use of the parcel of land, building or structure.

The grant of a variance is not requesting a reduction in the required parking ratio, the size of parking spaces or the applicable number of parking spaces, the request is simply to apply parking spaces immediately adjacent to the property to the property's parking requirements for an expansion.

Grant of variance will be generally consistent with the purposes, goals, objectives, and policies of the comprehensive plan and this Code and will not adversely affect adjacent land.

Goal TE 1 of the 2030 Comprehensive Plan provides for "Revised Parking Standards/regulations" to be utilized. The proposed variance allows for off-site parking utilizing an existing impervious surface to support non-residential development.

Policy LU 1.2.3 of the 2030 Comprehensive Plan encourages intensity of commercial development to match the intensity of nearby commercial development. The proposed variance will allow for more infill commercial development at an intensity like nearby commercial development.

Strategy CCM 2.7.1 of the proposed 2050 Comprehensive Plan requires the City to implement strategies to reduce new impervious areas and allow for flexible parking standards.

As the proposed area has been used for parking for over 65 years, the proposed variance will not adversely affect adjacent land.

AGENT AUTHORIZATION

May 23, 2023

To Whom It May Concern:

This letter is to authorize Zach Miller, Esq. to sign and act as agent for submittal, amendment and approval of applications for a variance for properties with the following real estate numbers: 177502 0050

Hasteh, LLC

By: 

Print Name: Alan Ashurian

Title: Manager

COUNTY OF DUVAL
STATE OF FLORIDA

The foregoing was acknowledged before me this 23rd day of May by Alan Ashurian as Manager of Hasteh LLC on behalf of the Hasteh LLC. He/She is personally known to me or produced as identification.



ANN F. PHILIPS
Commission # HH 217049
Expires January 17, 2026


Notary Public Signature

Print Name: Ann F. Philips

Commission Expires: 1-17-2026

Prepared by and return to:
Michael S. Price, Esq.
Attorney at Law
Michael S. Price, P.A.
1905 Atlantic Boulevard
Jacksonville, FL 32207
904-396-4445
File Number: 06-041a

Parcel Identification No. 177502-0000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 11th day of July, 2006 between Edward Ashurian and Roya Ashurian, husband and wife whose post office address is 3982 Alhambra Drive West, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantor*, and Hasteh, LLC, a Florida limited liability company whose post office address is 3982 Alhambra Drive West, Jacksonville, FL 32207 of the County of Duval, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

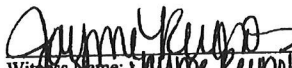
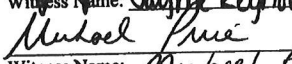
Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

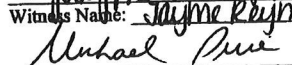
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

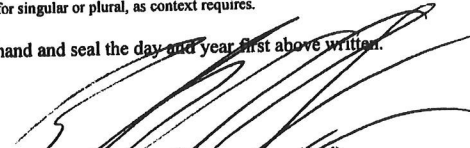
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Jayme Reynolds

Witness Name: Michael Price


Witness Name: Jayme Reynolds

Witness Name: Michael Price


Edward Ashurian (Seal)


Roya Ashurian (Seal)

DoubleTime®

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 11th day of July, 2006 by Edward Ashurian and Roya Ashurian, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Michael S. Price
Notary Public

Printed Name: _____

My Commission Expires: _____

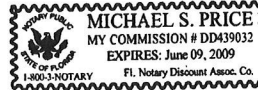


EXHIBIT "A"
LEGAL DESCRIPTION

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, U.S. HIGHWAY 90, STATE ROAD 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF TWELFTH (12th) STREET (A 70 FOOT RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1174, PAGE 472 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 08°12'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 95.90 FEET ; THENCE SOUTH 81°47'20" WEST, A DISTANCE OF 264.00 FEET; THENCE NORTH 08°12'40" WEST, A DISTANCE OF 131.44 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 266.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 30,009 SQUARE FEET, MORE OR LESS.

PARCEL I.D. NO.: 177502-0000

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L05000029841

Entity Name: HASTEY, LLC

Current Principal Place of Business:

1434-1 HENDRICKS AVE
JACKSONVILLE, FL 32207

Current Mailing Address:

1434-1 HENDRICKS AVE
JACKSONVILLE, FL 32207 US

FEI Number: 20-2595091

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ASHURIAN, EDWARD
3982 ALHAMBRA DRIVE WEST
JACKSONVILLE, FL 32207 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: EDWARD ASHURIAN

04/10/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name ASHURIAN, EDWARD
Address 3982 ALHAMBRA DRIVE WEST
City-State-Zip: JACKSONVILLE FL 32207

Title MGR
Name ASHURIAN, ROYA
Address 3982 ALHAMBRA DRIVE WEST
City-State-Zip: JACKSONVILLE FL 32207

Title MGR
Name ASHURIAN, ALAN
Address 1434-1 HENDRICKS AVE
City-State-Zip: JACKSONVILLE FL 32207

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ALAN ASHURIAN

MGR

04/10/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

LEASE AGREEMENT

ITEM/SEGMENT NO.: 7219-106

MANAGING DISTRICT: Two

F.A.P. NO.: N/A

STATE ROAD NO.: 212 (Beach Blvd.)

COUNTY: Duval

PARCEL NO.: 103 (Part)

THIS AGREEMENT, made this 16th day of November, 2023, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter called the Lessor), and Hasteh LLC

(hereinafter called the Lessee).

WITNESSETH:

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. Property and Term. Lessor does hereby lease unto Lessee the property described in Exhibit "A", attached and made a part hereof, for a term of five years beginning 11/01/2023 and ending 10/31/2028. This Lease may be renewed for an additional five-year term at Lessee's option, subject to the rent adjustment as provided in Paragraph 3 below. Lessee shall provide Lessor 1 days advanced written notice of its exercise of the renewal option.

If Lessee holds over and remains in possession of the property after the expiration of the term specified in this Lease, or any renewals of such term, Lessee's tenancy shall be considered a tenancy at sufferance, subject to the same terms and conditions as herein contained in this Lease.

This Lease is subject to all utilities in place and to the maintenance thereof as well as any other covenants, easements, or restrictions of record.

This Lease shall be construed as a lease of only the interest, if any, of Lessor, and no warranty of title shall be deemed to be given herewith.

2. Use. The leased property shall be used solely for the purpose of parking and access. If the property is used for any other purpose, Lessor shall have the option of immediately terminating this Lease. Lessee shall not permit any use of the property in any manner that would obstruct or interfere with any transportation facilities.

Lessee will further use and occupy the leased property in a careful and proper manner, and not commit any waste thereon. Lessee will not cause, or allow to be caused, any nuisance or objectionable activity of any nature on the property. Lessee will not use or occupy said property for any unlawful purpose and will, at Lessee's sole cost and expense, conform to and obey any present or future ordinances and/or rules, regulations, requirements, and orders of governmental authorities or agencies respecting the use and occupation of the leased property.

Any activities in any way involving hazardous materials or substances of any kind whatsoever, either as those terms may be defined under any state or federal laws or regulations, or as those terms are understood in common usage, are specifically prohibited. The use of petroleum products, pollutants, and other hazardous materials on the leased property is prohibited. Lessee shall be held responsible for the performance of and payment for any environmental remediation that may be necessary, as determined by the Lessor, within the leased property. If any contamination either spread to or was released onto adjoining property as a result of Lessee's use of the leased property, the Lessee shall be held similarly responsible. The Lessee shall indemnify, defend, and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination.

3. Rent. Lessee shall pay to Lessor as rent, on or before the first day of each rent payment period, the sum of \$7,020.00 plus applicable tax, for each year of the term. If this Lease is terminated prior to the end of any rent payment period, the unearned portion of any rent payment, less any other amounts that may be owed to Lessor, shall be refunded to Lessee. Lessee shall pay any and all state, county, city, and local taxes that may be due during the term hereof, including any real property taxes. Rent payments shall be made payable to the Florida Department of Transportation and shall be sent to Julie Bassett, Property Management Administrator, FDOT D-2, 1109 S. Marion Ave., MS 2020, Lake City, FL 32025-5874. Lessor reserves the right to review and adjust the rental fee biennially and at renewal to reflect market conditions. Any installment of rent not received within ten (10) days after the date due shall bear interest at the highest rate allowed by law from the due date thereof, per Section 55.03(1), Florida Statutes. This provision shall not obligate Lessor to accept late rent payments or provide Lessee a grace period.

4. Improvements. No structures or improvements of any kind shall be placed upon the property without the prior written approval of the District Secretary for District 2 of Lessor. Any such structures or improvements shall be constructed in a good and workmanlike manner at Lessee's sole cost and expense. Subject to any landlord lien, any structures or improvements constructed by Lessee shall be removed by Lessee, at Lessee's sole cost and expense, by midnight on the day of termination of this

Lease and the leased property restored as nearly as practical to its condition at the time this Lease is executed. Portable or temporary advertising signs are prohibited.

Lessee shall perform, at the sole expense of Lessee, all work required in the preparation of the leased property for occupancy by Lessee, in the absence of any special provision herein contained to the contrary; and Lessee does hereby accept the leased property as now being in fit and tenantable condition for all purposes of Lessee.

Lessor reserves the right to inspect the property and to require whatever adjustment to structures or improvements as Lessor, in its sole discretion, deems necessary. Any adjustments shall be done at Lessee's sole cost and expense.

5. Maintenance. Lessee shall keep and maintain the leased property and any building or other structure, now or hereafter erected thereon, in good and safe condition and repair at Lessee's own expense during the existence of this Lease, and shall keep the same free and clear of any and all grass, weeds, brush, and debris of any kind, so as to prevent the same from becoming dangerous, inflammable, or objectionable. Lessor shall have no duty to inspect or maintain any of the leased property or buildings, and other structures thereon, during the term of this Lease; however, Lessor shall have the right, upon twenty-four (24) hours notice to Lessee, to enter the leased property for purposes of inspection, including conducting an environmental assessment. Such assessment may include: surveying; sampling of building materials, soil, and groundwater; monitoring well installations; soil excavation; groundwater remediation; emergency asbestos abatement; operation and maintenance inspections; and, any other actions which may be reasonable and necessary. Lessor's right of entry shall not obligate inspection of the property by Lessor, nor shall it relieve the Lessee of its duty to maintain the leased property. In the event of emergency due to a release or suspected release of hazardous waste on the property, Lessor shall have the right of immediate inspection, and the right, but not the obligation, to engage in remedial action, without notice, the sole cost and expense of which shall be the responsibility of the Lessee.

6. Indemnification. *(select applicable paragraph)*

☐ **Lessee is a Governmental Agency**

To the extent provided by law, Lessee shall indemnify, defend, and hold harmless the Lessor and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Lessee, its agents, or employees, during the performance of the Lease, except that neither Lessee, its officers, agents, or employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Lessor or any of its officers, agents, or employees during the performance of the Lease.

When the Lessor receives a notice of claim for damages that may have been caused by the Lessee, the Lessor will immediately forward the claim to the Lessee. Lessee and the Lessor will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the Lessor will determine whether to require the participation of Lessee in the defense of the claim or to require that Lessee defend the Lessor in such claim as described in this section. The Lessor's failure to promptly notify Lessee of a claim shall not act as a waiver of any right herein to require the participation in or defense of the claim by Lessee. The Lessor and Lessee will each pay its own expenses for the evaluation, settlement negotiations, and trial, if any.

☒ **Lessee is not a Governmental Agency**

Lessee shall indemnify, defend, save, and hold harmless Lessor, its agent, officers, and employees, from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including attorney's fees, (including regulatory and appellate fees), arising out of or because of any acts, action, neglect, or omission by Lessee, or due to any accident, happening, or occurrence on the leased property or arising in any manner from the exercise or attempted exercise of Lessee's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of Lessor.

Lessee's obligation to indemnify, defend and pay for the defenses or at Lessor's option, to participate, and to associate with the Lessor in the defense and trial of any claim and any related settlement negotiations, shall be triggered by the Lessor's notice of claim for indemnification to Lessee. Lessee's inability to evaluate liability or its evaluation of liability shall not excuse Lessee's duty to defend and indemnify within seven days after such notice by the Lessor is given by registered mail. Only an adjudication or judgment after the highest appeal is exhausted specifically finding the Lessor solely negligent shall excuse performance of this provision by Lessee. Lessee shall pay all costs and fees related to this obligation and its enforcement by Lessor. Lessor's failure to notify Lessee of claim shall not release Lessee of the above duty to defend.

7. Insurance. Lessee at its expense, shall maintain at all times during the term of this Lease, public liability insurance protecting Lessor and Lessee against any and all claims for injury and damage to persons and property, and for the loss of life or property occurring in, on, or about the property arising out of the act, negligence, omission, nonfeasance, or malfeasance of Lessee, its employees, agents, contractors, customers, licensees, and invitees. Such insurance shall be carried in a minimum amount of not less than five hundred thousand (\$ 500,000.00) for bodily injury or death to any one person or any number of persons in any one occurrence and not less than five hundred thousand (\$ 500,000.00) for property damage, or a combined coverage of not less than one million (\$ 1,000,000.00). All such policies shall be issued by companies licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be

canceled or modified unless Lessor is given at least sixty (60) days prior written notice of such cancellation or modification. Lessee shall provide Lessor certificates showing such insurance to be in place and showing Lessor as additional insured under the policies. If self-insured or under a risk management program, Lessee represents that such minimum coverage for liability will be provided for the leased property.

Lessor may require the amount of any public liability insurance to be maintained by Lessee be increased so that the amount thereof adequately protects Lessor's interest. Lessee further agrees that it shall during the full term of this Lease and at its own expense keep the leased property and any improvements thereon fully insured against loss or damage by fire and other casualty. Lessee also agrees that it shall during the full term of this Lease and at its own expense keep the contents and personal property located on the leased property fully insured against loss or damage by fire or other casualty and does hereby release and waive on behalf of itself and its insurer, by subrogation or otherwise, all claims against Lessor arising out of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of the Lessor.

8. Eminent Domain. Lessee acknowledges and agrees that its relationship with Lessor under this Lease is one of landlord and tenant and no other relationship either expressed or implied shall be deemed to apply to the parties under this Lease. Termination of this Lease for any cause shall not be deemed a taking under any eminent domain or other law so as to entitle Lessee to compensation for any interest suffered or lost as a result of termination of this Lease, including any residual interest in the Lease, or any other facts or circumstances arising out of or in connection with this Lease.

Lessee hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort, including special damages, severance damages, removal costs, or loss of business profits, resulting from Lessee's loss of occupancy of the leased property, or any such rights, claims, or damages flowing from adjacent properties owned or leased by Lessee as a result of Lessee's loss of occupancy of the leased property. Lessee also hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort as set out above, as a result of Lessee's loss of occupancy of the leased property, when any or all adjacent properties owned or leased by Lessee are taken by eminent domain proceedings or sold under the threat thereof. This waiver and relinquishment applies whether this Lease is still in existence on the date of taking or sale; or has been terminated prior thereto.

9. Miscellaneous.

a. This Lease may be terminated by Lessor immediately, without prior notice, upon default by Lessee hereunder, and may be terminated by either party, without cause upon thirty (30) days prior written notice to the other party.

b. In addition to, or in lieu of, the terms and conditions contained herein, the provisions of any Addendum of even date herewith which is identified to be a part hereof is hereby incorporated herein and made a part hereof by this reference. In the event of any conflict between the terms and conditions hereof and the provisions of the Addendum(s), the provisions of the Addendum(s) shall control, unless the provisions thereof are prohibited by law.

c. Lessee acknowledges that it has reviewed this Lease, is familiar with its terms, and has had adequate opportunity to review this Lease with legal counsel of Lessee's choosing. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver, or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both parties.

d. Lessee shall not sublet the property or any part thereof, nor assign this Lease, without the prior consent in writing of the Lessor; this Lease is being executed by Lessor upon the credit and reputation of Lessee. Acceptance by Lessor of rental from a third party shall not be considered as an assignment or sublease, nor shall it be deemed as constituting consent of Lessor to such an assignment or sublease.

e. Lessee shall be solely responsible for all bills for electricity, lighting, power, gas, water, telephone, and telegraph services, or any other utility or service used on the property.

f. This Lease shall be governed by the laws of the State of Florida, and any applicable laws of the United States of America.

g. All notices to Lessor shall be sent to the address for rent payments and all notices to Lessee shall be sent to:
Edward Ashurian, 3982 Alhambra Drive West, Jacksonville, FL 32207

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Hasteh, LLC
Lessee (Company Name, if applicable)

By: [Signature]
District Secretary

BY:

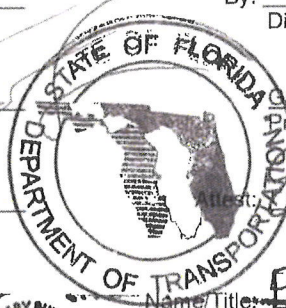
[Signature]

Edward Ashurian
Print Name

Greg Evans
Print Name

Title: Manager

[Signature]



[Signature]

Elizabeth Engle - Executive Assistant

Attest:

[Signature]



ANN F. PHILIPS
Commission # HH 217049
Expires January 17, 2026

LEGAL REVIEW:

Print Name

Ann F. Philips

District Counsel

[Signature]
David Robertson

Title:

[Signature] Loan Officer

ADDENDUM

This is an Addendum to that certain Lease Agreement between Hasteh, LLC

and the State of Florida Department of Transportation dated the _____ day of _____, _____.
In addition to the provisions contained in said Agreement, the following terms and conditions shall be deemed to be a part thereof
pursuant to Paragraph 9 (b) of said Agreement:

Secure permit from Jacksonville Maintenance to subsequently perform removal of pavement and placement of type F curb generally
described as: 50' east and west along SR 212 and 35' north and south along 12th Street.

Upon termination of the lease, there should be no striping for parking or other private improvements remaining in the FDOT right of
way.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Hasteh, LLC
Lessee (Company Name, if applicable)

By: [Signature]
District Secretary

BY:

[Signature]
Edward Ashurian
Print Name

[Signature]
Greg Evans
Print Name

Title:

Manager

[Signature]
Elizabeth Engle
Elizabeth Engle - Executive
Assistant

Attest:

[Signature]
Ann F. Philips
Print Name



ANN F. PHILIPS
(SEAL)
Commission # HH 217049
Expires January 17, 2026

LEGAL REVIEW:

[Signature]
District Counsel

Title:

Loan Officer

[Signature]
David Robertsm
Print Name

EXHIBIT "A"

SECTION 7219-106
F.P. NO. N.A.

STATE ROAD NO. 212

DUVAL COUNTY

HASTEY, LLC

LEASE AREA

A Part Of The Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, Being More Particularly Described As Follows:

Commence At The Intersection Of The East Line Of The Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, With The Centerline Of State Road No. 212 (U.S. Highway 90, Beach Boulevard, A Variable Width Right Of Way As Per State Of Florida State Road Department Right Of Way Map, Section 7219-106); Thence South 89°27'20" West, Along Said Centerline, A Distance Of 272.41 Feet, To The Northerly Extension Of The Westerly Existing Right Of Way Line Of Twelfth Street (A 70 Foot Right Of Way As Per Deed Book 1174, Page 472 Of The Public Records Of Duval County, Florida); Thence South 08°12'40" East, Along Said Extension, A Distance Of 100.90 Feet To The Southerly Existing Right Of Way Line Of Said State Road No. 212 And The **Point Of Beginning**; Thence South 89°27'20" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 266.38 Feet; Thence North 08°12'40" West, A Distance Of 53.91 Feet; Thence North 89°27'20" East, 216.38 Feet, Thence South 58°08'59" East, A Distance Of 64.75, To Said Extension Of The Westerly Existing Right Of Way Line Of Twelfth Street; Thence South 08°12'40" East, Along Said Extension, A Distance Of 18.91 Feet To The **Point Of Beginning**.

Containing 13,365 Square Feet, More Or Less

CERTIFIED MAIL# 7012 2210 0002 4628 7268

April 20, 2016

Richard W. Withers
6426 Bowden Road, Suite 201
Jacksonville, FL 32216

RE: BOA# 16-100040
1198 Beach Boulevard
(part of Castro y Ferrer Grant)

Dear Mr. Withers,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, April 19, 2016, to consider the above application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

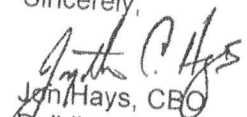
- 34-377, for 16 on-site parking spaces in lieu of 48 parking spaces

To allow for a new shopping center mixed use building.

The Board **Approved** the request as written.

Please remove the public hearing notice posted on your property. Information about building permits, applications and checklists is available in our office or online at <http://www.jacksonvillebeach.org/business/building-permit-applications-and-checklists>. Please submit a copy of this approval letter when applying for any future development or building permit applications. If you have any questions regarding this variance or the permitting process, please feel free to call me at (904) 247-6235.

Sincerely,


Jon Hays, CEO
Building Department



CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 9880

October 25, 2016

Mr. Richard Withers
6426 Bowden Road, Suite 201-A
Jacksonville, FL 32250

RE: **Planning Commission Case: PC# 28-16**
Conditional Use Application for outdoor seating at a new commercial shopping center, located at 1198 Beach Blvd.

Mr. Withers,

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2016 in Council Chambers to consider your **Conditional Use Application** for outdoor seating a new commercial shopping center located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code. The request was **Approved**.

Please remove the public notices posted on the property.

Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
7020 2450 0000 7999 6615

July 29, 2022

Edward Ashurian
1434 Hendricks Avenue, Suite #1
Jacksonville, FL 32207

cc: ashcocenters@gmail.com; jason.frimmel@worldofbeer.com.

DEVELOPMENT ORDER FOR CONDITIONAL USE

PC#17-22 (22-100078)

1198 Beach Boulevard #1

A part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:
Intersection of the Southerly right of way line of Beach Boulevard, US Highway 90, State Road 212 with the Westerly right of way line of Twelfth (12th) Street

The Planning Commission for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on **Monday, July 25, 2022** in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider your development permit application for **Conditional Use Approval** for Outdoor Restaurant Seating at a new 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.

Based on the review and discussion of said application and the consideration of competent substantial evidence in the form of the staff report, testimony or other material provided during the duly advertised public hearing, the Planning Commission determined this application for development **met** the standards applicable for authorizing a conditional use pursuant to **LDC Section 34-231**.
The Board **Approved** the request

Pursuant to LDC **Section 34-233**, conditional use approval is only granted to the applicant and is not assignable or transferable. This section shall not apply to the assignment or transfer of ownership of a dwelling unit.

Please remove the public hearing notice(s) posted on your property.
Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online.

Copies of this development order shall be submitted when applying for any future development or building permit applications. If you have any questions, please feel free to call me at (904) 247-6231.

Continued on Page 2

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

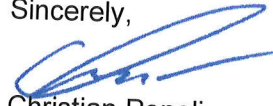
Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org



Sincerely,



Christian Popoli
Senior Planner

DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

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#17-22

Application number, type . . : 16 00100222 SITE DEVELOPMENT PLAN REVIEW
Property address : 1198 BEACH BLVD

Type information, press Enter.

Approved with comments: parking provided for 800+ Sq.Ft. of
rooftop seating (3 spaces). Landscaping added adjacent to
parking. Meets requirement. Conditional use application
received for the outdoor restaurant area. Elevator moved to
east side of building from north, however building plans
still show elevator on north side of building on some pages
and the south side of the building on others. Building
plans need to match site plan and itself.

F3=Exit F5=Copy F6=Insert F7=Delete F8=Time stamp
F12=Cancel F21=User defaults

More...

BP255U02

CITY OF JACKSONVILLE BEACH
Application Tracking Action Log Maintenance

7/02/24
14:57:23

Application number : 16 00100222
Application type : SITE DEVELOPMENT PLAN REVIEW
Address : 1198 BEACH BLVD
Revision/Path/Step/Seq/Agency: 1 R 01 00 REV 1-TO APPROVED PERMIT
Type information, press Enter.

Action date : 6/22/22
Action by : HI IRELAND, HEATHER
Action code : APD APPROVED PLANNING DIR.
Time spent (hours) : .00
Correction report item . . : N Y=Yes, N=No
1=Add new comment 2=Change comment 4=Delete comment

Opt	Seq	Comments	Print
—	<u>1.000</u>	Approved with comments: parking provided for 800+ Sq.Ft. of rooftop seating (3 spaces). Landscaping added adjacent to parking. Meets requirement. Conditional use application received for the outdoor restaurant area. Elevator moved to east side of building from north, however building plans still show elevator on north side of building on some pages	— +

F3=Exit F9=Add standard comment F12=Cancel



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7016 0660 0000 0986 8422

July 21, 2017

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

Richard W. Withers, Attorney
6426 Bowden Road, Suite 201
Jacksonville, FL 32216

RE: BOA# 17-100025
1198 Beach Boulevard
(Part of Castro Y Ferrer Grant, Sec. 38, Township 2S, Range 29E)

Dear Mr. Withers,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Tuesday, July 18, 2017, to consider Hasteh, LLC's application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

- Sec. 34-343(e)(5), for 97% lot coverage in lieu of 85% maximum;

To allow construction of a new commercial building.

The Board **denied** the request, finding that the applicant would not be denied reasonable use of his property without the requested variance, and that the requested variance was not the minimum necessary, to make possible reasonable use of the property.

Please remove the public hearing notice posted on the property. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

William C. Mann III, AICP
Planning and Development Director





September 20, 2017

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

Richard W. Withers, Attorney
6426 Bowden Road
Jacksonville, FL 32216

RE: BOA# 17-100025
1198 Beach Boulevard
(Part of Castro Y Ferrer Grant, Sec. 38, Township 2S, Range 29E)

Dear Mr. Withers,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, September 6, 2017, to consider Hasteh, LLC's *application* for request for reconsideration of a denial of application BOA# 17-100025.

Per Land Development Code Section, 34-158, four members of the decision-making board that voted for the original variance application denial must determine that the denial was based on a material mistake of fact. Because only three members voted to approve the request and two voted to deny it, your request was denied.

Please remove the public hearing notice posted on your property. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

Sincerely,

A handwritten signature in black ink, appearing to read "W. C. Mann III", written over a horizontal line.

William C. Mann III, AICP
Planning and Development Director





DEPARTMENT OF PLANNING &
DEVELOPMENT

City of Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

[Phone] 904.247.6231

[Fax] 904.247.6107

[E-Mail]

Planning@jaxbchfl.net]

www.jacksonvillebeach.org

August 24, 2017

Mr. Edward Ash
Hasteh LLC
6426 Bowden Rd – Suite 201
Jacksonville FL 32216

Re: Construction Fence Permit 16-1239, 1189 Beach Boulevard.

To Whom It May Concern:

This letter is to inform you that, pursuant to Florida Building Code Section 105.4.1.2, Permit No. 16-1239 (Temporary Construction Fence Permit), issued to you by the Jacksonville Beach Building Inspection Division on July 18, 2016 has expired due to lack of progress on the proposed project for which that permit was issued. You are hereby instructed to remove all construction fencing installed per that permit, remove any and all materials stored on the property, and return any excavations within the fenced area to their pre-existing grade.

In the event that you do not remove the subject temporary fencing, your non-compliance be turned over to our Code Enforcement Division for formal enforcement action.

You will be required to re-apply for the installation of temporary construction fencing related to your proposed project. Such fencing will only be permitted by this office upon issuance of a building permit for your project.

I can be reached at (904) 247-6232, or via email at gknight@jaxbchfl.net if you have any questions or require any additional information relative to your expired permit.

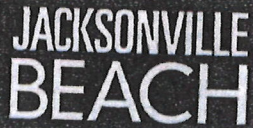
Sincerely,

George Knight, CBO
Building Official

Attachment – BP Application 16-1239 (copy)
7-20-27Application Status Inquiry Print-out, BP 16-1239

c: BP 16-1239 file





DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7012 2210 0002 4628 9880

October 25, 2016

Mr. Richard Withers
6426 Bowden Road, Suite 201-A
Jacksonville, FL 32250

Ref BOA#
17-100217

RE: **Planning Commission Case: PC# 28-16**
Conditional Use Application for outdoor seating at a new commercial shopping center, located at 1198 Beach Blvd.

Mr. Withers,

The City of Jacksonville Beach Planning Commission met on Monday, October 24, 2016 in Council Chambers to consider your **Conditional Use Application** for outdoor seating a new commercial shopping center located in a *Commercial, general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code. The request was **Approved**.

Please remove the public notices posted on the property.

Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

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



RECEIVED

NOV 27 2017

PLANNING & DEVELOPMENT

JACKSONVILLE BEACH

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

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL# 7017 0660 0000 0995 3197

January 25, 2018

Joe Loretta
6621 South Point Drive North
Jacksonville, FL 32216

RE: BOA# 17-100217
1198 Beach Boulevard
(Part of Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29
East, Duval County)

Dear Mr. Loretta,

The Board of Adjustment for the City of Jacksonville Beach met and held a public hearing at 7:00 p.m. on Wednesday, January 17, 2018, to consider Hasteh, LLC's application for a variance from the requirements of the Land Development Code.

As indicated in the application, the request was for the following:

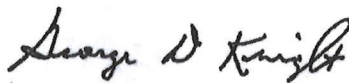
- Sec. 34-343(e)(5), for 88% lot coverage; in lieu of 85% maximum;

To allow development of a 12,700 sq. ft. commercial building.

The Board **denied** the request.

Please remove the public hearing notice posted on your property. If you have any questions regarding any information contained in this letter, please feel free to call me at (904) 247-6235.

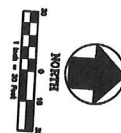
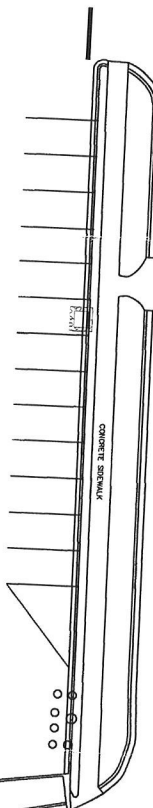
Sincerely,



George Knight, CBO
Building Department



BEACH BOULEVARD
U. S. HIGHWAY 90 STATE ROAD 212
200' RIGHT OF WAY PAVED PUBLIC HIGHWAY



ASHCO PROPERTIES

H/L	DATE	DESCRIPTION	<u>REVISIONS</u>		
DESIGNED BY	JL	CHECKED BY	JPL	PROJECT NUMBER	TBD
DRAWN BY	JL	SOLD	" = " °"	DATE	11.26.17

Joseph P. Loretta, FLA
License Number FL LA-6666750

SITE PLAN
BEACH BOULEVARD
OUTPARCEL DEVELOPMENT

SP-1

Approved Building Plan 2018

PARKING REQUIREMENT

16 (18 PROVIDED) SPACES PER APPROVED PARKING VARIANCE BY CITY OF JACKSONVILLE BEACH BOARD OF ADJUSTMENT DATED APRIL 19TH 2016. BOA# 16-100040

BENCHMARK

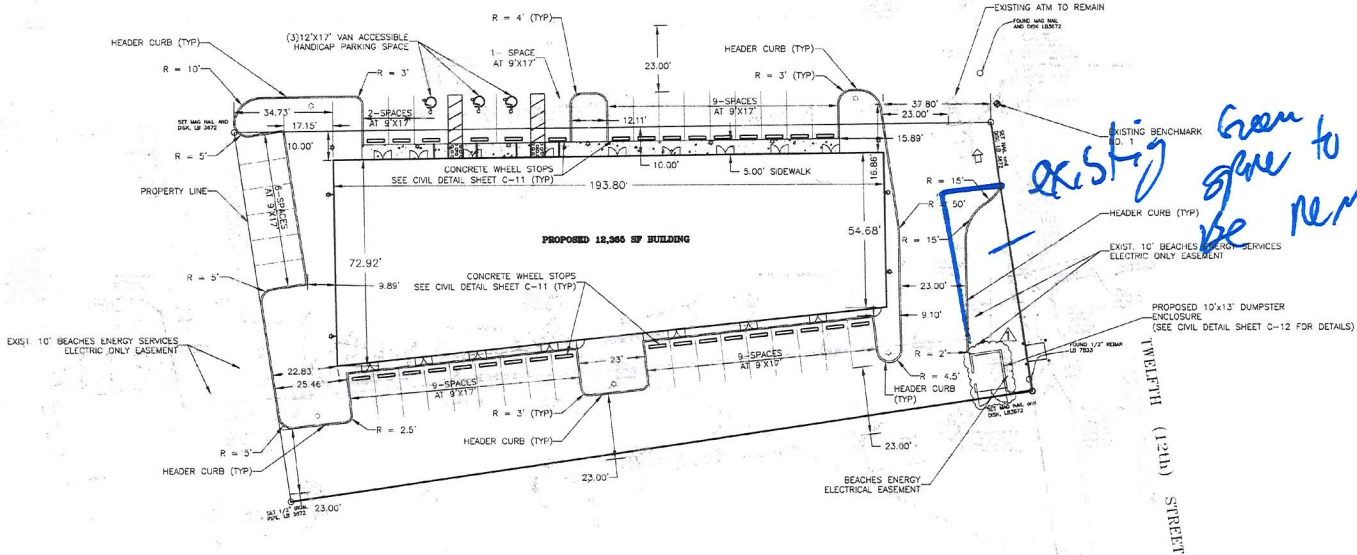
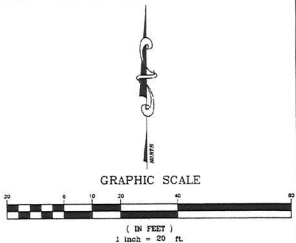
NORTH RIM OF SANITARY MANHOLE, ELEVATION = 11.56 N.A.V.D. 1988 DATUM

SURVEY

EXISTING SITE INFORMATION IS BASED ON SURVEY PREPARED BY BOATRIGHT LAND SURVEYORS DATED MAY 19TH 2016 AND JULY 2ND 2017. 1500 ROBERTS DR. JACKSONVILLE BEACH FL 32250. LS 3295 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS NO. LB 3672

TOTAL SITE AREA = 30,009 SF
TOTAL NEW IMPERVIOUS = 25,595.5 SF (85.29%)
TOTAL NEW PERVIOUS = 4413.5 SF (14.71%)

BEACH BOULEVARD
J. S. HIGHWAY 90 STATE ROAD 212



LEGEND
EXISTING BENCHMARK LOCATION

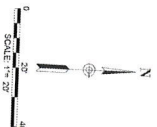
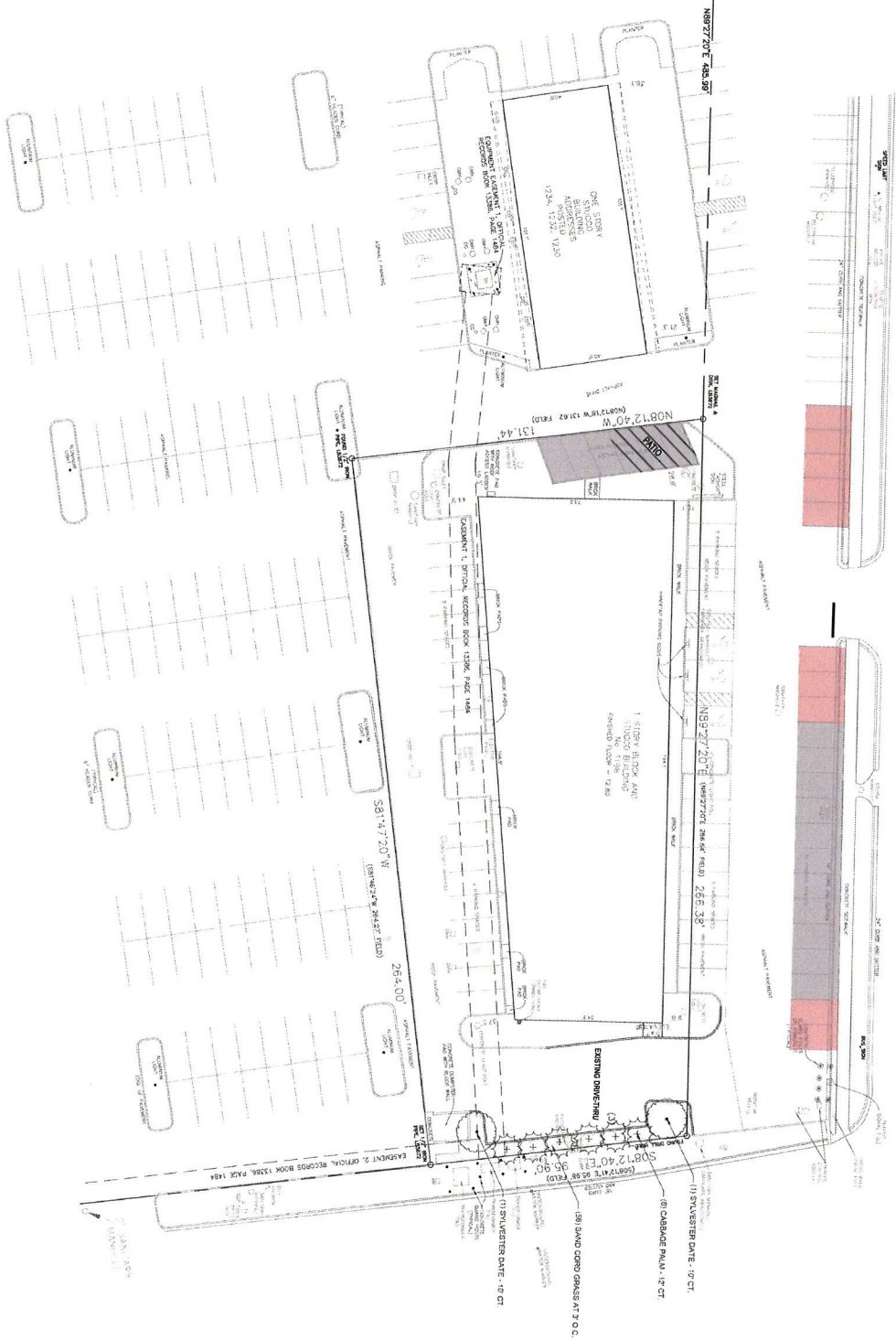
CIVIL SERVICES, INC.
CONSULTING ENGINEERS
5304 ST. JOHNS BLVD. SUITE 200
JACKSONVILLE, FL 32216
PHONE: (904) 841-1834
FAX: (904) 845-0057

Rev.	Date	By	Check	Description
1	June 2018	AN	AN	PER COMMENT FROM BEACHES ENERGY

GEOMETRY PLAN
BEACH PLAZA OUT PARCEL
SW CORNER OF BEACH BLVD & 12TH ST
Jacksonville Beach, Florida

C-3

24-10003c



PROJECT NAME 1198 BEACH BOULEVARD JACKSONVILLE BEACH, FL																			
PREPARED FOR ASCHO PROPERTIES																			
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION															
NO.	DATE	DESCRIPTION																	
PROJECT NO. 1198																			
DESIGNED BY J. L. L.																			
CHECKED BY J. L. L.																			
SCALE 1"=20'																			
LANDSCAPE PLAN LS-100																			

HALFF
 7807 BAYMEADOWS ROAD EAST, SUITE 200
 JACKSONVILLE, FLORIDA USA 32256
 PHONE 904.730.9360 WWW.HALFF.COM
 FL CA 33060 FL LC 99000645

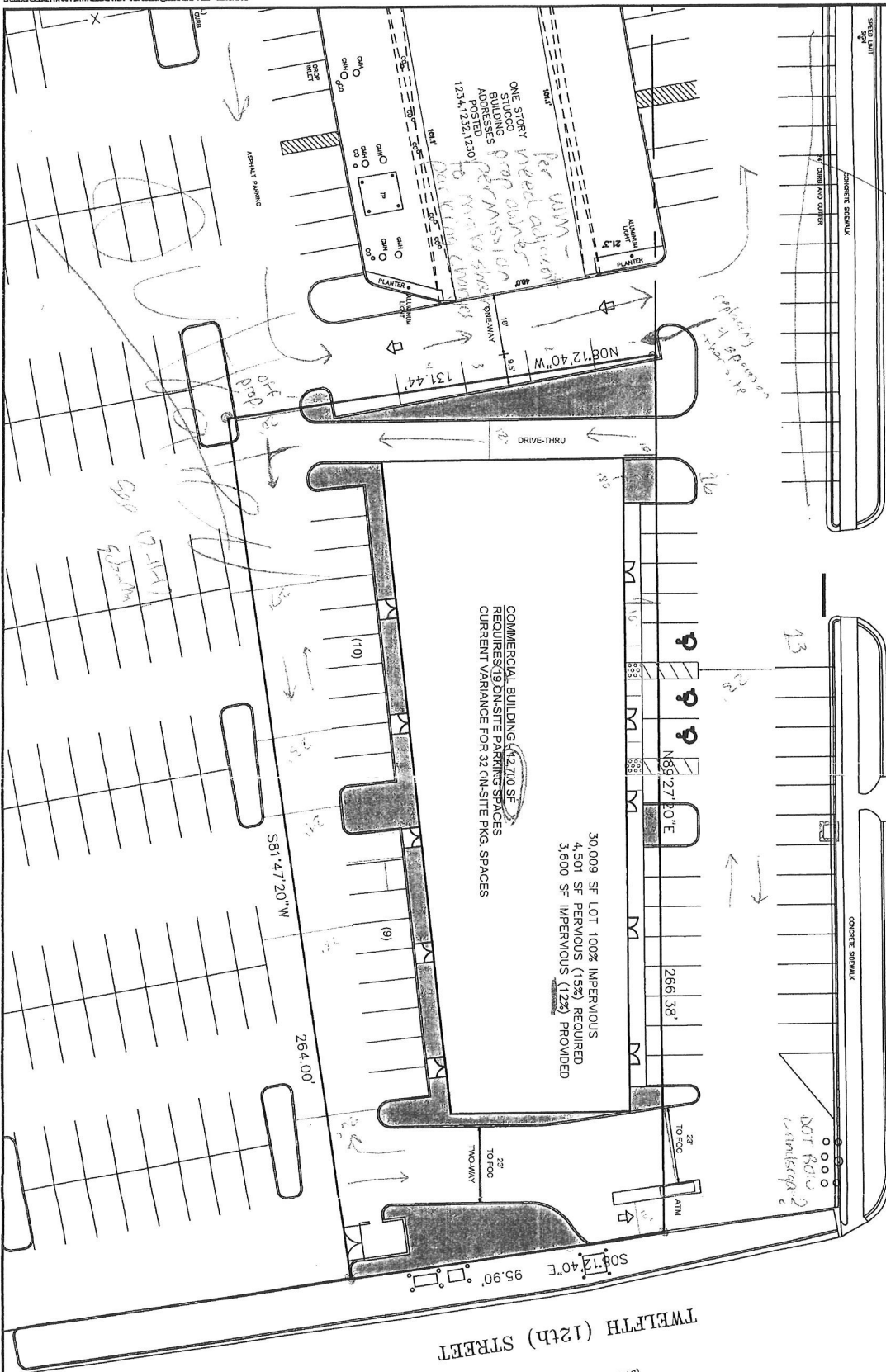
RECEIVED

NOV 27 2017

PLANNING & DEVELOPMENT

U. S. HIGHWAY 90 STATE ROAD 212
200' RIGHT OF WAY PAVED PUBLIC HIGHWAY

11840 # building per BOA# 16-100046 - 16 spaces
800 ft diff = 3.4 parking spaces
Parking provided OK

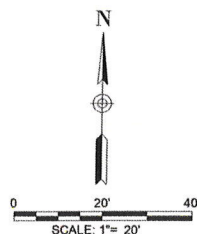


TWELFTH (12th) STREET

70' RIGHT OF WAY PAVED PUBLIC ROAD
(BY DEED BOOK 1174 PAGE 472)

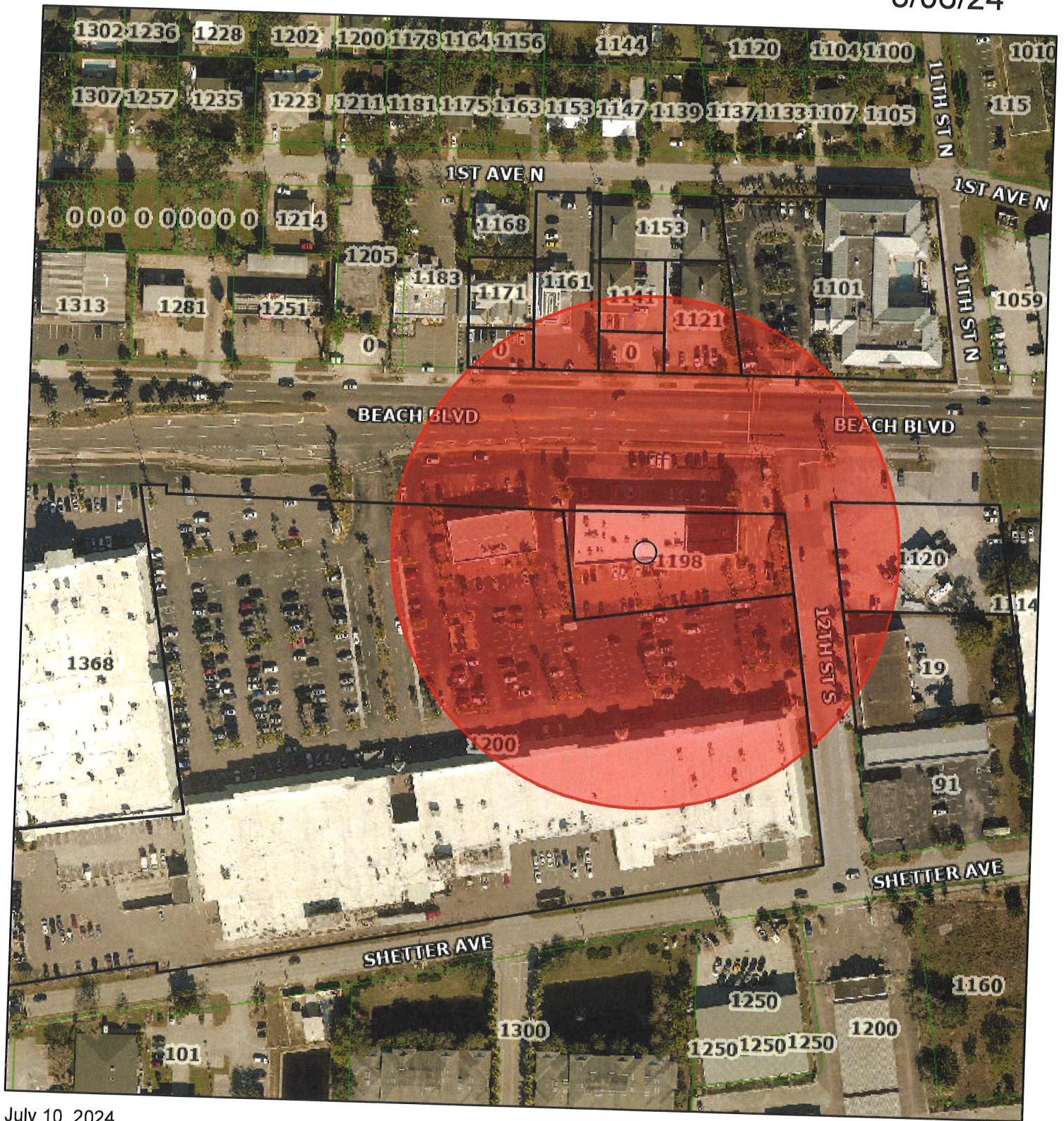
SHEET TITLE SITE PLAN	SHEET NUMBER SP-1	PREPARED BY design studios	PREPARED FOR ASHCO PROPERTIES	REVISIONS			
				NO.	DATE	DESCRIPTION	REVISIONS
PROJECT NAME BEACH BOULEVARD OUTPARCEL DEVELOPMENT		PROJECT NUMBER TBD		DESIGNED BY JPL	CHECKED BY JPL	DATE 11.26.17	SCALE 1" = 20'

2/28/2022 6:09:39 PM Lonetta, Joseph P. \\11006\proposals\2020\Ascho - Jax Beach Outparcel\Construction Plans\C-100 SITE PLAN.dwg



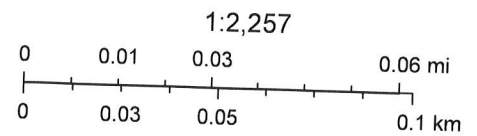
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJECT NO.:</td> <td>TBD</td> </tr> <tr> <td>ISSUED:</td> <td>3/28/2022</td> </tr> <tr> <td>DRAWN BY:</td> <td>JPL</td> </tr> <tr> <td>CHECKED BY:</td> <td>JPL</td> </tr> <tr> <td>SCALE:</td> <td>1"=20'</td> </tr> </table>		PROJECT NO.:	TBD	ISSUED:	3/28/2022	DRAWN BY:	JPL	CHECKED BY:	JPL	SCALE:	1"=20'																																		
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LANDSCAPE PLAN																																													
LS-100																																													

7807 BAYMEADOWS ROAD EAST, SUITE 200
JACKSONVILLE, FLORIDA USA 32256
PHONE 904.730.9360 WWW.HALFF.COM
FL CA 33380 FL LC 26000645



July 10, 2024

 Parcels



OBITUARIES

Our Policy: The Leader strives to make this list a complete record of deaths involving Beaches residents and their families. Please ask your funeral home or cremation society to call us or email us at obituaries@beachesleader.com. These death notice listings are free and include the deceased's name, age, date of death, service date and name of the home handling arrangements. Please provide current or past residency or other affiliation to the beaches community. For a detailed family-placed Obituary, have your funeral home contact the paid notice department at 904 249-9033.

DEATH NOTICES

Oliver Lawrence Durocher, 90, of Jacksonville, FL, died July 11, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-9033.

Daniel Craig Eubank, 88, of Jacksonville, FL, died July 11, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Helen Boslor Frankenberg, 95, of Jacksonville, FL, died July 10, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Scott Edward Gilpin, 60, of Neptune Beach, FL, died July 15, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

James Andrew Grimes, 47, of Green Cove Springs, FL, died July 14, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Dorothy Clegg Harper, 91, of Jacksonville, FL, died July 3, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Maureen Bridget Murphy, 56, of Jacksonville, FL, died July 10, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Dallas Ross Sontag, 83, of Jacksonville, FL, died July 9, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Pamela A. Tarleton, 82, of Ponte Vedra, FL, died July 11, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Allan Walter White, 77, of Ponte Vedra, FL, died June 27, 2024. Arrangements by Quinn-Shalz Family Funeral Home, (904) 249-1100.

Due to varying lengths of obituaries, they may not be in alphabetical order.



LILLIAN DAVIS JOHNSON

Lillian Davis Johnson, 91, of Jacksonville Beach FL passed away on June 27, 2024. She was born in 1932 to Thomas and Aida Davis in Santiago, Chile. She grew up in Lima, Peru and came to Gainesville, FL after graduating from Lima High School.

In 1953 she married William F. Johnson. They moved to Jacksonville where she raised a family and worked for General Motors for 24 years.

After retirement she travelled the world. She enjoyed gardening, dancing, and bike riding. She was also a founding and active member of Sunrise Community Church in Atlantic Beach.

Lillian is survived by her children Karen Huggins (Tony) and Andrew Johnson (Nancy); grandchildren Naomi Gillis (Eric), Nicholas Huggins, Natalie Huggins (Ryan), Brian Johnson and Emily Eubanks (Caleb) and great grandchildren; Levi, Isaac, Avery, Tessa and Olivia Gillis; Jude, Ephraim and Theodore Winter; and Maverick Eubanks.

A celebration of life will be held at Sunrise Community Church on Sunday, July 28, 2024 at 5:30 p.m. followed by a potluck dinner. The family invite all who knew Lillian to come.



DAVID SHARP

David Sharp, 84, of Neptune Beach, passed away on June 23, 2024.

David was honorably discharged from the Air National Guard of Florida in 1958. David had a long career with CSX Railroad and retired in 1988. After retirement, David enjoyed spending his time at the VFW Post 3270, American Legion Post 129 in Jax Beach and the American Legion Post 233 in Palm Valley where he frequently volunteered and participated in community events.

His boisterous laugh, quick wit, and love for a good time made him known all around the beaches and Palm Valley. His famous Myra Street house, which he built in 1963, hosted many holidays, parties, and family gatherings throughout the years. David loved to be surrounded by family and friends and cherished those relationships more than anything.

David is survived by his daughter, Brenda; grandchildren, Amanda (Richard), Austin, and Chance; great-grandchildren, Andrew and Ryden; sister, Elaine Allen; Nephew, Rick (Serena); and daughters, Amber and Breeanna. He was predeceased by his former wife, Patricia Sharp; and daughter, Cindy.

A Memorial Service will be held at 1:00 p.m., Saturday, July 20th at the VFW Post 3270 located at 915 8th Ave S, Jacksonville Beach, FL 32250. In lieu of flowers, the family requests that friends and family bring stories, memories, and good times to share.



For information on publishing an obituary in The Leader

Call (904) 249-9033

or email obituaries@beachesleader.com

CLASSIFIED

The Beaches Leader/Ponte Vedra Leader

The Beaches MARKETPLACE CLASSIFIEDS

CLASSIFIED DEADLINE:

Wednesday 10 a.m. FOR THURSDAY PAPER

FAMILY RATE:
\$7.40 First 10 Words
47¢ each add'l word

COMMERCIAL RATE:
\$8.40 First 10 Words
47¢ each add'l word

FOR MORE INFORMATION CALL
249-9033
classified@beachesleader.com

Office Hours
Monday - Wednesday
9 am to 5 pm

PO Box 50129
Jacksonville Beach 32240-0129



Pets & Animals

300 Pets
310 Pets for Sale
330 Stables/Livestock
340 Lost/Found Pets

Announcements

400 Notices
405 Travel
415 Personals
420 Legal Services
425 Legal Notices
450 Misc. Lost/Found
460 Instructions/Schools
460 Weddings

Employment

500 P-T Help Wanted
510 F-T Help Wanted
520 Job Services
530 Bus. Opportunity
540 Child Care
550 Work Wanted
555 Career/Seminars

Service Guide

600 Services
601 Air Conditioning
602 Alterations
607 Auto/Boat Detailing
608 Auto Repair
609 Bus. Services
612 Carpet
613 Catering
615 Cleaning
616 Computer Services
618 Electronics
619 Electrical Services
620 Equip. Rentals
622 Fences
623 Fin. Services
625 Firewood
634 Lawn Mower Services
635 Lawn Svc/
Landscap
636 Locksmith
637 Marine Const.
638 Marine/Boating
640 Concrete/Masonry
645 Moving & Storage

Real Estate

100 Real Estate
110 Lots/Land for Sale
120 Homes for Sale
125 Real Estate
Wanted
130 Condos for Sale
140 Mortgages
150 Mobile Homes
for Sale
180 Comm. Property
185 Industrial/
Warehouse

Rentals

200 Rental
215 Home for Rent
225 Wanted to Rent
230 Condo for Rent
240 M.H. for Rent
260 Vacation Rental
270 Rental to Share
275 Room for Rent
280 Office Space
285 Comm. Rental

Service Guide cont.

648 Pressure Washing
650 Painting
651 Pest Control
652 Plumbing
653 Pools
654 Photography
655 Rain Gutters
660 Remodel/Const.
665 Repairs
670 Roofing
675 Sprinkler & Wells
677 Tree Service
678 Tie
680 Upholstery
685 Wallpapering
690 Water Treatment

Health Services

700 Massage Therapy
710 Health Care Serc.
610 Caregivers

For Sale

800 For Sale
805 Music & Instr.
810 Antiques
815 Auctions
820 Wanted to Buy
825 Trade
830 Consignment

Garage Sales

840 Garage Sales
850 Jax Beach
852 Neptune Beach
854 Atlantic Beach
856 Mayport
857 Ponte Vedra
858 West Beaches
859 Jacksonville
860 Flea Market
862 Estate Sales

Transportation

905 Auto Rental
915 Boats
930 Motorcycles
950 Campers/RV's
970 Trucks/Vans
980 Automobiles

LEGAL NOTICES 425

Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order

SALE DATE: AUG 26, 2024

BULLWINKLE TRAILER REPAIR 109 KNIGHT BOX RD
2006 GDY GDYA2771506 \$31,189.00

BL 7/18/2024

NOTICE OF ACTION
Duval County

BEFORE THE BOARD OF RADIOLOGIC TECHNOLOGY

IN RE: The license to practice as a Certified Radiologic Technologist

Margaret Heyward, C.R.T.
3561 Pebble Path Lane
Jacksonville, FL 32224

CASE NO.: 2022-03550

LICENSE NO.: CRT 80050

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Zachary Bell, Prosecutions Unit, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265 (850)245-4666.

If no contact has been made by you concerning the above by August 29, 2024 the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Radiologic Technology in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

BL 7/18, 7/25, 8/1, 8/8-2024

PUBLIC NOTICE

The Board of Adjustment for the City of Jacksonville Beach, Florida will meet and hold a public hearing on Tuesday, August 6, 2024, at 6:00 p.m. in the City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following development permit applications for a variance from the requirements of the Land Development Code

BOA#24-100036 Section(s):
34-377: for zero parking spaces in lieu of 13 new required spaces for a proposed expansion of outdoor seating with a total size of 3,200 square feet, and 34-377: for a reduction in existing parking spaces by 6 total spaces along the western side of the existing structure to be converted into outdoor seating, 34-343(e)(5) for 89% lot coverage in lieu of 85% for the removal of existing landscaping to accommodate the required 3 spaces for the existing approved outdoor seating of 800 square feet, located at **property addressed 1198 Beach Blvd, REX 177502-0050, legally described as A Part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County Florida**

These applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and are open to public review during regular business hours.

Board of Adjustment
City of Jacksonville Beach

NOTICE

If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled,

SERVICE GUIDE

PET SERVICES 647

If veterinary care is unavailable or unaffordable, ask for Happy Jack® animalhealthcare for cats, dogs, & horses. At Tractor Supply®. Distributed by Florida Hardware 800-793-0926.

REPAIRS/IMPROVEMENT 665

NEED NEW WINDOWS? Drafty rooms? Chipped or damaged frames? Need outside noise reduction? New, energy efficient windows may be the answer! Call for a consultation & FREE quote today. 1-888-993-3693. You will be asked for the zip code of the property when contacting.

PEST CONTROL 651

PROTECT YOUR HOME from pests safely and affordably: Roaches, Bed Bugs, Rodent, Termite, Spiders and other pests. Locally owned and affordable. Call for a quote or inspection today 1-877-644 -9799 Have zip code of property ready when calling!

REPAIRS/IMPROVEMENT 665

BATH & SHOWER UPDATES in as little as ONE DAY! Affordable prices. No payments for 18 months! Lifetime warranty & professional installs. Senior & Military Discounts available. Call: 1-855-315-1952

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-866-782-4060 Have zip code of service location ready when you call!

Don't Pay For Covered Home Repairs Again! Our home warranty covers ALL MAJOR SYSTEMS AND APPLIANCES. We stand by our service and if we can't fix it, we'll replace it! Pick the plan that fits your budget! Call: 1-888-521-2793.

TREE SERVICES 677

www.JAXTREE.COM

- Tree Removal
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- 24 Hr Storm Damage Response

Senior / Military & First Responder Discounts

William Davis Tree Service
(904) 226-4427

20+ yrs exp. Lic. Ins.

ROOFING 670

AGING ROOF? NEW HOMEOWNER? STORM DAMAGE? You need a local expert provider that proudly stands behind their work. Fast, free estimate. Financing available. Call 1-888-967-1158 Have zip code of property ready when calling!

To Place a Service Ad
Call (904) 249-9033 or email: classified@beachesleader.com

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The Beaches MARKETPLACE

APT/TWNHOME RENTAL 200

2BR/ 1.5BA townhouse 5 blocks from ocean in Atlantic Beach, \$1625/mo. Call John 904-813-9723.

WATERFRONT TOWNHOME

2BR/ 1.5BA, 1200sf, 90ft. fishing pier, 9010 Hecksher Dr. \$1750/mo \$1,500/ deposit. (904) 241-RENT (7368) & (904) 568-5225

SOUTH JAX Beach, East of 3rd Street 1BR's & 2BR's starting at \$1,495/mo. (904) 241-RENT (7368) & (904) 568-5225

Large 1BR apartment, 1 block from ocean. Clean. No pets. \$1,175/mo. (904) 868-2897.

HOME FOR RENT 215

North JB, 3/2, fenced front & back, pets welcome, \$1950/mo. (904) 270-9244.

ROOM FOR RENT 275

JAX BEACH ROOM for rent. Clean, quiet. Kitchen privileges, cable/internet incl. (904) 504-4421.

LEGAL NOTICES 425

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida

LEGAL NOTICES 425

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 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Agency. 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 Agency 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 may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Specific Agenda Item(s); and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to the Agency Administrator at planning@jaxbcfl.net; (2) Postal mail to Community Redevelopment Agency Administrator - 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 made part of the record. All comments received are public record.

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.

BL 7/18/2024

PT. HELP WANTED 500

GET A FEDERAL JOB!

CHILDCARE PROFESSIONALS

We're Hiring!
\$18.21- \$23.25/hour

GREAT PERKS!

- 50% off Childcare (1st Child)
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Call 904.270.6012

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MATTRESSES ALL SIZES!
RICHARD'S MATTRESS & WICKER STORE. Serving the Beaches for over 43 yrs!
1079 Atlantic Blvd. 904-249-3541.

LEGAL NOTICES 425

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FOR SALE 800

USED REFRIGERATORS \$199 & up. South Jax Bch. (904) 241-RENT (7368) & (904) 568-5225

MEDICAL 803

ATTENTION OXYGEN THERAPY USERS! Discover Oxygen Therapy That Moves with You with Inogen Portable Oxygen Concentrators. FREE information kit. Call 866-472-8591.

YOU MAY QUALIFY for disability benefits if you have are between 52-63 years old and under a doctor's care for a health condition that prevents you from working for a year or more. Call now! 1-888-222-1803.

ANTIQUES/COLLECTIONS 810

WANTED TO BUY

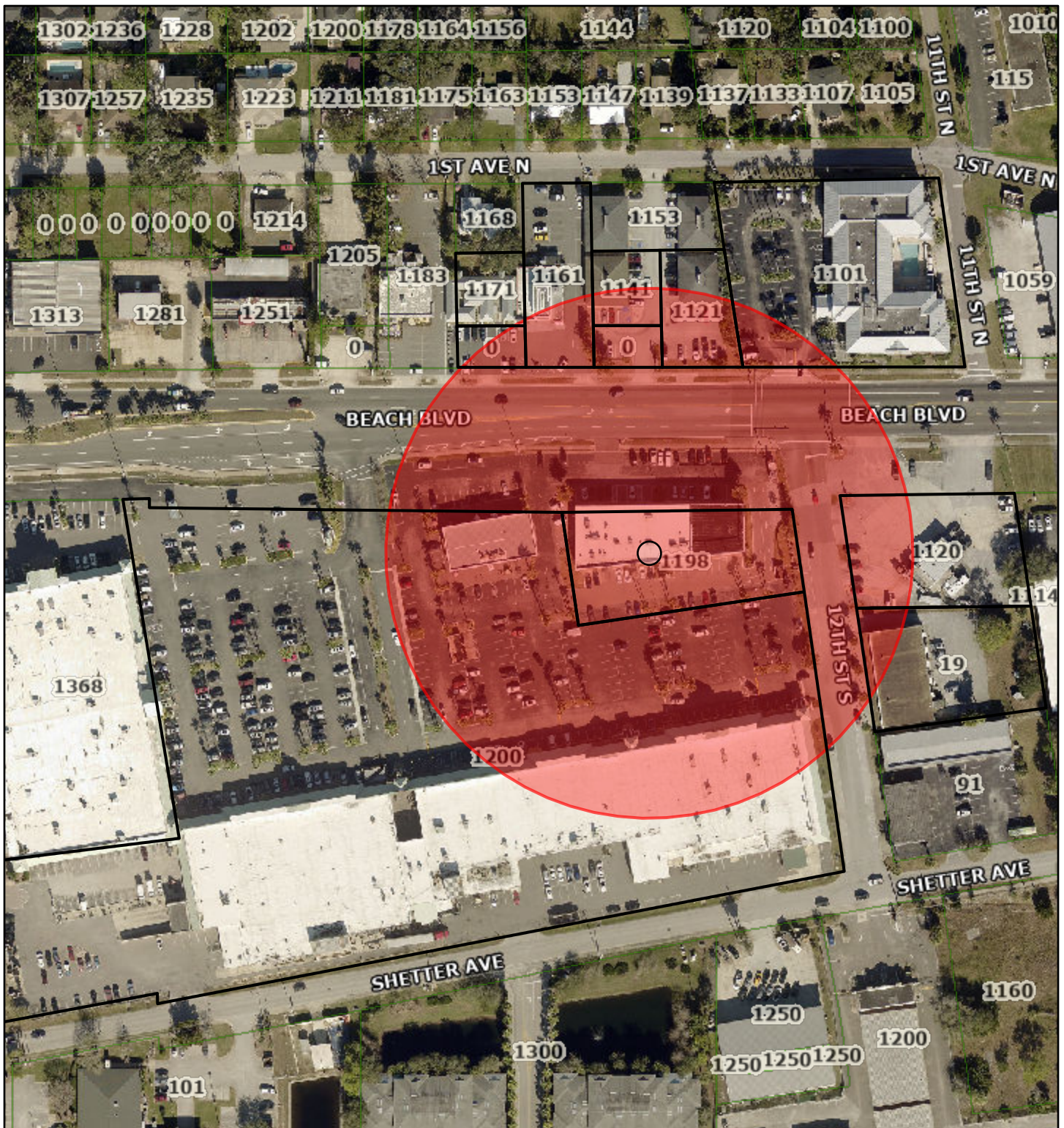
MILITARY, NAVAL, AVIATION memorabilia, especially Medals, Insignia, Patches, etc. Also, WANTED- antique shaving mugs. Call Dean (770)312-6846.

AUTOMOBILES 980

DONATE YOUR VEHICLE to fund the SEARCH FOR MISSING CHILDREN. FAST FREE PICKUP. 24 hour response. Running or not. Maximum Tax Deduction and No Emission Test Required! Call 24/7: 888-815-4341.

RECYCLE

SARI	AIN	MERE
ELAN	SILIO	OUTER
EARL	AMIR	BHANG
DREAM	TEAM	EAST
WEIRD	ELMS	
BURSAR	SKIMASK	
ENE	NEGATE	ARIA
ALECS	ONE	IDEST
DIDO	CLIMBS	TAI
STYMIED	ALLELIE	
AMP	PALEO	
ETNA	MARKSPITZ	
GRIEG	ORCA	ERIE
SINGE	LIEB	ROTS
ANITA	LISD	SNIT



July 10, 2024

 Parcels

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

Approved Building Plan 2018

PARKING REQUIREMENT

16 (18 PROVIDED) SPACES PER APPROVED PARKING VARIANCE BY CITY OF JACKSONVILLE BEACH BOARD OF ADJUSTMENT DATED APRIL 19TH 2016. BOA# 16-100040

BENCHMARK

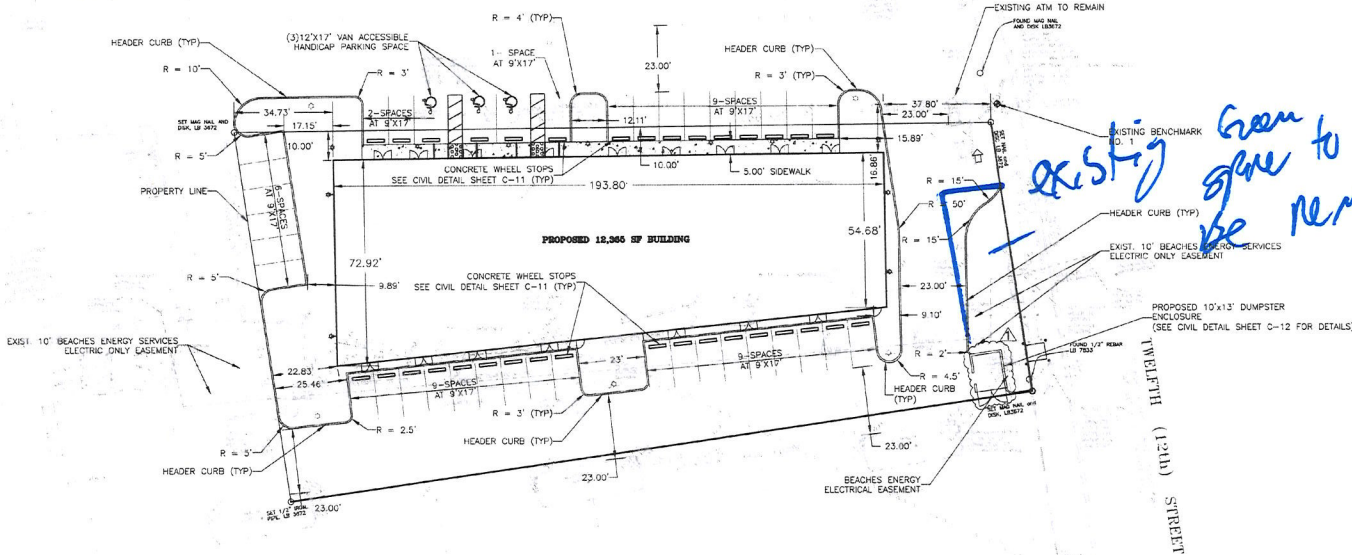
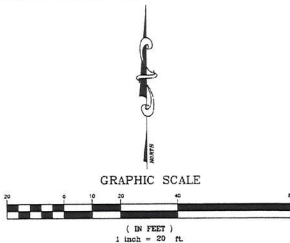
NORTH RIM OF SANITARY MANHOLE, ELEVATION = 11.56 N.A.V.D. 1988 DATUM

SURVEY

EXISTING SITE INFORMATION IS BASED ON SURVEY PREPARED BY BOATRIGHT LAND SURVEYORS DATED MAY 19TH 2016 AND JULY 2ND 2017. 1500 ROBERTS DR. JACKSONVILLE BEACH FL 32250. LS 3295 FLORIDA LICENSED SURVEYING AND MAPPING BUSINESS NO. LB 3672

TOTAL SITE AREA = 30,009 SF
TOTAL NEW IMPERVIOUS = 25,595.5 SF (85.29%)
TOTAL NEW PERVIOUS = 4413.5 SF (14.71%)

BEACH BOULEVARD
J. S. HIGHWAY 90 STATE ROAD 212



LEGEND
EXISTING BENCHMARK LOCATION

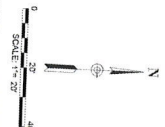
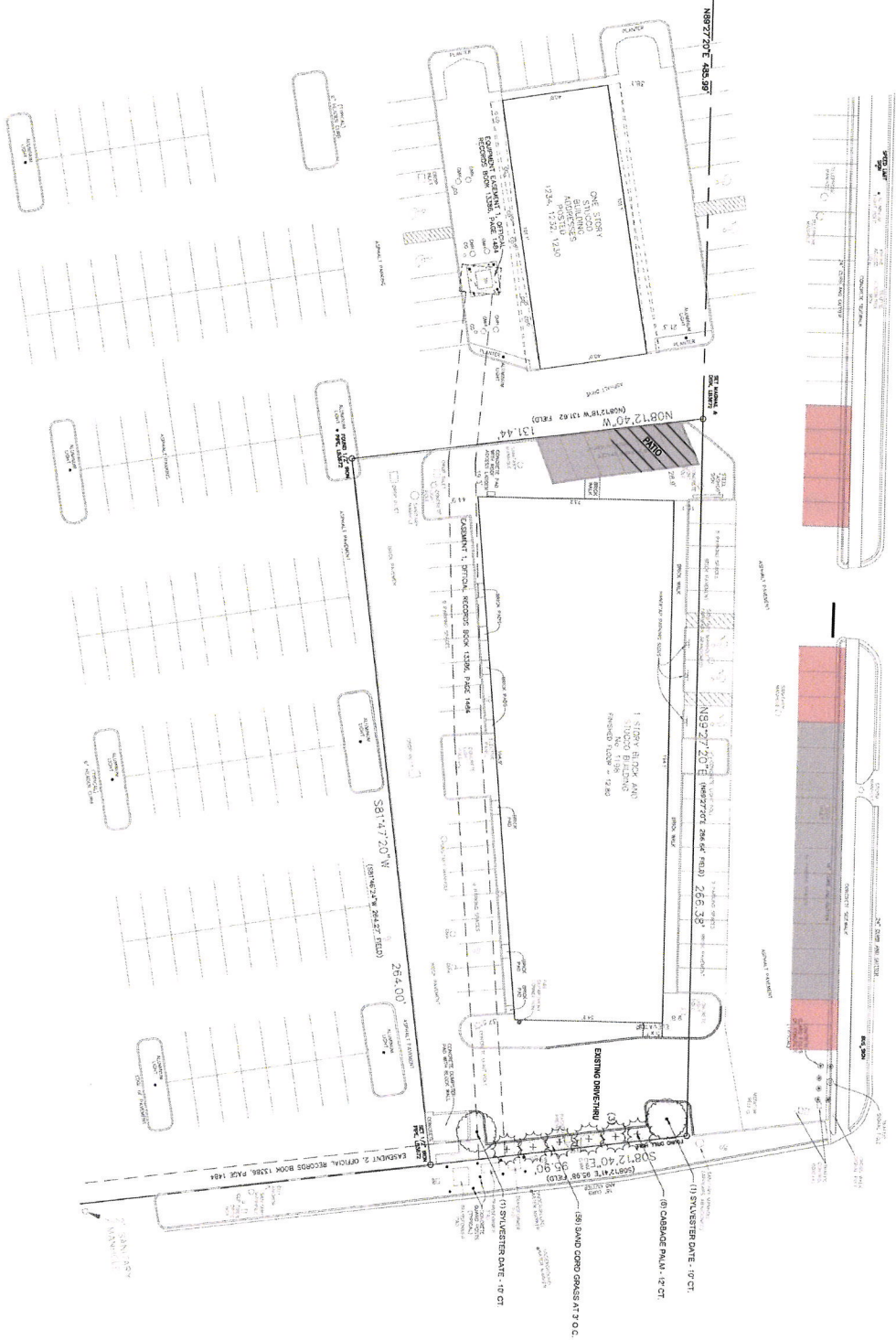
CIVIL SERVICES, INC.
CONSULTING ENGINEERS
5304 ST. JOHNS BLVD. SUITE 200
JACKSONVILLE, FL 32216
PHONE: (904) 841-1834
FAX: (904) 845-0057

Rev.	Date	By	Check	Description
1	June 2018	AN	AN	PER COMMENT FROM BEACHES ENERGY

GEOMETRY PLAN
BEACH PLAZA OUT PARCEL
SW CORNER OF BEACH BLVD & 12TH ST
Jacksonville Beach, Florida

C-3

24-10003c



PROJECT NAME 1198 BEACH BOULEVARD JACKSONVILLE BEACH, FL																			
PREPARED FOR ASCHO PROPERTIES																			
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION															
NO.	DATE	DESCRIPTION																	
PROJECT NO. 1198																			
DESIGNED BY: J. J. J.																			
CHECKED BY: J. J. J.																			
SCALE 1"=20'																			
LANDSCAPE PLAN LS-100																			

HALFF
 7807 BAYMEADOWS ROAD EAST, SUITE 200
 JACKSONVILLE, FLORIDA USA 32256
 PHONE 904.730.9360 WWW.HALFF.COM
 FL CA 33360 FL LC 29000645

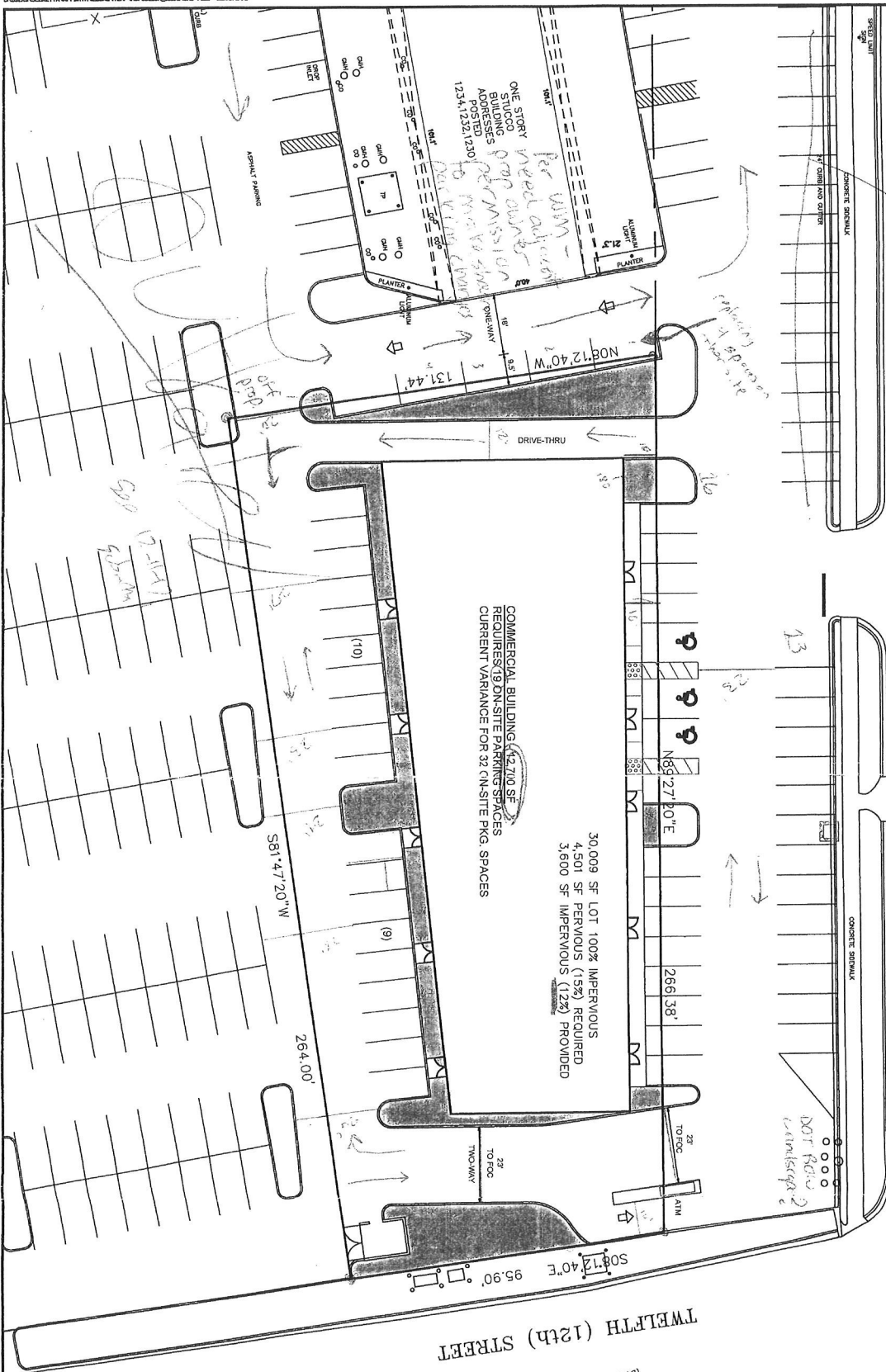
RECEIVED

NOV 27 2017

PLANNING & DEVELOPMENT

U. S. HIGHWAY 90 STATE ROAD 212
200' RIGHT OF WAY PAVED PUBLIC HIGHWAY

11840 # building per BOA# 16-100046 - 16 spaces
800 ft diff = 3.4 parking spaces
Parking provided OK

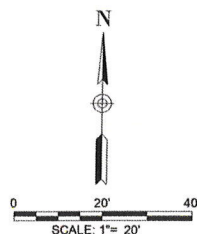


TWELFTH (12th) STREET

70' RIGHT OF WAY PAVED PUBLIC ROAD
(BY DEED BOOK 1174 PAGE 472)

SHEET TITLE SITE PLAN	SEAL Joseph P. Lavette, RLA License Number: FL 6664735	PREPARED BY design studios	REVISIONS			
		PREPARED FOR ASHCO PROPERTIES	NO.	DATE	DESCRIPTION	REVISIONS
PROJECT NAME BEACH BOULEVARD OUTPARCEL DEVELOPMENT			DESIGNED BY JPL	CHECKED BY JPL	SUBJECT NUMBER TBD	
SHEET NUMBER SP-1			DRAWN BY JPL	SCALE 1" = 20'	DATE 11.26.17	

2/28/2022 6:09:39 PM Lonetta, Joseph P. \\11006\proposals\2020\Ascho - Jax Beach Outparcel\Construction Plans\C-100 SITE PLAN.dwg



1198 BEACH BOULEVARD JACKSONVILLE BEACH, FL		ASCHO PROPERTIES																															
PROJECT NAME		PREPARED FOR																															
 HALFF 7807 BAYMEADOWS ROAD EAST, SUITE 200 JACKSONVILLE, FLORIDA USA 32256 PHONE 904.730.9360 WWW.HALFF.COM FL CA 33380 FLIC 26000645																																	
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