



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Tuesday, November 12, 2024

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

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

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

A. Minutes of September 9, 2024 Meeting

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 14-24
ADDRESS: 333 1st Street North
OWNER: Ocean Crown, LLC
APPLICANT: Seafoodville, LLC
AGENT: Robert Tilka
SUMMARY OF APPLICATION: **Conditional Use Application** for restaurant outdoor seating for a property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code. The property is located at 333 1st Street North, RE#174034-0000, legally described as Lots 1 and 2, Block 31, PABLO BEACH NORTH, as recorded in Plat Book 3, page 28.
- B. **PC#** 15-24
ADDRESS: 700 Beach Boulevard
OWNER: Prem & Pooja, LLC
APPLICANT: Sand Trap Jax, LLC
AGENT: Ryan Vermey & John Allmand
SUMMARY OF APPLICATION: **Conditional Use Application** for a drinking establishment and outdoor bar seating for a property located in the Commercial Limited: C-2 zoning district, pursuant to Section 34-343(d)(1) and 34-343(d)(14) of the Jacksonville Beach Land

Development Code. The property is located at 700 Beach Boulevard RE#175455-0000, legally described as Lots 1, 2 and 3, Block "D", Mundy Drive Terrace, according to plat thereof recorded in Plat Book 15, page 96, current public records of Duval County, Florida.

PLANNING DEPARTMENT REPORT

- A. The Next Planning Commission Meeting will be November 25, 2024.
- B. A Briefing with City Council on November 12 at 5:00 PM, prior to the Planning Commission, to get feedback on the remaining questions regarding the future draft of the proposed LDC update.

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, September 9, 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 7:03 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Planning Director Heather Ireland and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

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

CORRESPONDENCE:

Ms. Ireland noted four emails were received regarding PC#11-24.

DISCLOSURE - EX PARTE COMMUNICATION: None

OLD BUSINESS: None

NEW BUSINESS:

(A) 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

Location: 975 S 3rd Street

Conditional Use Application to allow 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.

Staff Report:

Ms. Ireland summarized the following report for the record:

“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 analysis stated in this report, The Planning and Development Department recommends Approval of PC#10-24.”

Agent: Kimberly Gibbs (on behalf of Michael Martin), 4333 Dunwoody Park #2112, Dunwoody, GA was sworn in and provided background on the item.

A brief discussion ensued about seating.

Public Hearing:

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

Motion: It was moved by Mr. Dahl, seconded by Ms. White, to approve #PC 10-24.

Discussion: None.

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

The motion was unanimously approved.

(B) 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

Location: 2405 3rd Street South (2415 3rd Street South)

Conditional Use Application to allow 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.

Staff Report:

Ms. Ireland summarized the following report for the record:

"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 provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#11-24."

Agent: Marc Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, was sworn in and provided background on the item.

Public Hearing:

The following spoke in opposition to the request:

- Zack Burnett, 3774 Coconut Key, Jacksonville Beach
- Julia Regester Bluett, 2905 Ocean Drive South, Jacksonville Beach
- Ande Bluett, 191 Bermuda Place, Jacksonville Beach

The following submitted a speaker card [on file] in opposition to the request:

- Daniel Bluett, 191 Bermuda Place, Jacksonville Beach

The following submitted emails [on file] in opposition to the request:

- Alex Fisher [no address provided], Jacksonville Beach
- Ande Bluett, 191 Bermuda Place, Jacksonville Beach
- Bill Dopf [no address provided], Jacksonville Beach
- Dona and Brad Tarr, 122 29th Avenue South, Jacksonville Beach

Chair Moehring closed the public hearing.

A discussion ensued about parking, outdoor seating, public concerns, tenants, review criteria, and conditions.

Motion: It was moved by Ms. White, seconded by Mr. Dahl, to approve #PC 11-24 with the condition to review one year following certificate of occupancy.

Discussion: None.

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

The motion was unanimously approved.

(C) PC# 12-24 Conditional Use Application

Owner: Rodger and Jeanine Wood
100 Laguna Villas Blvd., #G14
Jacksonville Beach, FL 32250

Applicant: Rodger and Jeanine Wood
100 Laguna Villas Blvd., #G14
Jacksonville Beach, FL 32250

Agent: N/A

Location: 231 5th Avenue South

Conditional Use Application to address a nonconforming use and allow for the renovation of existing multifamily structures located in the Commercial Limited: C1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland summarized the following report for the record:

“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.

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 provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#12-24.”

Applicant: Rodger Wood, 100 Laguna Villas Blvd., #G14, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about the proposed renovation.

Public Hearing:

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

Motion: It was moved by Ms. White, seconded by Mr. Henderson, to approve #PC 12-24.

Discussion: None.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The meeting scheduled for September 23, 2024 was cancelled.

Discussion: Mr. Lerman informed the Board an internal investigation was being conducted regarding a complaint received about him.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:05 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning And Development Christian Popoli Senior Planner
DATE:	10/14/2024
SUBJECT:	PC#14-24 Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 12, 2024 Planning Commission Meeting.

PC#14-24

OWNER: Ocean Crown LLC
3948 3rd Street S. #373
Jacksonville Beach, FL 32250

APPLICANT: Seafoodville, LLC
931 7th Avenue North
Jacksonville Beach, FL 32250

AGENT: Robert Tilka
3948 3rd Street South, #373
Jacksonville Beach, FL 32250

LOCATION: 333 1st Street North, Unit# 110

REQUEST: **Conditional Use Application** for restaurant outdoor seating for a property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code

COMMENTS: The subject property is situated on the east side of 1st Street North, on the southeast corner of the intersection with 3rd Avenue North. The location has been home to several different restaurants, most recently Salt. The applicant is now seeking Conditional Use approval to continue outside restaurant seating along the boardwalk and in the covered area at the rear of the structure, in conjunction with a new restaurant. As the proposed use will be a restaurant in the Central Business District Zoning District, as well as inside the Downtown Community Redevelopment Area (CRA) and the Downtown Investment Zone (DIZ), which was granted approval by the State Legislature to allow for restaurants of a smaller footprint and seating, to qualify for a full Special Restaurant



liquor license, and would be bound by the state requirements for 51% total sales from food. The proposed site is one of several units inside the larger building, which also contains bars and office space.

Adjacent uses include a hotel to the south, a bar to the north, a large mixed commercial and residential structure to the west, and the Atlantic Ocean to the east.

The proposed use does not conflict with the standards set forth in Section 34-345(d)(7) of the Jacksonville Beach Land Development Code. Generally, the CBD zoning district is intended to be a more densely concentrated commercial center for the City, and is also contained within the DIZ district as well as the Downtown CRA. Both the DIZ and the CRA are intended to encourage growth and redevelopment in the CBD district.

The proposed use is substantially similar to both other uses within the CBD zoning, and also the previous restaurants that occupied this space. The use of the Boardwalk for additional outside restaurant seating is regulated by a separate ordinance, not contained within the LDC, however the ability to use such space still requires a Conditional Use approval by the Planning Commission. The applicant will have to adhere to both the LDC supplemental standards for outside seating and any other limitations placed on the boardwalk by other regulations of the City.

The surrounding area along 1st Street North is part of the core commercial area downtown, adjacent to the beach. It has been the goal of the City to promote more infill commercial development, including restaurants. Approval of this application will further fulfill the intent of the DIZ and the CRA.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends **Approval** of the proposed Conditional Use Request.

ATTACHMENTS:

1. PC#14-24 Application Packet

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

10/11/24

PC No. 14-24
AS/400# 24-1000069
HEARING DATE 11/12/24

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: OCEAN CROWN LLC
Mailing Address: 3948 3rd St. S. #373
JACKSON FL 32250

Telephone: 904 412 5531
Fax: _____
E-Mail: servstarad@gmail.com

Applicant Name: BAAD BOYS LLC
Mailing Address: 931 7th Avenue North
Jacksonville Beach, FL 32250

Telephone: 904 380 1912
Fax: _____
E-Mail: _____

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

Agent Name: ROBERT TILKA
Mailing Address: 3948 3rd St. S. #373 JAX
FL 32250

Telephone: 904-450-5200
Fax: _____
E-Mail: rttilka@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: 333 N 1st St 174034-0000

Legal Description of property (attach copy of deed): RESTAURANT

Current Zoning Classification: Commercial Future Land Use Map Designation: CBD

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: 34-345(D)(7)

Describe the proposed conditional use and the reason for the request: Outdoor Restaurant
Seating

Applicant Signature: [Signature]

Date: 9/24/24

PREPARED BY AND RETURN TO:

Brian A. Wolf, Esquire (DBF)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 700
Jacksonville, Florida 32202

NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF \$15,000,000.00.
DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$105,000.00 IS BEING PAID ON THIS TRANSFER.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 15 day of July, 2024, by JACKSONVILLE BEACH PROPERTIES, INC., a Florida corporation ("Grantor"), the address for which is 419 J Avenue, Coronado, California 92118, to OCEAN CROWN, LLC, a Florida limited liability company, ("Grantee"), the address for which is 603 East Fort King Street, Ocala, Florida 34471

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, all of the real property in Duval County, Florida, more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property, together with all of Grantor's right, title, and interest in and to all buildings, improvements, structures, and fixtures located thereon, together with all of Grantor's right, title, and interest in and to any existing or proposed streets, roadways, alleys, and/or rights of way which are adjacent to the Property, and free from all encumbrances, subject to the matters set forth on EXHIBIT B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions"); provided, however, that the foregoing reference to such Permitted Exceptions shall not serve to reimpose the same.

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

Grantor does hereby covenant to Grantee that Grantor is lawfully seized of the Property in fee simple, that Grantor has good right and lawful authority to sell and convey the Property, that hereby fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantee, but not otherwise.

[remainder of page intentionally left blank; signature page follows]

333 1st STN

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

JACKSONVILLE BEACH PROPERTIES, INC.,
a Florida corporation

[Signature]

By: *[Signature]*

Witness Print Name: Bertrille Zamora Laura Alexon Willey, President

Address: 801 Orange Ave # 101

City/State: Carson, CA 92108

[Signature]

[SEAL]

Witness Print Name: Margarita Gutierrez

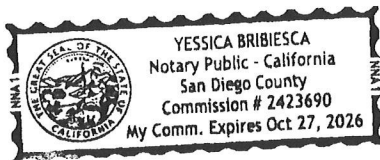
Address: 801 Orange Ave Suite 101

City/State: Carson CA 92108

STATE OF California
COUNTY OF San Diego

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 11 day of July, 2024, by Laura Alexon Willey, as President of JACKSONVILLE BEACH PROPERTIES, INC., a Florida corporation, on behalf of the corporation [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☐ who is personally known to me or ☒ who has produced a current CA (state) driver's license as identification.

[NOTARY SEAL]



Signature: *[Signature]*
Printed Name: Jessica Brubiesca
NOTARY PUBLIC, State Aforesaid
Commission Number: 2423690

EXHIBIT A

PARCEL 1:

Unit Number 1 together with limited common element Parking Spaces 44 through 47, 57 through 60, and 71 through 242; Unit Number 2 together with limited common element Parking Spaces 61 and 62; Unit Number 3 together with limited common element Parking Spaces 63 and 64; Unit Number 4 together with limited common element Parking Spaces 65 and 66; Unit Number 5 together with limited common element Parking Spaces 67 and 68; and Unit Number 6 together with limited common element Parking Spaces 69 and 70; THE METROPOLITAN CONDOMINIUM, a Condominium, according to the Declaration of Condominium, as recorded in Official Records Book 13102, Page 981, as amended by First Amendment to Declaration of Condominium as recorded in Official Records Book 13136, Page 1973, in the public records of Duval County, Florida, together with an undivided interest in the common elements attached thereto.

PARCEL 2:

Lots 1 and 2, Block 31, PABLO BEACH NORTH, as recorded in Plat Book 3, page 28, of the current public records of Duval County, Florida, together with those lands lying East of said Lots 1 and 2, to the Erosion Control Line, being bounded on the North by the Easterly extension of the North line of said Lot 1, and bounded on the South by the Easterly extension of the South line of said Lot 2, and being the same property as recorded in Official Records Volume 6725, page 151, of said public records.

Real Estate Assessment No's: 174034-0000, 174072-1020, 174072-1025, 174072-1030, 174072-1035, 174072-1040 and 174072-1045

EXHIBIT B
Permitted Exceptions

1. The lien for ad valorem real estate taxes for the year of Closing, and subsequent years, which are not yet due and payable.
2. Terms, covenants, conditions, and other matters contained in Settlement Agreement as evidenced by and amended by First Amendment to Settlement Agreement recorded in O.R. Book 6948, Page 570, Public Records of Duval County, Florida. (as to Parcel 1)
3. Ordinance No. 2003-7849 establishing a Redevelopment District recorded in O.R. Book 11008, Page 1295, Public Records of Duval County, Florida. (as to Parcel 1)
4. Grant of Easement for Electrical Distribution Lines recorded in O.R. Book 12605, Page 154, Public Records of Duval County, Florida. (as to Parcel 1)
5. Grant of Easement recorded in O.R. Book 12918, Page 689, Public Records of Duval County, Florida. (as to Parcel 1)
6. All the covenants, conditions, restrictions, easements, assessments and possible liens, terms and other provisions of Declaration of Condominium of The Metropolitan Condominium and Exhibits thereto, recorded in O.R. Book 13102, Page 981, as amended by Amendments recorded in O.R. Book 13136, Page 1973, and O.R. Book 14948, Page 2401, of the Public Records of Duval County, Florida, and as further amended, including, but not limited to one or more of the following: provisions for private charges or assessments; liens for liquidated damages; and/or option, right of first refusal or prior approval of a future purchaser or occupant. (as to Parcel 1)
7. Notice of Nonresponsibility of Landlord for Tenant Work recorded in O.R. Book 14632, Page 777, Public Records of Duval County, Florida. (as to Parcel 1)
8. Grant of Easement to The City of Jacksonville Beach, Florida recorded in O.R. Book 6481, Page 1367, Public Records of Duval County, Florida. (as to Parcel 2)
9. Terms, covenants, conditions, and other matters contained in Settlement Agreement as evidenced by and amended by First Amendment to Settlement Agreement recorded in O.R. Book 6948, Page 570, Public Records of Duval County, Florida. (as to Parcel 2)
10. Covenants, conditions, and other matters contained in Use of Right of Way Permit recorded in O.R. Book 9104, Page 1694, Public Records of Duval County, Florida. (as to Parcel 2)

11. Notice of Nonresponsibility of Landlord for Tenant Work recorded in O.R. Book 12477, Page 1066, Public Records of Duval County, Florida. (as to Parcel 2)
12. Terms, covenants, conditions, and other matters contained in Grant of Easement recorded in O.R. Book 12918, Page 689, Public Records of Duval County, Florida. (as to Parcel 2)
13. Grant of Easement for Natural Gas Facilities to the City of Jacksonville Beach recorded in O.R. Book 15467, Page 1409, Public Records of Duval County, Florida. (as to Parcel 2)
14. Riparian and littoral rights are not warranted. (as to Parcel 2)
15. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce (as to Parcel 2)
16. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands warranted hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands (as to Parcel 2)
17. No warranty is given as to any portion of the parcel lying waterward of the mean-high water line of Atlantic Ocean. (as to Parcel 2)
18. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area. (as to Parcel 2)
19. [Intentionally Deleted]
20. Exclusions which are printed on the jacket of an ALTA Owner's Policy of Title Insurance.
21. All matters shown on a current survey of the property herein described on Exhibit A.

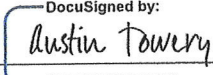
proof of ownership in Ocean Crown manager

[Signature page to Operating Agreement
of
Ocean Crown Manager, LLC]

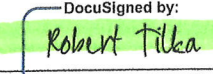
IN WITNESS WHEREOF, the parties have signed this Agreement as of the Effective Date, and each of the individuals signing below warrants that said individual has the authority to sign for and on behalf of the respective party.

MEMBERS:

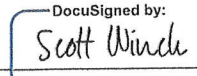
AUSTIN TOWERY,
an individual

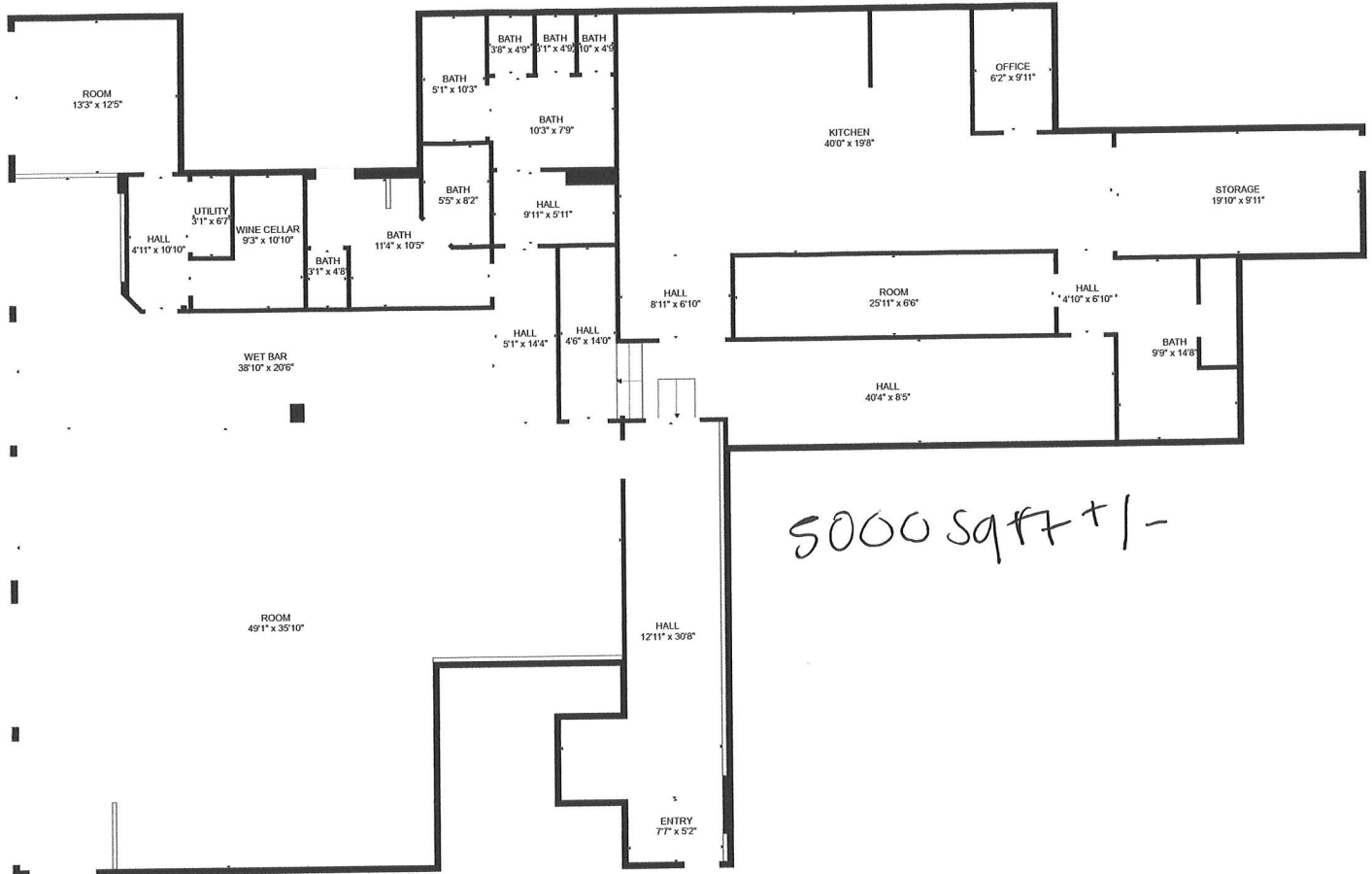
By: 
Signature DocuSigned by:
Austin Towner
F834CAF3AF89479...

ROBERT TILKA,
an individual

By: 
Signature DocuSigned by:
Robert Tilka
1CDDBCF05C5B41C...

KING HUX, LLC,
a Florida limited liability company

By: 
Signature DocuSigned by:
Scott Winch
W339991D417F89...
Scott Winch, Manager

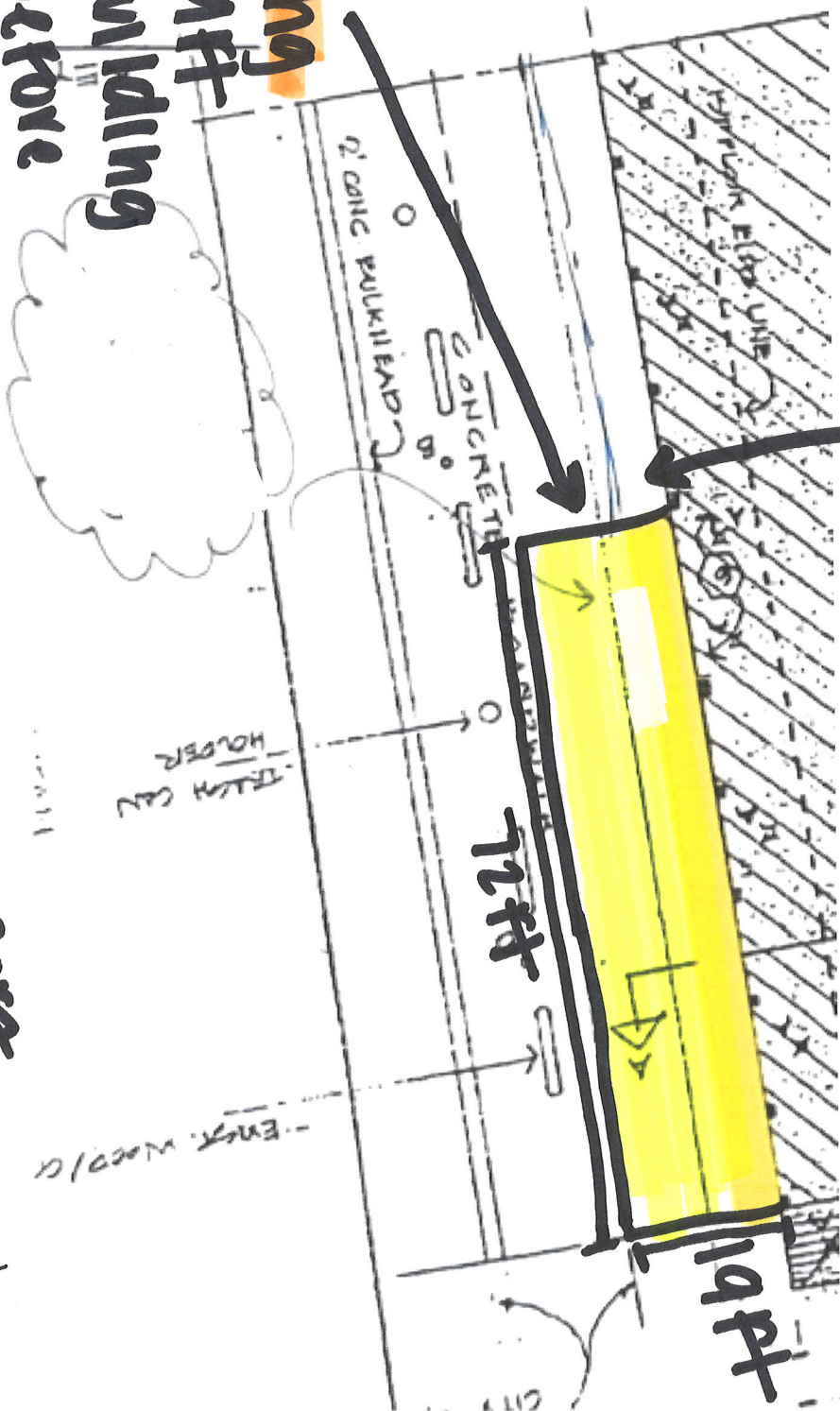


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Emergency
Five Exit

Existing
Fence 14ft
from building
ends before
boardwalk
begins

1300 sq ft
Intention space 5000 sq ft +/-





To: City of Jax Beach

From: Ocean Crown LLC

3948 3rd St. S. #373 Jax Beach FL., 32250

September 24, 2024

We are pleased to inform you that BAAD BOYS LLC is approved by the building owner to apply for the Conditional Use outdoor seating permit. This is an exciting opportunity to enhance our space and provide a great experience for patrons.

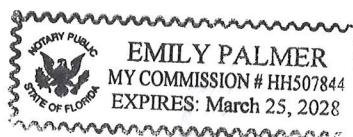
Please let us know if you need any assistance with the application process.

Best regards,

Robert Tilka

VP of Strategy

904-546-5280



Callie Bowling

From: Callie Bowling
Sent: Thursday, September 12, 2024 12:11 PM
To: 'rctilka@gmail.com'
Subject: Conditional Use App - 333 1st St N INSUFFICIENT

Good afternoon,

The City of Jacksonville Beach has received a Conditional Use Application outdoor restaurant seating for a property located in the Commercial Business District – CBD zoning district, pursuant to Section 34-344(d)5 of the Jacksonville Beach Land Development Code. The property is located at 333 1st Street North.

The application was reviewed and is **insufficient**. Please review the following and resubmit at your earliest convenience.

- Application needs to be made by the *tenant* of the space, as conditional use approval is non-transferrable. Salt never received conditional use approval for outdoor seating. Last approval was for Paco's Mexican Grill in 2007.
- Need to provide the gross square footage of the enclosed restaurant and the proposed square footage of the outdoor seating area.
- The outdoor seating area cannot extend any farther into the boardwalk past the east face of the building than it currently exists (due to the requirement of the Fire Marshal for emergency vehicle access on the boardwalk).

Thank you!

COJB Planning Division

[Planning & Zoning Applications](#)

[Jacksonville Beach Code of Ordinances](#)



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	10/14/2024
SUBJECT:	PC#15-24, Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, November 12, 2024 Planning Commission Meeting.

PC#15-24, Conditional Use Application

OWNER: PREM AND POOJA LLC
7545 CENTURION PKWY STE 204
JACKSONVILLE, FL 32256

APPLICANT: Matthew Wycoff and Elizabeth Alfurnte
14603 Plumosa Drive
Jacksonville, FL 32250

AGENT: Allmand Architecture
John Allmand and Ryan Vermey
2063 Oak Street
Jacksonville, FL 32204

LOCATION: 700 Beach Boulevard.

REQUEST: **Conditional Use application** for a drinking establishment and outdoor bar seating for a property located in the Commercial Limited: C-2 zoning district, pursuant to Section 34-343(d)(1) and 34-343(d)(14) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is situated on the south side of Beach Boulevard, near its intersection with 7th Street South. The establishment was previously approved for outside restaurant seating associated with a shaved ice business under the name Bahama Bucks. The applicant is now seeking Conditional Use approval to also operate a drinking establishment serving beer and wine, and will include outside bar seating, not to exceed 25% of the gross square footage of the new proposed building. The prior approval for outdoor restaurant seating is associated with the former Sonic Drive-In structure, and the drinking establishment will be a separate business on the same lot. The uses will share parking, and currently the previously approved designs include the code required minimum parking.

Adjacent uses include a commercial strip center to the west, a retail gasoline



station to the east, a commercial building contractor and warehouse facility to the south across Shetter Avenue, and a multifamily structure to the north, across Beach Blvd.

The proposed use does not conflict with the standards set forth in 34-343(d)(1) and 34-343(d)(14) of the Jacksonville Beach Land Development Code, which permits drinking establishments with outdoor seating in the C-2 zoning district, provided that the proposed use does not create a nuisance and is generally in keeping with the uses in the surrounding area.

The proposed new structure has changed design since the first conditional use request was approved. Originally, the second structure was basically covered restaurant seating space with roll down doors and indoor restrooms. The new design includes restrooms, and the addition of a large cooler and bar, with beer taps. As the property is under construction currently, the applicant is on hold for the construction of this second structure until the Planning Commission decides this request, as the design will include facilities to serve beer and wine, which is different from the original building plans.

The surrounding area on the south side of Beach Boulevard comprises many different commercial and light industrial uses, due to the nature of Shetter Avenue, with C-2 zoning on Beach Boulevard, and CS zoning along the north side of Shetter Avenue. The Multifamily Structures to the north are on the opposite side of a five-lane, 120 foot wide FDOT right of way, and the proposed use is not expected to impact the multiple-family dwellings to the north. The proposed use is similar to other more intense commercial uses on the south side of Beach Boulevard, and is appropriate for C-2 Commercial Zoning.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends **Approval** of the proposed Conditional Use Request.

ATTACHMENTS:

1. PC#15-24 application packet
2. PC#15-24 Site Plan

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



CONDITIONAL USE APPLICATION

SEP 30 2024

PLANNING
DEPARTMENT

PC No. 15-24
AS/400# 24-100076
HEARING DATE 11/12/24

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: Atul Patel
Mailing Address: 7545 CENTURION PKWY SUITE
JACKSONVILLE, FL - 32256 204

Telephone: (904) 992-9193
Fax: _____
E-Mail: _____

Applicant Name: MA# WLYCOFF & ELIZABETH ALFONTE
Mailing Address: 14603 PLUMOSA DR
JACKSONVILLE, FL - 32250

Telephone: (352) 219-3038
Fax: (352) 359-2961
E-Mail: ERA9679@AOL.COM

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

Agent Name: RYAN VERMEY & JAHAN AHAMMAD
Mailing Address: 2063 OAK ST.
JACKSONVILLE, FL. 32204

Telephone: (904) 379-5108
Fax: _____
E-Mail: RYAN@JAAARC.TECTURE.COM
JAHAN@JAAARC.TECTURE.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: 700 BEACH BLVD

Legal Description of property (attach copy of deed): SEE ATTACHED 175455-0000

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

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: 34-343(d)(14)

Describe the proposed conditional use and the reason for the request: OUTDOOR SEATING FOR
FOR ALCOHOL SALES (BEER AND WINE)

Applicant Signature: [Signature] Date: 9/30/24

EXHIBIT "A"

(Legal Description of Property)

PARCEL I:

A part of Lots 1 and 2, Block "D" of Pablo Beach South, as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida, more particularly described as follows:

Begin at the Southeast corner of the said Lot 1; thence Northerly along the Westerly line of 7th Street and on the Easterly line of said Lot 1, a distance of 67.92 feet to the Southerly line of Beach Boulevard (State Road No. 212); thence Westerly along the Southerly line of Beach Boulevard, a distance of 152.05 feet to the Westerly line of the said Lot 2; thence Southerly along the Westerly line of said Lot 2, a distance of 92.85 feet to the Southwest corner of the said Lot 2; thence Easterly along the Southerly line of Lots 2 and 1, a distance of 150 feet to the Point of Beginning.

PARCEL II:

Lots 1, 2 and 3, Block "D", Mundy Drive Terrace, according to plat thereof recorded in Plat Book 15, page 96, current public records of Duval County, Florida.

PARCEL III:

That certain 12 foot alley lying between the above lands (between Parcel I and Parcel II), closed and vacated by the City of Jacksonville Beach by its Ordinance No. 5530, adopted February 4, 1957, said alley running in an Easterly and Westerly direction along the North line of Parcel II.

Sand Trap Jax LLC
Sno Life Jax LLC
700 Beach Blvd
Jacksonville Beach, FL 32250

City of Jacksonville Beach
11 North Third St
Jacksonville Beach, FL 32250

September 26, 2024

To Whom it may concern:

We currently have permits for construction at 700 Beach Blvd. Permit 23-501 #000 is for the remodel of the existing building on the property, and permit 23-501 #002 is for a new pavilion structure.

The remodel building is for the franchise Bahama Buck's Original Shaved Ice Company with the legal business name of Sno Life Jax LLC.

The new pavilion structure will not be affiliated with Bahama Buck's. It will have it's own entity and will be built as a beer and wine bar with the legal name of Sand Trap Jax LLC.

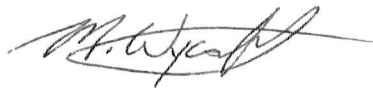
We have updated the plans for the pavilion building, and we authorize representatives from JAA Architecture, Inc. to act on behalf of us, the owners of both companies.

Please let us know if you have any questions.

Thank you,



Elizabeth Alfuentes



Matthew Wycoff

PREM & POOJA LLC

7545 CENTURION PKWY SUITE 204
JACKSONVILLE, FL 32256

8/16/2023

Re: Construction Authorization

To City of Jacksonville Beach

This letter is to authorize JAA Architecture to act on behalf of the property owners for construction at 700 Beach Blvd. We have reviewed and approve them. If you have any questions please feel free to contact us at 904-992-9193.

Sincerely,

A handwritten signature in black ink, appearing to be 'Atul Patel', with a stylized, cursive-like script.

Atul Patel

Owner

Prem & Pooja LLC



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

Detail by Entity Name

Florida Limited Liability Company
PREM AND POOJA, LLC

Filing Information

Document Number	L01000018798
FEI/EIN Number	59-3755219
Date Filed	10/31/2001
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	11/13/2001
Event Effective Date	NONE

Principal Address

7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Changed: 04/25/2006

Mailing Address

7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Changed: 04/25/2006

Registered Agent Name & Address

PATEL, ATUL
7545 CENTURION PARKWAY
SUITE 204
JACKSONVILLE, FL 32256

Address Changed: 04/25/2006

Authorized Person(s) Detail

Name & Address

Title MGRM

ions you do not want to print.

Refine Search

JA LLC
N PKWY STE 204
FL 32256

Primary Site Address
700 BEACH BLVD
Jacksonville Beach FL 32250-

Official Record Book/Page
20977-00360

Title #
9433

BLVD

175455-0000
USD2
2200 Restaurant Fast Food
s 1
For full legal description see
Land & Legal section below
03200 MUNDY DRIVE TERRACE
30807

*This property may result in higher property taxes. For more information go to
Homes and our Property Tax Estimator.

355
is* property values, exemptions and other supporting information on this page are
working tax roll and are subject to change. Certified values listed in the Value
are those certified in October, but may include any official changes made after
in Learn how the Property Appraiser's Office values property.

es and Exemptions - In Progress

exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

al Taxable Value

emptions

SJRWMD/FIND Taxable Value

No applicable exemptions

School Taxable Value

No applicable exemptions

y

Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
3/1/2024	\$100.00	WD - Warranty Deed	Unqualified	Improved
12/7/1978	\$12,000.00	WD - Warranty Deed	Unqualified	Improved
12/28/1983	\$100.00	WD - Warranty Deed	Unqualified	Improved
7/31/1993	\$100.00	QC - Quit Claim	Unqualified	Improved
3/19/1997	\$100.00	QC - Quit Claim	Unqualified	Improved
5/26/2000	\$525,000.00	WD - Warranty Deed	Qualified	Improved

res

Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
IC1	Paving Concrete	1	0	0	22,027.00	\$35,618.00
IBC1	Wall Masonry/Brick	1	0	0	400.00	\$2,611.00
IC1	Light Pole Concr	1	0	0	3.00	\$977.00
C1	Lighting Fixtures	1	0	0	4.00	\$1,095.00

il

Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
COMMERCIAL	JC-2	0.00	0.00	Common	32,626.00	Square Footage	\$897,215.00

Legal

LN	Legal Description
1	15-96 33-25-29E .749
2	MUNDY DRIVE TERRACE S/D
3	LOTS 1,2,3,CL ALLEY N THEREOF BLK D,
4	3-28 PABLO BEACH SOUTH
5	PT LOTS 1,2 RECD O/R 20977-360
6	BEING PARCEL 1 BLK D

ite Address
BLVD Unit
Beach FL 32250-

Building Type 2201 - REST FAST FOOD
Year Built 2003
Building Value \$184,087.00

Gross Area	Heated Area	Effective Area
ea 1773	1773	1773
tal 1773	1773	1773

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	8	8 Decorative Cvr
Int Flooring	15	15 Quar/Hrd Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	10.000	
Rooms / Units	1.000	
Avg Story Height	12.000	

Tax Map



Oblique Image Viewer

g Data





JAA ARCHITECTURE-INC.
2063 OAK ST.,
JACKSONVILLE, FL. 32204
P: (904) 799-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR27748

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE
DOCUMENTED BY THE ASSOCIATED
DESIGNER.
NOT BE USED FOR OTHER WORKS) OR PRODUCTION
WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE
DESIGNER.
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE
PLANS AND SPECIFICATIONS CONFORM WITH THE
APPLICABLE MINIMUM BUILDING CODES AND THE
LOCAL PRELIMINARY STANDARDS AS DETERMINED
BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE
SECTION AND CHAPTERS OF THE FLORIDA STATUTES TO
THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE SPACE
HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF
THE FLORIDA BUILDING CODE AND THE REQUIREMENTS OF
THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION
CODE BASED ON NFPA 1 THE CODE 2018 EDITION &
NFPA 101 LIFE SAFETY CODE 2018 EDITION.

LEGEND

—	PROPERTY LINE
- - -	BUILDING SETBACK/EASEMENT LINE
■	NEW BUILDING
□	CONCRETE PAVEMENT
■	PERVIOUS PAVEMENT (PATIO)
⑧	PARKING COUNT

TOTAL CONDITIONED SPACE:	1,538 - EXIST BUILDING	+1,036 - NEW BUILDING
2,574 - TOTAL CONDITIONED SQUARE FOOTAGE	25% OF 2,574 SF	=644 SF
(ALLOWABLE OUTSIDE SEATING AREA)		

NEW CONSTRUCTION
THE SAND TRAP
ADDRESS
JACKSONVILLE, FL 322XX

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN
ANDERSON ALLMAN ARCHITECT, ON 6-2-2022, USING
A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND SIGNATURE MUST BE COMPLETED BY ELECTION
COPIES. ANY APPROVED CONSTRUCTION DOCUMENTS ON
SITE SHALL BEAR THE APPROVED SEAL FROM THE AIA.
REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



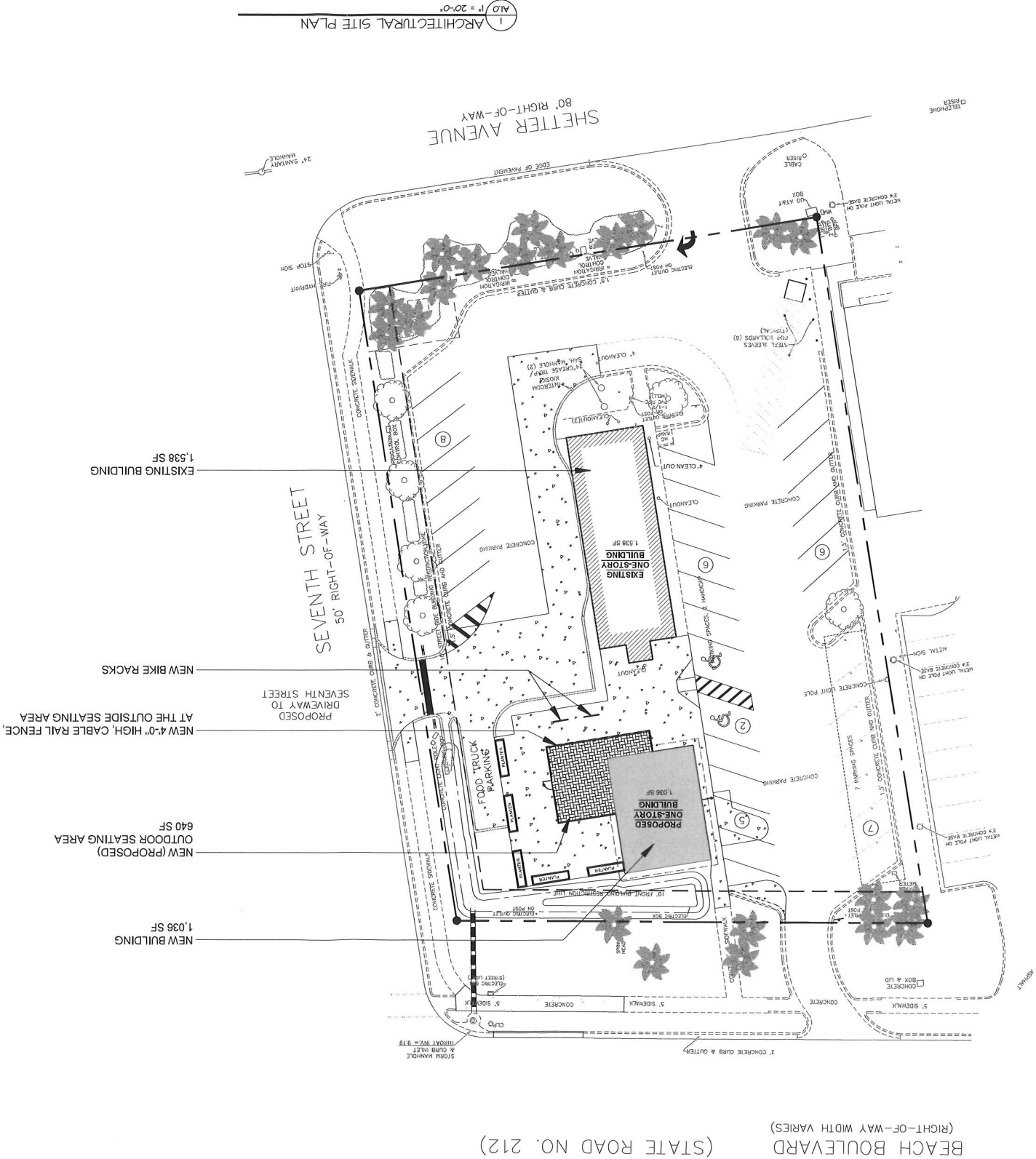
DATE: XX-XXXX-XX

PROJECT # 20-127-01

A1.0

DRAFT

NEW WALL	EXIST. WALL TO REMAIN	CONSTRUCTION TO BE DEMOLISHED
PARTITION LEGEND		



BEACH BOULEVARD (STATE ROAD NO. 212)
(RIGHT-OF-WAY WIDTH VARIES)

ARCHITECTURAL SITE PLAN
1/8" = 20'-0"