



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, September 9, 2024

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Nicholas Andrews (Vice-Chair), Dave Dahl, Justin Lerman, Colleen White
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on July 22, 2024
- B. Minutes for Joint Boards Workshop held on August 22, 2024

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 10-24
ADDRESS: 975 3rd Street South
OWNER: 975 S 3rd St, LLC
APPLICANT: Starbucks Coffee Co.
AGENT: Michael Martin
SUMMARY OF APPLICATION: **Conditional Use Application** for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 975 3rd Street South RE#176130-0000, legally described as all of Lots 7, 8 and 9, Block 93, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the current Public Records of Duval County, Florida.
- B. **PC#** 11-24
ADDRESS: 2405 3rd Street South
OWNER/APPLICANT: Costa Verde Shops, LLC/Marc Angelo

SUMMARY OF APPLICATION: **Conditional Use Application** for outdoor seating for a

property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 2405 3rd Street North RE#179457-0000, legally described as A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida, and being more particularly described in official record book 18236, page 1099. Along with the recorded 30 foot easement recorded in official record book 14448, page 1834.

C. **PC#** 12-24
 ADDRESS: 231 5th Avenue South
 OWNER/APPLICANT: Roger & Jeanine Wood

SUMMARY OF APPLICATION: Conditional Use Application to allow for transfer of ownership and the renovation of existing structures located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 231 5th Avenue South RE#175889-0000, legally described as Lot 6, Block 43, Pablo Beach South, a subdivision according to the plate thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

PLANNING DEPARTMENT REPORT

A. The next Planning Commission Meeting will be September 23, 2024. There is one scheduled case.

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 Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment may be submitted in advance and must include the following: (1) First Name; (2) Last Name; (3) Address; (4) Public Hearing Date; (5) Case Number; and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net; (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250; or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be 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.

**Minutes of Planning Commission Meeting
held Monday, July 22, 2024, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:01 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

Chair Moehring requested a change to the April 22, 2024 minutes to reflect no speakers for PC# 06-24.

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

- Regular Planning Commission Meeting held on April 22, 2024 (as amended)
- Regular Planning Commission Meeting held on June 10, 2024

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 09-24 Conditional Use Application

Owner: Episcopal School of Jacksonville, Inc.
322 N 11th Ave
Jacksonville Beach, FL 32250

Applicant: Episcopal School of Jacksonville, Inc.
322 N 11th Ave
Jacksonville Beach, FL 32250

Agent: David Hess

Location: 322 N 11th Avenue

Conditional Use Application to allow for Educational Services in the C-1 zoning district, to build a new classroom building to augment the existing Episcopal School.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The Episcopal School of Jacksonville, Inc. has submitted a Conditional Use Application for the establishment of educational services in a C-1 zoning district to construction a new classroom building in coordination with the existing school located across 4th Street North, at 332 11th Avenue North. The proposal includes the construction of a new school facility with a total of 8 classrooms and associated parking. This development represents an expansion of the existing school onto a new parcel within the C-1 zoning district.

The subject property is currently vacant and ready for development. It is situated within the Commercial Limited (C-1) zoning district, which primarily allows for commercial uses with conditional uses subject to review and approval by the Planning Commission Pursuant to Section 34-342(d)(12) of the Jacksonville Beach Land Development Code, educational services are listed as a conditional use in the C-1 zoning district. The applicant has provided all necessary documentation and plans required by the code for review.

Adjacent uses are as follows: Existing Episcopal School to the West, Commercial Office to the North, Multifamily to the East, and a retail shopping center to the south. The applicant, aware of the adjacent of the existing multifamily, has positioned the school on the southernmost of the two lots that make up this property, with the parking being the most adjacent portion of the project to the existing multifamily structure. The proposed use will not negatively impact the surrounding uses and is compatible with the goals and objectives of the Comprehensive Plan and is consistent with the character of the surrounding area. Approval of this application will allow for the expansion of educational facilities while respecting the existing zoning regulations and land uses in the vicinity.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#09-24."

Agent: David Hess, 3747 Salt Meadow Court, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued about traffic circulation.

Public Hearing:

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

Motion: It was moved by Mr. Andrews, seconded by Mr. Lerman, to approve #PC 09-24.

Discussion: A brief discussion ensued about an adjacent property.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on August 12, 2024. Mr. Popoli announced an upcoming Land Development workshop.

ADJOURNMENT:

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

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Joint Boards Workshop
held Thursday, August 22, 2024, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



The Joint Boards Workshop began at 6:00 P.M.

The following Board Members were in attendance:

Board of Adjustment:

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

Planning Commission:

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

Community Redevelopment Agency:

<i>Chairperson:</i>	David McGraw	
<i>Vice-Chair:</i>	Gary Paetau	
<i>Board Members:</i>	Frances Povloski (absent)	Thad Moseley
<i>Alternates:</i>	Ron Whittington (absent)	

Also present were Mayor Christine Hoffman, Council Member Sandy Golding, Council Member Dan Janson, Council Member Fernando Meza, Council Member Greg Sutton, Council Member John Wagner, City Manager Mike Staffopoulos, Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, Planner Danevsky Joseph, Mark Shelton and Caroline Fulton of Kimley-Horn and Associates, Inc., and Operations Support Specialist II Lauren Loria.

Purpose of Workshop

The purpose of this workshop was to discuss proposed changes to the Land Development Code.

Mark Shelton of Kimley-Horn and Associates, Inc., presented a PowerPoint [on file] highlighting the following topics:

- Project Timeline
- Added Exhibits
- Parking
- Residential Lot Coverage and Standards
- Prevailing Setbacks
- Order of the Articles
- Townhomes
- Accessory Dwelling Units (ADU)
- Supplemental and Conditional Use Standards
- Zoning
- Preserving Neighborhood Character

Conversations ensued regarding the highlighted topics of the workshop including parking requirement reductions, changes to residential lot standards, increasing the minimum width of

townhomes west of 3rd Street (A1A), ADU requirements, and limiting boat parking in residential areas.

The workshop adjourned at 7:20 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II

Approval:

Chairperson
Board of Adjustment

Date: _____

Chairperson
Planning Commission

Date: _____

Chairperson
Community Redevelopment Agency

Date: _____



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior PLanner
DATE:	08/14/2024
SUBJECT:	PC#10-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 9, 2024 Planning Commission Meeting.

PC#10-24: Conditional Use Application

OWNER: 975 S 3rd St LLC
1283 Ponta Vedra Blvd.
Ponte Vedra Beach, FL 32082

APPLICANT: Starbucks Coffee Co.
319 Elaines Court
Dodgeville, WI 53533

AGENT: Michael Martin
319 Elaines Ct.
Dodgeville, WI 53533

LOCATION: 975 S 3rd Street
RE# 176130-0000

REQUEST: **Conditional Use Application** for existing and additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code

COMMENTS: The subject property is located on the east side of 3rd Street South, near the intersection with 9th Avenue South. The applicant, Starbucks Coffee Co., is seeking approval to expand their outdoor seating area to accommodate additional patrons. This request follows their recent renovation of the interior space and aims to enhance the customer experience. Additionally, upon review of previous permits, it was discovered that Starbucks was never required to seek Conditional Use approval for the existing outside seating. This application would rectify this existing nonconformity, and allow for additional seating on the south side of the structure, adjacent to the parking lot.

Adjacent uses include an automobile service facility to the north, a multi-tenant commercial shopping center to the south, a vacant commercial lot to the west and



a multifamily structure to the east and immediately adjacent. The proposed expansion of outdoor seating is expected to integrate seamlessly with the existing commercial environment and should not negatively impact adjacent properties. The outside seating is to the west and south sides of the building in the proposed application, with the majority of the established seating to the west, facing 3rd Street South.

The proposed use aligns with the C-1 zoning district standards and complements the commercial nature of the surrounding area. The additional seating area will be designed to comply with all relevant city regulations, including safety and accessibility requirements. The proposed design has been reviewed and approved in concept by the Fire Marshal, with final approval pending the outcome of this hearing. No noted code cases we found regarding the existing outside seating, and staff have no reason to assume additional seating would lead to any compliance issues.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends **Approval of PC#10-24**.

ATTACHMENTS:

1. PC#10-24; 24-100044

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

RECEIVED

July 18
JUN 13 2024

PC No. 10-24
AS/400# 24-100044
HEARING DATE 9/9/24

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: 975 S 3rd St LLC
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082
Telephone: (904) 545-4585
Fax:
E-Mail: marcangelomca@gmail.com

Applicant Name: Starbucks Coffee Co
Mailing Address: 319 Elaines Court
Dodgeville, WI 53533
Telephone: (608) 407-9088
Fax:
E-Mail: isaac@permit.com

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

Agent Name: Michael Martin
Mailing Address: 319 Elaines Ct., Dodgeville, WI 53533
Telephone: (608) 407-9090
Fax:
E-Mail: mike@permit.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 975 3rd St South

176130-0000

Legal Description of property (attach copy of deed): 3-28-04-3S-29E PABLO BEACH SOUTH LOTS 7,8,9 BLK 93

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

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

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

Describe the proposed conditional use and the reason for the request:
Enlargement of outdoor patio seating with additional seats adjacent to parking spaces along south elevation. There is not an existing conditional use approval for outdoor seating on file (ref LDC-34-407 (B))

Applicant Signature: Michael Martin Date: 6/12/24

975 S. 3rd ST., L.L.C.

1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082
904-545-4585

June 3, 2024

Re: Starbucks Conditional Use for Outdoor Seating
975 3rd Street South
Jacksonville Beach, FL 32250

Jacksonville Beach Planning & Development:

Please take this letter that the property owner, 975 S. 3RD ST., L.L.C., authorizes Michael Martin to act as the agent and apply for the Conditional Use Application for the Starbucks located at 975 3rd Street South, Jacksonville Beach, FL 32250.

Sincerely,



Marc C Angelo
975 S. 3RD ST., L.L.C
marcangelomca@gmail.com
904-545-4585

545 NW 26th St.
Suite 250
Miami FL 33127
USA

Tel 305.350.7070
Fax 305.350.7071

Gensler

RECEIVED

JUL 18 2024

PLANNING
DEPARTMENT

July 16, 2024
Jacksonville Beach City Hall
P&Z Dept
11 3rd St N,
Jacksonville Beach, FL 32250

Subject: A1A & 10th
Project No. 53.7900.767
Conditional Use Comment Responses 1st Review Cycle

This letter is in response to plan review comments for renovation of
existing Starbucks coffee shop project located at 975 3rd St S.
Jacksonville Beach, FL 32250. Please see response from Gensler below:

Comment:
Eliminate table at front door obstruction ADA access. Place bollard in parking space
in front of second table on walkway east of exit door.

Response: *Removed table west of the entrance doors because it obstructs ADA
access coming up ramp and turning east leading to store entrance doors, total count
of exterior seating was 28, reduced to 26. Added a nonilluminated bollard to parking
space that is in front of the table on the east side of the entrance door.*

Additional Changes:

- Changed umbrella base to black MT0028

End of narratives.
Please let us know if you require have other concerns.



Pablo Garcia
Architect of Record
FL REG: AR 99297



Pablo G Garcia
CN=Pablo G Garcia,
dnQualifier=A01410D0000017FD2265CBC00076151,
O=M. ARTHUR GENSLER JR. AND ASSOCIATES
INC., C=US
Miami, FL
I agree to the terms defined by the placement of my
signature on this document
305-350-7070
2024.07.16 18:22:31-04'00'

SITE SCHEDULE - "N"					
DESIGN ID	COUNT	DESCRIPTION	FURN. BY	INST. BY	COMMENTS
OTHER					
14103	1	BOLLARD NONILLUMINATED SQUARE - FLAT BLACK MT0028	SB	GC	
UMBRELLA					
12147	3	UMBRELLA - BASE 95LB 43KG - FLAT BLACK MT0028	SB	GC	
20073	3	UMBRELLA - WITHOUT VALANCE - 6FT 183CM - GREEN CANVAS WITH WORDMARK F0056	SB	GC	

OUTDOOR SEATING CALCULATIONS			
DESCRIPTION	NUMBER OF ITEMS	SEATS	PER ITEM
TABLE TOP, SQUARE	10	2 SEATS	20
TABLE TOP, ROUND	3	2 SEATS	6
		TOTAL ACCESSIBLE SEATS (≥ 5%)	2
		TOTAL	26

KEYED NOTES

- NEW EXTERIOR FURNITURE.
- NEW OVERLAY FINISH AT PATIO FLOOR.
- PATCH AND REPAIR SLAB IN DEMO PLANTER AREA.
- EXISTING PATIO RAILING. REFINISH, TAKE CABLE OUT AND REINSTALL AFTER BE PAINTED.
- EXISTING CLEARANCE BAR.
- EXISTING SPEAKER.
- EXISTING DT PRE-MENU.
- EXISTING DT MENU BOARD.
- EXISTING GREASE INTERCEPTOR.
- ACCESSIBLE PATH OF TRAVEL.
- EXISTING LANDSCAPE AREA BY LL.
- EXISTING STOP BAR.
- EXISTING WHEEL STOPS.
- EXISTING ADA PARKING AND PARKING SYMBOL.
- EXISTING ACCESSIBLE PARKING SIGNAGE.
- LINE OF EXISTING CANOPY/ AWNING ABOVE.
- EXISTING ELECTRICAL CABINET AND METER LOCATION.
- EXISTING COVERED TRASH ENCLOSURE.
- ACCESSIBLE SEATING SPACE.
- NEW BOLLARD NONILLUMINATED SQUARE.
- EXISTING ADA RAMP.

GENERAL NOTES

- LANDSCAPING TO BE PROVIDED PER ZONING CODE AND SUSTAINABILITY REQUIREMENTS.
- GENERAL CONTRACTOR TO APPLY CONCRETE SEALER TO ALL EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.
- PROVIDE DETECTABLE WARNING (IF APPLICABLE PER LOCAL CODE) AT TRANSITION FROM SIDEWALK TO DRIVE AISLE.
- ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS AND SITE LIGHTING BASES.

LEGEND

- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE WALKWAY
- EXISTING 6" (150MM) CONCRETE CURB
- EXISTING ASPHALT
- EXISTING CONCRETE WITH INTEGRAL BLACK STAIN
- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE

RESPONSIBILITY LEGEND

FURNISHED BY	INSTALLED BY
GC - GENERAL CONTRACTOR	GC - GENERAL CONTRACTOR
SB - STARBUCKS WAREHOUSE / 3PL OR VENDOR DIRECT	SB - STARBUCKS WAREHOUSE / 3PL OR VENDOR DIRECT
CV - VENDOR	CV - VENDOR
LL - LANDLORD	LL - LANDLORD



STARBUCKS®
2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: I2024.01.01



PABLO GARCIA, AIA, REG. FL. NO. AR99297

Gensler

MAIN OFFICE
M. ARTHUR GENSLER JR. & ASSOCIATES
P. GENSLER & ASSOCIATES
220 MONTGOMERY STREET, SUITE 200
SAN FRANCISCO, CA 94104-4900

Tel (415) 433.3700
Fax (415) 830.4500

SATELLITE OFFICE
M. ARTHUR GENSLER JR. & ASSOCIATES
545 NW 28TH ST
SUITE 200
MIAMI, FL 33127 USA

Tel (305) 350.7070
Fax (305) 350.7071

PROJECT NAME:
A1A & 10TH

PROJECT ADDRESS:
**975 3RD STREET SOUTH
JACKSONVILLE BEACH, FL
32250**

STORE #: 8565
PROJECT #: 18756-108
ISSUE DATE: 07-16-2024
DESIGN MANAGER: ROMINA VIGNOLO
PRODUCTION DESIGNER: GENSLER
CHECKED BY: GENSLER

Revision Schedule			
Rev	Date	By	Description
1	06-27-24		REV 1: CONDITIONAL USE
2	07-16-24		REV 2: CONDITIONAL USE

SHEET TITLE:
**ARCHITECTURAL SITE
PLAN**

SCALE: AS SHOWN

SHEET NUMBER:

A001



RECEIVED

JUL 18 2024

**PLANNING
DEPARTMENT**

01 SITE PLAN
Scale: 1" = 10'-0"

Land Development Review



SIGN POSTING AFFIDAVIT

I, Danevsky Joseph, posted official notice concerning a hearing to be held by the **PLANNING COMMISSION** at **7:00** p.m. on **Monday**, the **9th** day of **September, 2024** regarding the following:

Property location: 975 3rd Street South

PC#10-24

Conditional Use Application for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 975 3rd Street South RE#176130-0000, legally described as all of Lots 7, 8 and 9, Block 93, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the current Public Records of Duval County, Florida.

Sign 1: 3rd St S

Sign 2: 10th Ave S



Signature

8/13/24

Date/Time



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, September 9, 2024, at 7:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach to consider the following development permit applications:

PC#10-24 Conditional Use Application for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 975 3rd Street South RE#176130-0000, legally described as all of Lots 7, 8 and 9, Block 93, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the current Public Records of Duval County, Florida.

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

*Beaches
Lead*

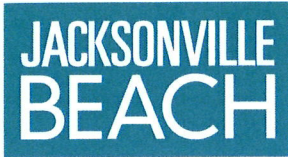
NOTICE

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Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

If you are a person with a disability who needs 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.

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DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Jacksonville Beach – City Hall Building
11 North Third Street, Jacksonville Beach, FL 32250
Phone: 904.247.6231 Planning@jaxbchfl.net
www.jacksonvillebeach.org



August 9, 2024

Jacksonville Beach Property Owner
«Mail_Addr1»
«Mail_City», «MAIL_STATE» «MAIL_ZIP»

PUBLIC NOTICE

You have received this notice because our records indicate that you own property within 300 feet of real property that is the subject of this notice.

The Planning Commission for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, September 9, 2024, at 7:00 p.m.** in City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following conditional use application:

PC# 10-24 Conditional Use Application for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 975 3rd Street South RE#176130-0000, legally described as all of Lots 7, 8 and 9, Block 93, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the current Public Records of Duval County, Florida.

Planning Commission
City of Jacksonville Beach

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.



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RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
176136 0000	HINES ENTERPRISES GROUP OF FLORIDA LLC	75 LIGHTHOUSE DR ✓	JUPITER	FL	33469
176159 0000	BAKKAR INVESTMENTS LTD	PO BOX 50910 ✓	JACKSONVILLE BEACH	FL	32240
176158 0000	LINDROS GARY C SR	PO BOX 50278 ✓	JACKSONVILLE BEACH	FL	32240-0278
176102 0000	KORINTHIAN TEAM LLC	2822 BROWARD RD ✓	JACKSONVILLE	FL	32218
176104 0000	TAM JAMES	10 SAILFISH DR ✓	PONTE VEDRA BEACH	FL	32082-2054
176141 0000	WRB & JB LTD	1502 BIRKDALE LN ✓	PONTE VEDRA BEACH	FL	32082-3500
176157 0020	COUNTY MORGAN M	1004 2ND ST S ✓	JACKSONVILLE BEACH	FL	32250
176156 0000	FLYNN WILLIAM	19977 PRESIDENTS CUP TER ✓	ASHBURN	VA	20147
176168 0000	NACKASHI FAYE R TRUST	2351 SMULLIAN TRL S ✓	JACKSONVILLE	FL	32217-3536
176117 0005	ECKSTEIN INVESTMENTS LLC	2660 PARK DR W STE 2 ✓	PADUCAH	KY	42001
176101 0000	KORINTHIAN TEAM LLC	2822 BROWARD RD	JACKSONVILLE	FL	32218
176119 0000	ADAMOSKY CATHERINE	983 2ND ST S ✓	JACKSONVILLE BEACH	FL	32250-6507
176142 0000	THOMPSON TWINZ LLC	926 3RD ST S ✓	JACKSONVILLE BEACH	FL	32250
176157 0010	CLEMENS CURTIS G	1002 2ND ST S ✓	JACKSONVILLE BEACH	FL	32250
176130 0000	975 S 3RD ST LLC	1283 PONTE VEDRA BLVD ✓	PONTE VEDRA BEACH	FL	32082
176133 0000	JOHNS CHRIS	263 30TH AVE S ✓	JACKSONVILLE BEACH	FL	32250
176134 0020	MONROE CODY JAMES	209 10TH AVE S ✓	JACKSONVILLE BEACH	FL	32250
176125 0000	KEENEY BRIAN K	12515 AMERICAN EAGLE WAY ✓	JACKSONVILLE	FL	32225-0838
176124 0000	CATTAR FRED A LIVING TRUST	1301 A N 4TH ST ✓	JACKSONVILLE BEACH	FL	32250
176126 0000	THISTLEWOOD JACKSONVILLE LLC	PO BOX 2234 ✓	MOUNT PLEASANT	SC	29464
176134 0010	ANDERSON DEREK	231 10TH AVE S ✓	JACKSONVILLE BEACH	FL	32250-
176246 0802	926 2ND ST S LLC	635 SANDY LN ✓	SAN MARCOS	CA	92078
176246 0804					
176246 0806	RHODES STEVEN L	1691 MARSHSIDE DR ✓	JACKSONVILLE BEACH	FL	32250
176246 0800	2ND STREET SOUTH CONDOMINIUM ASSOCIATION				
176162 0000	INC	1691 MARSHSIDE DR ✓	JACKSONVILLE BEACH	FL	32250
179978 1000					
176161 0000					
179978 1010					
179978 1020	HARRISON RICK K	35 N ROSCOE BLVD ✓	PONTE VEDRA BEACH	FL	32082
179978 1030	SHUGHART BEACH HOME LLC	5216 LOURCEY RD ✓	JACKSONVILLE	FL	32257



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	08/14/2024
SUBJECT:	PC# 11-24: Conditional Use Application. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 9, 2024 Planning Commission Meeting.

PC# 11-24: Conditional Use Application.

OWNER: Costa Verde Shops, LLC
Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

APPLICANT: Southern Grounds Coffee Jax Beach LLC
12620 Beach Blvd.
Jacksonville, FL 32246

AGENT: Marc Angelo - owner
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

LOCATION: 2405 3rd Street North (2415 3rd Street South)
RE#179457-0000

REQUEST: **Conditional Use Application** for outdoor seating for a new tenant at a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located on the east side of 3rd Street South, north of the intersection with 24th Avenue South. The applicant, Costa Verde Shops, LLC, represented by Marc Angelo, is seeking approval to provide a new outdoor seating area for a new restaurant within the Costa Verde Shops shopping center. This expansion is intended to allow the new tenant, Southern Grounds Coffee, to be able to provide outside seating in additional spots inside the open areas of the first floor of the structure. Casa Maria Mexican Restaurant currently has outside seating that occupies the open center courtyard of the structure.

Adjacent uses include a multifamily complex to the north and east, a commercial fuel sales and convenience store to the south, and a similar mixed commercial use



shopping center to the west, across 3rd street, which includes a restaurant with outdoor seating. The proposed outdoor seating expansion is expected to be compatible with the surrounding commercial and multifamily residential uses and is designed to comply with all relevant regulations. The proposed layout of the new seating areas has been tentatively reviewed by the Fire Marshal, and he has approved the layout in concept, pending the outcome of this hearing.

The proposed expansion adheres to the C-1 zoning standards and aligns with the similar internal uses of the shopping center and the surrounding commercial and multifamily uses. No additional parking is required, as the use is included in the shopping center, which has an established overall parking standard.

Based on the submitted application and the analysis provided in this report, the Planning and Development Department recommends **Approval of PC#11-24**.

ATTACHMENTS:

1. PC#11-24; 24-100042

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

RECEIVED

JUL 15 2024

PC No. 11-24
AS/400# 24-100042
HEARING DATE 9/9/24

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: Costa Verde Shops, LLC. Marc Angelo
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: 904-545-4585
Fax: _____
E-Mail: marcangelomca@gmail.com

Applicant Name: Southern Grounds Coffee Jax Beach, LLC
Mailing Address: 12620 Beach Blvd
Jacksonville, FL 32246

Telephone: 904-535-3006
Fax: _____
E-Mail: mark@southerngrounds.com

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

Agent Name: Marc Angelo - Owner
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: 904-545-4585
Fax: _____
E-Mail: marcangelomca@gmail.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 2405 3rd Street South, Jax Beach, FL 32250

Legal Description of property (attach copy of deed): 04-3S-29E 1.60 PT GOVT LOT 16 RECD O/R 18236-1099(EX PT IN R/W)
179457-0000

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

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

Code section(s) applicable to the requested conditional use: LDC Section 34-231

Describe the proposed conditional use and the reason for the request: Outdoor seating per attached plan for new Southern Grounds Coffee Shop

Applicant Signature:  Date: 7-13-24

July 12, 2024

Re: Southern Grounds Jax Beach Conditional Use for Outdoor Seating
Costa Verde Shops
2405 3rd Street South
Jacksonville Beach, FL 32250

Jacksonville Beach Planning and Development:

Please accept this letter that the property owner Marc Angelo, Manager/Owner, of Costa Verde Shops L.L.C., shall act as the agent and apply for the Conditional Use Application on behalf of Southern Grounds Coffee Jax Beach located at Costa Verde Shops, 2405 3rd Street South, Jacksonville Beach, FL 32250.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shiju Zacharia', with a horizontal line underneath.

Shiju Zacharia
Southern Grounds CoffeeJax Beach, LLC
zach@southerngrounds.com
904-718-0558



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
COSTA VERDE SHOPS, LLC

Filing Information

Document Number L17000256689
FEI/EIN Number 61-1863265
Date Filed 12/15/2017
State FL
Status ACTIVE
Last Event LC NAME CHANGE
Event Date Filed 12/17/2020
Event Effective Date NONE

Principal Address

1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Mailing Address

1283 Ponte Vedra Blvd
Ponte Vedra, FL 32082

Changed: 04/14/2023

Registered Agent Name & Address

ANSBACHER & SCHNEIDER, P.A.
5150 BELFORT RD BLDG 100
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

ANGELO, BETH
1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Title MGR

ANGELO, MARC
1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2022	02/21/2022
2023	04/14/2023
2024	02/04/2024

Document Images

02/04/2024 -- ANNUAL REPORT	View image in PDF format
04/14/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
12/17/2020 -- LC Name Change	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/08/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
12/15/2017 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

SOUTHERN GROUNDS COFFEE JAX BEACH LLC

Filing Information

Document Number L24000206708
FEI/EIN Number NONE
Date Filed 04/22/2024
Effective Date 04/18/2024
State FL
Status ACTIVE

Principal Address

2405 3RD STREET SOUTH
JACKSONVILLE BEACH, FL 32250

Mailing Address

12620 BEACH BLVD
STE 3-305
JACKSONVILLE, FL 32246

Registered Agent Name & Address

RESTAURANT & HOSPITALITY INVESTMENT GROUP, LLC
12620 BEACH BLVD
STE 3-305
JACKSONVILLE, FL 32246

Authorized Person(s) Detail

Name & Address

Title MGR

RESTAURANT & HOSPITALITY INVESTMENT GROUP
12620 BEACH BLVD, STE 3-305
JACKSONVILLE, FL 32246

Annual Reports

No Annual Reports Filed

Document Images

[04/22/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)

A030

ARTICLES OF AMENDMENT TO THE
ARTICLES OF ORGANIZATION
OF
2415 3RD STREET SOUTH, LLC

FILED
2000DEC 17 AM 10:24
FULTON COUNTY, FLA.

Pursuant to the provisions of Chapter 605.0202 of the Florida Statutes, the undersigned limited liability company adopts the following Articles of Amendment to its Articles of Organization.

1. The date of filing the Articles of Organization was December 15, 2017, and Florida document number L17000256689 was assigned to such filing.

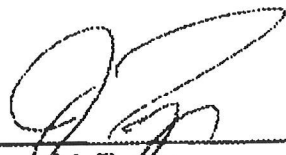
2. Article I of the Articles of Organization is deleted in its entirety and the following substituted in lieu thereof:

"ARTICLE I

The name of this Limited Liability Company is Costa Verde Shops, LLC.

3. In all other respects, except as specifically changed and modified in these Articles of Amendment to the Articles of Organization, all of the provisions contained in the Articles of Organization of 2415 3RD Street South, LLC shall be and remain the same.

Executed by the undersigned this 17th day of December, 2020.



Jason M. Trager
Authorized Representative

Prepared by and Return to:
Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

17127709
\$5,000,000⁰⁰

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**
COSTA VERDE PROPERTIES, INC.,
A Florida Corporation
3520 Piedmont Road, Suite 130
Atlanta, GA 30305
2. **Grantee's name and address is:**
2415 3RD STREET SOUTH, LLC,
A Florida Limited Liability Company
1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof; together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 179457-0000.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those matters described on exhibit attached entitled "Permitted Exceptions".
6. Executed as of Dec 21, 2017

(SIGNATURES APPEAR ON FOLLOWING PAGE)

1st Witness: *Cheryl E. Sassard*
Print Name: CHERYL E. SASSARD

COSTA VERDE PROPERTIES, INC.,
A Florida Corporation

By: *Lee Najjar*
Lee Najjar, Its President

2nd Witness: *Lawrence V. Ansbacher*
Print Name: Lawrence V. Ansbacher

State of Florida
County of Duval

The foregoing instrument was witnessed by and acknowledged before me this 20th day of Dec, 2017 by Lee Najjar, President of Costa Verde Properties, Inc., a Florida corporation, on behalf of such corporation, () who is personally known to me or () who has produced (Ga) Driver's License) as identification.

Cheryl E. Sassard
Notary Public, State of Florida
My Commission Expires:



PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
2. Rights of any tenants under unrecorded leases.
3. Easement recorded in Deed Book 1425, page 477.
4. Easement recorded in Official Records Book 14448, page 1834.

L17000431047389

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H200004310473)))



H200004310473ABCV

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850)617-6383

From:

Account Name : ANSBACHER & SCHNEIDER, PA
Account Number : 072647001172
Phone : (904)296-0100
Fax Number : (904)296-2842

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**LLC AMND/RESTATE/CORRECT OR M/MG RESIGN
2415 3RD STREET SOUTH, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$25.00

RECEIVED

2020 DEC 17 PM 1:22

FILED
2020 DEC 17 AM 10:24
TALLAHASSEE, FL

DEC 18 2020
C Kinse

EXHIBIT A

A PART OF GOVERNMENT LOT 16, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 16, SECTION 4; THENCE RUN SOUTH 88° 19' WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 16, A DISTANCE OF 343.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 1° 25' WEST PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THIRD STREET SOUTH (STATE ROAD A-1-A) A DISTANCE OF 255.00 FEET; THENCE RUN SOUTH 88° 19' WEST PARALLEL TO SAID SOUTH LINE OF GOVERNMENT LOT 16, A DISTANCE OF 273.58 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF THIRD STREET SOUTH (STATE ROAD A-1-A), AS NOW CLAIMED AND OCCUPIED BY THE FLORIDA STATE ROAD DEPARTMENT, SAID RIGHT OF WAY LINE FURTHER IDENTIFIED AS BEING 50 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE OF SAID STATE ROAD A-1-A; THENCE RUN SOUTH 1° 25' EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.00 FEET TO THE AFORESAID SOUTH LINE OF GOVERNMENT LOT 16; THENCE RUN NORTH 88° 19' EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 16, A DISTANCE OF 273.58 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FEET UTILITY EASEMENT TO THE CITY OF JACKSONVILLE BEACH, LYING IN GOVERNMENT 16, SECTION 4, AND MORE PARTICULARLY DESCRIBED IN DEED BOOK 1425, PAGE 477, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING ANY PART RECORDED IN OFFICIAL RECORDS VOLUME 3982, PAGE 752, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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1



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, September 9, 2024, at 7:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach to consider the following development permit applications:

PC#11-24 Conditional Use Application for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 2405 3rd Street North RE#179457-0000, legally described as A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida, and being more particularly described in official record book 18236, page 1099. Along with the recorded 30-foot easement recorded in official record book 14448, page 1834.

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

✓
Beach
Leader

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RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
180672 0000	BASH JOHN A	220 ST AUGUSTINE BLVD ✓	JACKSONVILLE BEACH	FL	32250
180671 0200	BRYANT ROSS R	224 ST AUGUSTINE BLVD ✓	JACKSONVILLE	FL	32250-6055
179457 0000	COSTA VERDE SHOPS LLC	1283 PONTE VEDRA BLVD ✓	PONTE VEDRA BEACH	FL	32082
179458 0500	2400 SOUTH THIRD ST LLC	1010 E ADAMS ST SUITE 201 ✓ ATTN TAX ACCOUNTING #9299 ✓	JACKSONVILLE	FL	32202
179601 1002	DISCOUNT AUTO PARTS INC	P O BOX 2710 ✓	ROANOKE	VA	24001-2710
180682 0000	NNN REIT LP	450 S ORANGE AVE STE 900 ✓	ORLANDO	FL	32801
180671 0010	SHORE PATRICIA G	228 ST AUGUSTINE BLVD ✓	JACKSONVILLE BEACH	FL	32250-6055
180541 0000	SMV PROPERTIES LLC	1733 1ST ST N ✓	JACKSONVILLE BEACH	FL	32250
180673 0000	SAVAGE FELISA	222 25TH AVE S ✓	JACKSONVILLE BEACH	FL	32250
179458 0810	OCEANS EDGE CONDOMINIUM	107 25TH AVE S ✓	JACKSONVILLE BEACH	FL	32250

SIGN POSTING AFFIDAVIT

I, Daneusky Joseph, posted official notice concerning a hearing to be held by the **PLANNING COMMISSION** at **7:00 p.m. on Monday, the 9th day of September 2024** regarding the following:

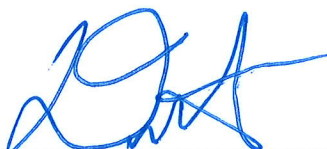
Property location: 2405 3rd Street South

PC#11-24

Conditional Use Application for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 2405 3rd Street North RE#179457-0000, legally described as A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida, and being more particularly described in official record book 18236, page 1099. Along with the recorded 30 foot easement recorded in official record book 14448, page 1834.

Sign 1: 25th Ave S

Sign 2: 3rd St S



Signature



Date/Time



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	08/14/2024
SUBJECT:	PC# 12-24: Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 9, 2024 Planning Commission Meeting.

PC# 12-24: Conditional Use Application

OWNER: Rodger and Jeanine Wood
100 Laguna Villas Blvd., #614
Jacksonville Beach, FL 32250

APPLICANT: Rodger and Jeanine Wood
100 Laguna Villas Blvd., #614
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 231 5th Avenue South
RE#175889-0000

REQUEST: **Conditional Use Application** to address a nonconforming use and allow for the renovation of existing multifamily structures located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is situated on the north side of 5th Avenue South, between the intersections with 2nd Street South and 3rd Street South. The applicants, Roger & Jeanine Wood, propose to renovate one of the existing multifamily structures on the property which they plan to occupy once renovations are complete. As the property consists of a primary structure and several converted accessory structures, all developed before the adoption of the current Land Development Code, the property is currently considered a nonconforming use. Though a multifamily use is an allowed use within the C-1 zoning district, it is a conditional use, and requires Planning Commission approval. Without rectifying the nonconforming status of the use, the applicant would be limited to a renovation cost cap of 15% of the value of the structure to be renovated. This margin is so small that there is no practical way to renovate the structure with the current costs for construction. With approval, they would be able to complete their



renovation project.

Though the project was listed as a transfer of ownership of a multifamily, as noted above, the property is currently a legal nonconforming use that predates the code and has never had Conditional Use approval. This was a scrivnor's error by the Planning and Development Department, but it does not make the notice legally deficient, as the use is the same as the approval is. No additional units are proposed, nor would they be allowed due to the density and limitations on lot size for multifamily in the C-1 Zoning District.

Adjacent uses include a multifamily residential to the east, multifamily residential to the south, across 5th Avenue South, a commercial retail use to the west, and commercial retail to the north.

The proposed renovations are in alignment with the RM-1 standards and the C-1 zoning regulations. The improvements will allow the owners to occupy the older primary structure while bringing it up to internal standards to meet the desires of the applicant and make the structure more livable, while maintaining compatibility with the surrounding area.

The project will still be required to go through a building permit review as well as review by the Fire Marshal, as needed. The renovations will allow the use to become a conforming use and will ensure minimal impact on adjacent properties and contribute positively to the neighborhood's character.

Based on the submitted application and the analysis provided in this report, the Planning and Development Department recommends **Approval of PC#12-24**.

ATTACHMENTS:

1. PC#12-24; 24-100046

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



CONDITIONAL USE APPLICATION

JUL 24 2024

PLANNING DEPARTMENT

PC No. 12-24
AS/400# 24-100046
HEARING DATE 9/9/24

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: ROGER + JENNINE WOOD
Mailing Address: 100 LAGUNA VILLAS BLVD. 614
JACKSONVILLE BEACH 32250

Telephone: 904 910 2030
Fax: _____
E-Mail: ROGER + WOOD @ COMCAST.NET

Applicant Name: ROGER + JENNINE WOOD
Mailing Address: 100 LAGUNA VILLAS BLVD. 614
JACKSONVILLE BEACH 32250

Telephone: _____
Fax: _____
E-Mail: _____

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 231 5th AVE SOUTH JACKSONVILLE BEACH

Legal Description of property (attach copy of deed): ✓ 175889-0000

Current Zoning Classification: C1

Future Land Use Map Designation: RM-1

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

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

Describe the proposed conditional use and the reason for the request: REMODEL + REPAIR
EXISTING 950²/FT HOUSE AND COTTAGE UPDATES

Applicant Signature: Roger Wood
Jennine L. Wood

Date: 7/22/24
7/24/24

Prepared by and return to:

Bryan C. Goode III, P.A.
320 1st Street North Suite 613
Jacksonville Beach, FL 32250
904-247-1755
File Number: 13-1114
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 8th day of January, 2014 between Julia M. O'Rourke, a single person whose post office address is 231 South 5th Avenue, Jacksonville Beach, FL 32250, grantor, and Roger Allen Wood and Jeanine Leigh Wood, husband and wife whose post office address is 10 Aragon, Suite 1219, Miami, FL 33134, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

Lot 6, Block 43, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida

Parcel Identification Number: 175889-0000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

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



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, September 9, 2024, at 7:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach to consider the following development permit applications:

PC#12-24 Conditional Use Application to allow for transfer of ownership and the renovation of existing structures located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 231 5th Avenue South RE#175889-0000, legally described as Lot 6, Block 43, Pablo Beach South, a subdivision according to the plate thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

✓
B. Leader

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

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

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

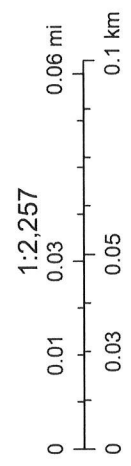
RE	LNAME	MAIL_ADDR1	MAIL_CITY	MAIL_STA1	MAIL_ZIP
	PIER HOUSE OF JACKSONVILLE CONDOMINIUM ASSOCIATION	4396 SEABREEZE DR	JACKSONVILLE BEACH	FL	32250
175969 0101					
175894 1100	SHIELDS SELECT PROPERTIES L	36 N ROSCOE BLVD	PONTE VEDRA	FL	32082
175885 0000	MERRILL PATRICIA C LIFE ESTA	1021 PENMAN RD	NEPTUNE BEACH	FL	32266
175964 0000	MARSHPOINT MULTI FAMILY (	2300 MARSH POINT RD STE	NEPTUNE BEACH	FL	32266
175876 0000	PRIDE DANIEL S ET AL	8550 TOUCHTON RD E APT S	JACKSONVILLE	FL	32216-2202
175893 0005	VELASCO LIMITED PARTNERSH	6810 SW 112TH ST	PINECREST	FL	33156
175894 1110	VERMEY AARON G	422 3RD ST S	JACKSONVILLE BEACH	FL	32250-6721
175797 0000	FIFTEEN YEARS LLC	140 16TH ST	ATLANTIC BEACH	FL	32233
175882 0000	204 4TH AVE S LLC	2853 S SOSSAMAN RD STE A	MESA	AZ	85212
175890 0500	PATTERSON LAND COMPANY I	2735 RED FOX RD	ORANGE PARK	FL	32073
175883 0020	HOOSE 13 LLC	7563 PHILIPS HWY STE 208	JACKSONVILLE	FL	32256
		C/O MARC ANGELO			
175796 0000	319 S 3RD ST LLC	1283 PONTE VEDRA BLVD	PONTE VEDRA BEACH	FL	32082
175890 0000	GAINESVILLE LAND COMPANY	2735 RED FOX RD	ORANGE PARK	FL	32073-5648
175894 1118	424 SOUTH THIRD STREET LLC	3931 BAYMEADOWS RD	JACKSONVILLE	FL	32217
175889 0000	WOOD ROGER ALLEN	100 LAGUNA VILLA BLVD #G	JACKSONVILLE BEACH	FL	32250
175966 0000	ENTERPRISE LEASING CO	11034 ATLANTIC BLVD	JACKSONVILLE	FL	32225
175876 0040	COSGROVE 2011 TRUST	55 BELLEVUE AVE	BELVEDERE	CA	94920
175963 0000	MAXWELL JEFFREY	504 2ND ST S	JACKSONVILLE BEACH	FL	32250
175891 0000	MCCARTY KAREN ANN	200 W ALLEGAN ST	OTSEGO	MI	49078
175892 0000	RANIA M GABRIEL FAMILY TRI	3841 FENWICK ISLAND DR	JACKSONVILLE	FL	32224
175894 1105	SCG JAX LLC	420 3RD ST S #B	JACKSONVILLE BEACH	FL	32250
175883 0010	HOOSE C LLC	7563 PHILIPS HWY STE 208	JACKSONVILLE	FL	32256
175970 0000	BEACH PROPERTIES SOUTH IN	500 S 3RD ST	JACKSONVILLE	FL	32250-6624
175888 0000	MARTIN WALLACE ANTHONY	29 JUDSON CIR	ORANGE PARK	FL	32073-
175887 0000	DORMIE INVESTMENTS LLC	1338 QUEENSFERRY RD	CARY	NC	27511
175883 0030	FISHER PATRICIA	2300 AZALEA DR	JACKSONVILLE BEACH	FL	32250
175971 0000	510 S3 AU LLC	510 S 3RD ST UNIT B	JACKSONVILLE BEACH	FL	32250
		C/O K & R TAXES			
		2853 S SOSSAMAN RD			
175882 0010	FIG ROOM LLC	SUITE A101	MESA	AZ	85212
175877 0000	BEACHES LTP LLC	432 SEAGATE AVE	NEPTUNE BEACH	FL	32266
	VELASCO LIMITED				
175895 0000	PARTNERSHIP HOLDINGS INC	6810 SW 112TH ST	PINECREST	FL	33156
175962 0010	POTTER BRITTANY L	516 S 2ND ST	JACKSONVILLE BEACH	FL	32250
175962 0020	SAGARA LLC	49 BLUE SKY DR	ST JOHNS	FL	32259
175902 0000	LYONS MARGARET V	317 5TH AVE S	JACKSONVILLE BEACH	FL	32250-5451
	420 BUILDING				
	CONDOMINIUM				
175894 1095	ASSOCIATION INC	PO BOX 330108	ATLANTIC BEACH	FL	32233

Land Development Review



July 26, 2024

Parcels



SIGN POSTING AFFIDAVIT

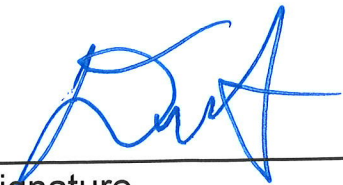
I, Danelsky Sordh, posted official notice concerning a hearing to be held by the **PLANNING COMMISSION** at **7:00 p.m. on Monday, the 9th day of September 2024** regarding the following:

Property location: 231 5th Ave South

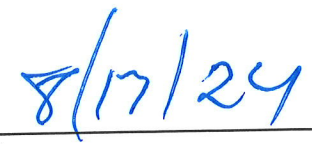
PC#12-24

Conditional Use Application to allow for transfer of ownership and the renovation of existing structures located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 231 5th Avenue South RE#175889-0000, legally described as Lot 6, Block 43, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

Sign 1: 5th Ave S



Signature



Date/Time



DEPARTMENT OF PLANNING AND DEVELOPMENT
City of Jacksonville Beach – City Hall Building
11 North Third Street, Jacksonville Beach, FL 32250
Phone: 904.247.6231 Planning@jaxbchfl.net
www.jacksonvillebeach.org



August 9, 2024

Jacksonville Beach Property Owner

«Mail_Addr1»

«Mail_City», «MAIL_STATE» «MAIL_ZIP»

PUBLIC NOTICE

You have received this notice because our records indicate that you own property within 300 feet of real property that is the subject of this notice.

The Planning Commission for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, September 9, 2024, at 7:00 p.m.** in City Council Chambers, located at 11 North 3rd Street, Jacksonville Beach, Florida to consider the following conditional use application:

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Planning Commission
City of Jacksonville Beach

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