



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, June 14, 2021

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.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring,
Alternates: Colleen White, Justin Lerman

3. **Approval of Minutes:**

(A) May 10, 2021

4. **Correspondence:** None

5. **New Business:**

(A) **PC# 05-21** 1401 South 1st Street

Conditional Use Application for the transfer of ownership and renewal of a previously approved temporary real estate sales office for a condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(13) of the Jacksonville Beach Land Development Code.

6. **Planning Department Report:** The next meeting is tentatively scheduled for Monday, July 12, 2021.

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

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

**Minutes of Planning Commission Meeting
held Monday, May 10, 2021, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

The meeting was called to order at 7:00 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders
Alternates: Colleen Murphy White Justin Lerman

Also present were Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, and Administrative Assistant Jodilynn Byrd.

Approval of Minutes

The following minutes were passed unanimously by a voice vote:

- August 27, 2018
- April 26, 2021

Correspondence

Director of Planning and Development, Heather Ireland, stated she received an email [on file] in opposition to PC#04-21, and copies were given to the Board.

Board Members disclosed emails and one voicemail they received regarding PC#04-21

New Business

(A) PC#04-21 Conditional Use Application

Owner: Maki Kato Trust
903 3rd Avenue North
Jacksonville Beach, FL 32250

Applicant: SMV Management, LLC
10150 Bell Rive Blvd. #106
Jacksonville, FL 32208

Agent: Peter J. King, AICP
404 West 70th Street
Jacksonville, FL 32208

Location: 312 North 1st Avenue

Conditional Use Application for the proposed two unit multiple-family dwelling located in a Commercial, general: C-2 zoning district, pursuant to Section 34-343(d)(11) of Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the south side of 1st Avenue North, just west of A1A, and contains a vacant non-conforming single-family dwelling constructed in 1931. The building sustained fire damage in the summer of 2020. In June of 2020, the electric meter was removed from the building, rendering the structure abandoned. Pursuant to Section 34-622 of the Land Development Code, if a non-conforming use is discontinued or abandoned for a period of more than six consecutive months, then such use may not be re-established or resumed, and any subsequent use shall conform to the provisions specified in the LDC.

Single-family uses are not a permitted use in commercial zoning districts and are considered non-conforming. The previous use was grandfathered in to exist as long as it remained active. The owner's representatives, through their agent, were advised that the existing non-conforming use could not be re-established, and in order to have a residential use on the property, conditional use approval would be required, and the use would have to be multiple-family. Based on the small lot size, a two unit multiple-family project could be permitted.

Adjacent uses include commercial to the east, commercial and multiple-family residential to the north, a mix of residential and commercial uses to the west, and a bank to the south. Considering the mix of uses in the immediate vicinity and the fact that the non-conforming single-family use cannot be re-established, the proposed use of a two-unit multiple-family dwelling is not inconsistent with the surrounding uses and should not negatively impact adjacent uses.

Public Hearing:

Agent Peter King, 404 West 70th Street, Jacksonville, stated the lot was a sub-standard lot. Mr. King further noted the lot would be best used as residential property because of the lot size. Mr. King said his client would be interested in building a single-family dwelling, but the current zoning does not allow it.

The following did not wish to address the Board but are in opposition to the application (PC#04-21):

- Gail Long, 316 1st Avenue North, Jacksonville Beach

The following spoke in opposition to the application (PC# 04-21):

- Willard Michaud, 380 1st Avenue North, Jacksonville Beach

A conversation ensued regarding available parking and additional options for parking layouts. Mr. King stated he and his client would request a parking variance and other variances regarding set back issues through the Board of Adjustment. Ms. Ireland explained the difference in requirements for residential and commercial parking for the location.

Discussion:

A conversation ensued regarding other options for the lot and the requirements for allowing a single-family dwelling there.

Motion: It was moved by Ms. White and seconded by Mr. Dahl to deny the Conditional Use Application.

Roll call vote: Ayes – Britton Sanders, Colleen Murphy White, and David Dahl
Nays – Margo Moehring and Greg Sutton

The motion to deny the application passed with a 3-2 vote.

Planning & Development Director's Report

Ms. Ireland introduced new Senior Planner Christian Popoli. Also, Ms. Ireland announced the next meeting was scheduled for Monday, June 14, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:50 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members

FROM: Christian Popoli, Senior Planner

DATE: June 7, 2021

RE: June 14, 2021 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda item(s) for the upcoming **June 14, 2021** Planning Commission meeting.

NEW BUSINESS:

PC#05-21 Conditional Use Application

Owner: Beach House of Jacksonville Beach, LLC
645 Mayport Road, Ste 5
Atlantic Beach, FL 32233

Applicant: PRH Jacksonville Beach, LLC
2850 Tigertail Avenue, 8th Floor
Miami, FL 33131

Agent: Rick Welch / Connelly & Wicker Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, FL 32246

Location: 1401 South 1st Street

Request: **Conditional Use Approval** for the transfer of ownership and renewal of a previously approved temporary real estate sales office for a condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340 (d) (13) of the Jacksonville Beach Land Development Code.

Comments: The subject property is located on the southeast corner of the intersection of South 14th Avenue, and South 1st Street. The site is currently a vacant multi-family zoned property, with a temporary sales office. The existing temporary sales office has been previously approved for a Conditional Use on November 13, 2017 and was granted extensions on two other occasions, September 23, 2019 for 6 months and June 8, 2020, for an additional 6 months in each case. The last extension expired on December 14, 2020. To date, there has been no construction activity on the proposed condominium project.

Real Estate offices are only allowed in the RM-2 Zoning District by Conditional Use approval. The real estate office is supplemental to the primary use, which will be a condominium structure, which received site plan review and approval on April 26, 2021. Renovations to the sales trailer began after the expiration of the most recent Conditional Use extension, and without approved building permits. The applicant has since applied for the necessary permits. The included landscape & site plans show an intensification of the use on the lot proposed. These plans were included with the recently applied for building permit. The plans includes new walkways from the trailer to the beach walkover, extended decks front and back with outside seating in the rear, as well as sculpting of the land in the form of berms and additional landscaping throughout the lot.

Adjacent uses include single family dwellings to the west, multifamily dwellings to the north and south, and the Atlantic Ocean to the east. The proposed continued use of a real estate sales office is not inconsistent with the surrounding uses and should not negatively impact adjacent uses. While the use of the temporary sales office can be approved conditionally, the condominium project has not made any meaningful progress towards actual construction. The property is in the process of changing ownership, and the new owner may have a different timeline for completion that may be taken into consideration.

Should the Commission decide to approve the application for renewal of the Conditional Use, possible conditions could be to require submission of a building permit application for the construction of the project and a limited timeframe for the extension to encourage progress towards completion of construction rather than perpetual use of the site as a temporary sales office. If the Commission does not renew the use, staff would expect removal of the office to begin in a reasonably short timeframe.

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.



CONDITIONAL USE APPLICATION

PC No. 5.21
AS/400# 21-100075
HEARING DATE 6/14/21

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.

via email
MAY 10 2021

APPLICANT INFORMATION

Land Owner's Name: Beach House of Jacksonville Beach, LLC
Mailing Address: _____
645 Mayport Road, Ste. 5, Atlantic Beach, FL 32233

Telephone: (904) 247-5334
Fax: (904) 858-6926
E-Mail: jklotz@theklotzcompanies.com

Applicant Name: PRH Jacksonville Beach, LLC
Mailing Address: 2850 Tigertail Avenue, 8th Floor, Miami, FL 33131

Telephone: (305) 460-9900
Fax: _____
E-Mail: Michael.Hammon@relatedgroup.com

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

Agent Name: Rick Welch/Connelly & Wicker Inc.
Mailing Address: 10060 Skinner Lake Dr. Suite 500
Jacksonville, FL 32246

Telephone: (904) 265-3030
Fax: (904) 265-3031
E-Mail: welch@cweng.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: 1401 1st Street South (176274-0100)

Legal Description of property (attach copy of deed): See Attached deed with legal description

Current Zoning Classification: RM-2 Future Land Use Map Designation: Res.Hi.Density

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

Code section(s) applicable to the requested conditional use: Sec. 34-221 to 34-236

Describe the proposed conditional use and the reason for the request:
This application is to reinstate the conditional use approval that expired December 14, 2020. This is to permit the continued use of the sales office on the site.

Applicant Signature: _____ Date: 5/10/21

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.



DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7017 3040 0000 2086 0286

June 9, 2020

William Corley
Beach House of Jacksonville Beach, LLC
645 Mayport Road, Suite 5
Atlantic Beach, FL 32233

RECEIVED
21-100075
MAY - 5 2021
PC 5-21
PLANNING & DEVELOPMENT

RE: **Planning Commission Case: PC# 7-20**
Conditional Use Approval for an extension of approval for a temporary
real estate sales office for a proposed condominium project (*Waterfall*),
located at 1401 South 1st Street.

The City of Jacksonville Beach Planning Commission met on **Monday, June 8, 2020** in Council Chambers to consider your client's **Conditional Use Application** for an extension of approval for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(13) of the Jacksonville Beach Land Development Code, for property located at 1401 South 1st Street.

The request was approved with the following conditions:

- Approval expires six months from the date of approval (December 14, 2020)
- Applicant must address any maintenance issues; compliance to be verified by City staff

Please remove the public notice posted on the property. Please provide a copy of this letter with any applications and building permits. Should you have any additional questions related to this matter, please feel free to contact our office at (904) 247-6231.

Sincerely,

Heather Ireland, AICP
Senior Planner

City of
Jacksonville Beach

City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org



This document has been digitally signed and sealed by:



Alfred B Pittman
 Digitally signed by Alfred B Pittman
 DN: c=US, o=Pittman Landscape Architecture,
 ou=AD1410000000172CD2009A
 30000FEAB, cn=Alfred B Pittman
 Date: 2021.05.25 14:13:06 -04'00'

Printed copies of this document are not considered signed and sealed. The signature must be verified on the electronic documents.

Connelly & Wicker, Inc.
 10060 Skinner Lake Drive, Suite 500
 Jacksonville, FL 32246
 904-256-3030
 Landscape Architect License: LA-1601

The above named professional landscape architect shall be responsible for the following sheets in accordance with Chapter 481.321 Florida Statutes:

- DS1 Digital Signature
- L1 Sales Office Landscape Plan
- L2 Sales Office Hardscape Plan
- L3 Sales Office Hardscape Elevations
- L4 Sales Office Landscape Specifications

RECEIVED
PC 5-21
MAY 25 2021
21-100075
PLANNING & DEVELOPMENT

Connelly & Wicker Inc. Engineering • Landscape Architecture 10060 Skinner Lake Drive, Suite 500 Jacksonville, Florida 32246 (904) 256-3030 FAX: (904) 265-1031 www.cwinc.com Florida Registry #2093, L.A. Number LC1600011	
Project No. 20-01-0079	Date APRIL 22 2021
Designer ADP	Drafter ADP
Checkmark G.C.	R.O.W.
Scale 1" = 20'	
Sheet DS1	
1401 1ST STREET S CONDOMINIUMS JACKSONVILLE BEACH, FL PREPARED FOR PRH JACKSONVILLE BEACH, LLC	
ALFRED B. PITTMAN, M.S., L.A. LA 1601 Reg. Landscape Architect	
THIS DRAWING IS THE PROPERTY OF CONNELLY & WICKER INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.	

RECEIVED

PC 5-21

MAY 25 2021

21-100075

PLANNING & DEVELOPMENT

OW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10900 Slammer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 256-3030 FAX: (904) 265-1031 www.owcwi.com
 Florida Registry 3650 L.A. Number: LC26000311

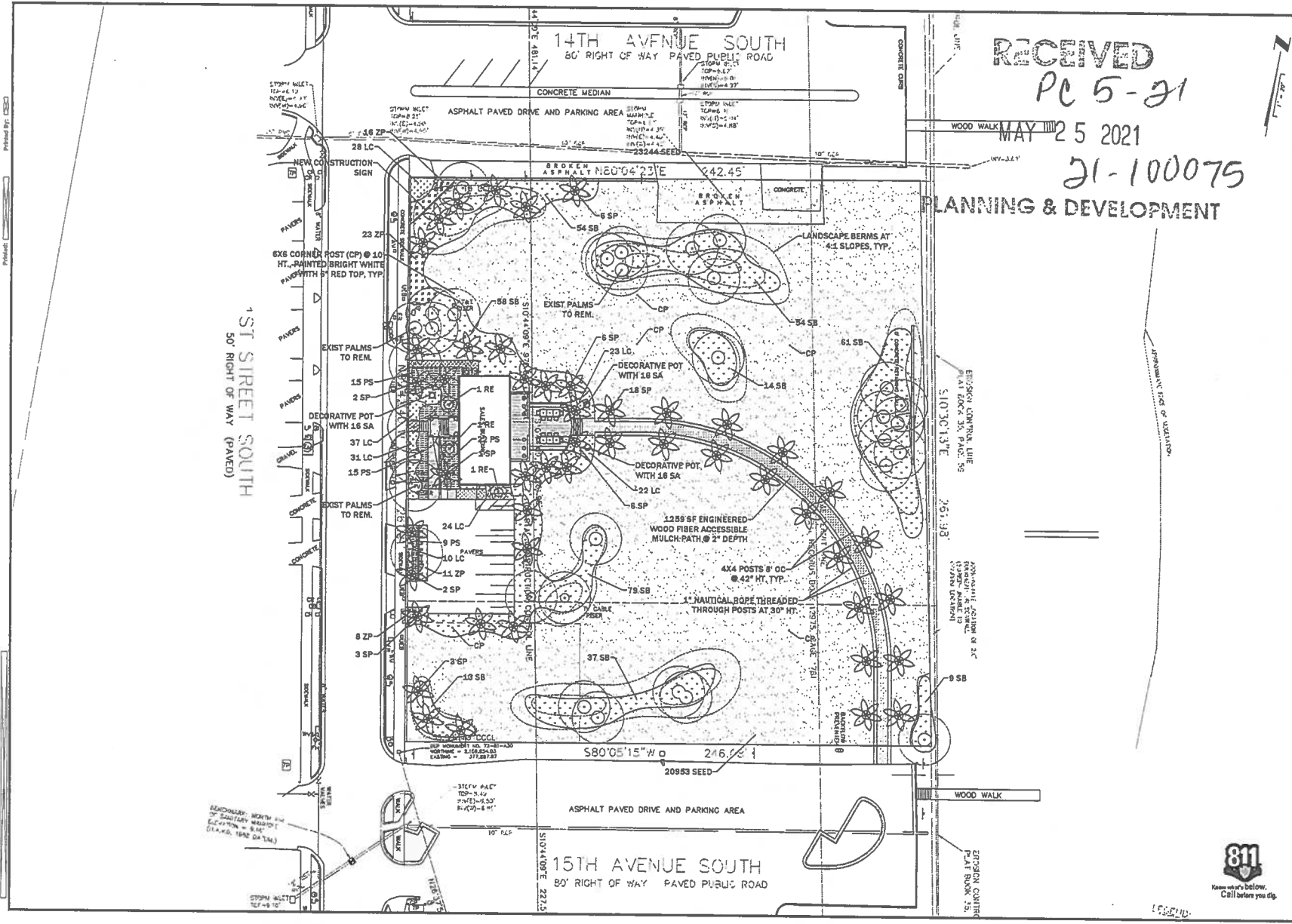
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1	AW	5/25/21
2	AW	5/25/21
3	AW	5/25/21
4	AW	5/25/21
5	AW	5/25/21
6	AW	5/25/21
7	AW	5/25/21
8	AW	5/25/21
9	AW	5/25/21
10	AW	5/25/21

SALES OFFICE
 LANDSCAPE PLAN

1401 1ST STREET S
 CONDOMINIUMS
 JACKSONVILLE BEACH, FL
 PREPARED FOR
 PRH JACKSONVILLE BEACH, LLC

ALFRED & JENNIFER, M.A. & M.A.
 LA 1801
 Mrs. Landscape Architect

Project No.	20-01-0075
Designed	AW
Drawn	AW
Checked	AW
Date	MAY 5, 2021
Scale	1" = 20'
Sheet	L1



PC 5-21
MAY 25 2021
21-100075
TRAINING & DEVELOPMENT

CW Connelly & Wicker Inc.
Planting • Engineering • Landscape Architecture
10060 Slammer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 256-3030 FAX: (904) 763-3031 www.cweng.com
Florida Registry 3650 L.A. Number: LC76000311

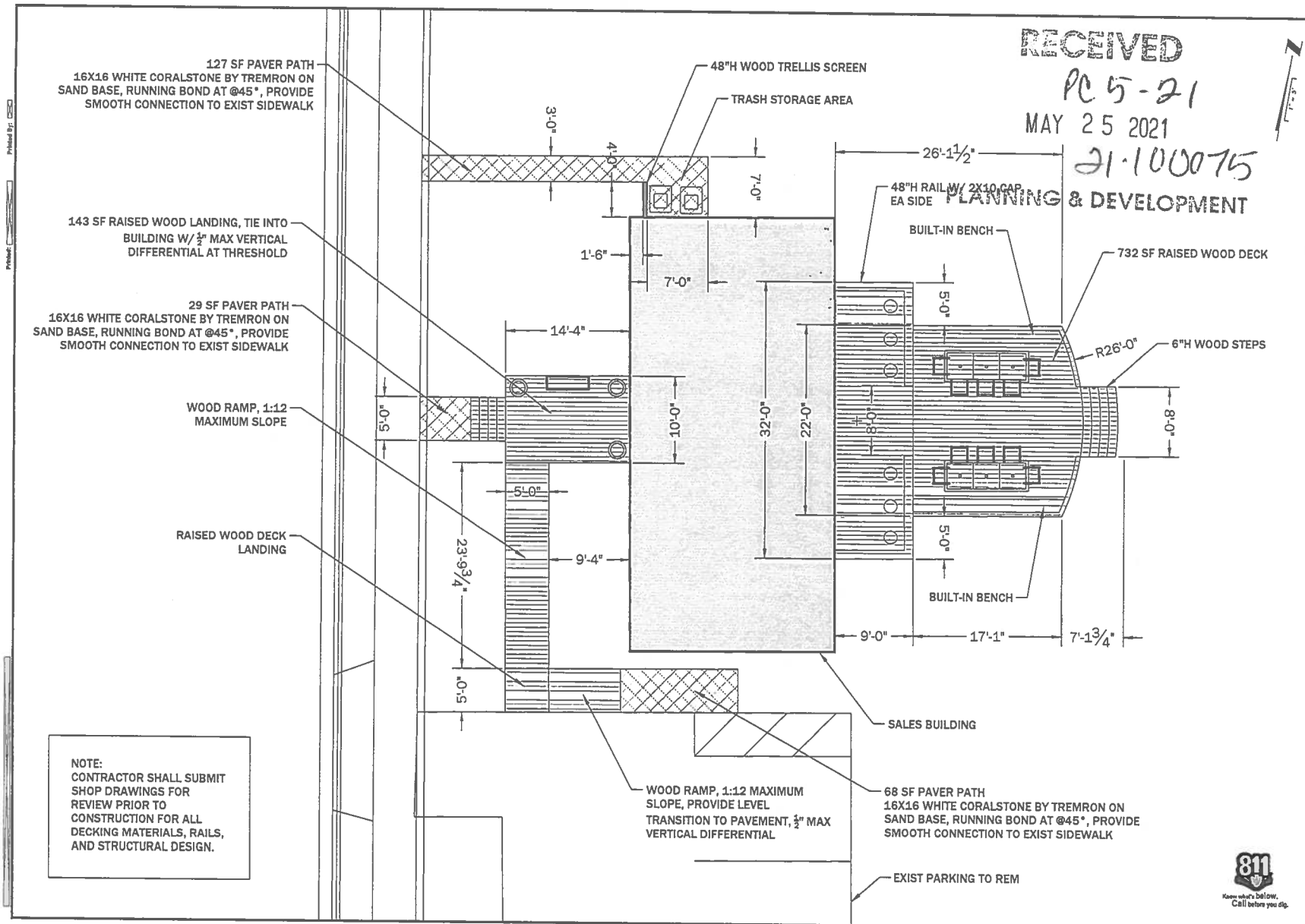
SALES OFFICE
HARDSCAPE PLAN

1401 1ST STREET S
CONDOMINIUMS
JACKSONVILLE BEACH, FL
PREPARED FOR
PRH JACKSONVILLE BEACH, LLC

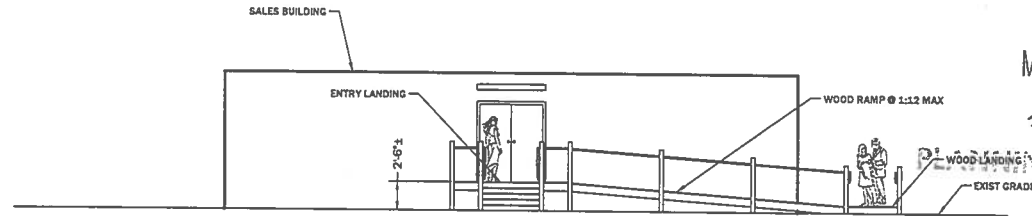
ALFRED B. PITTMAN, III, AIA, RLA
LA 1601
Res. Landscape Architect

Project No. 20-01-0779	
Designed: ARP	Drawn: ADP
Checked: GEX	C.C.: RCW
Date: MAY 5, 2021	
Scale: 1" = 5'	
Sheet	L2

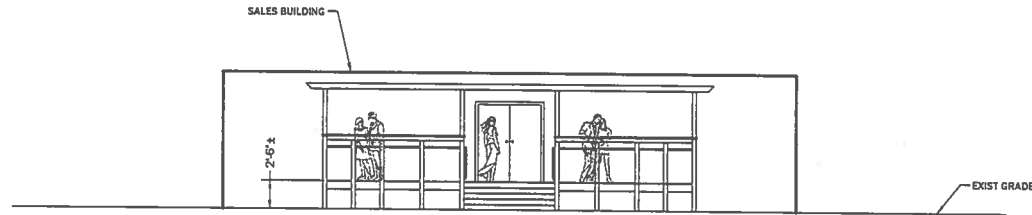
THIS DRAWING IS THE PROPERTY OF CONNELLY & MCKEE INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.



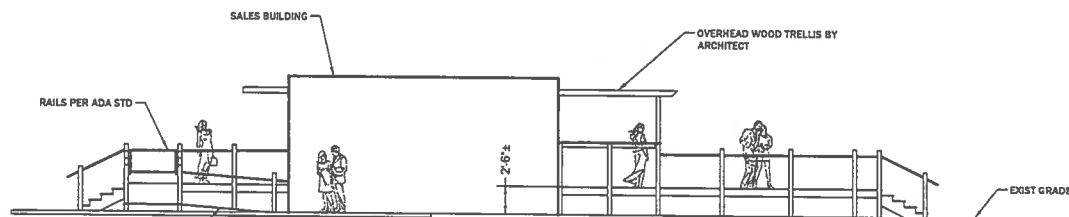
NOTE:
CONTRACTOR SHALL SUBMIT
SHOP DRAWINGS FOR
REVIEW PRIOR TO
CONSTRUCTION FOR ALL
DECKING MATERIALS, RAILS,
AND STRUCTURAL DESIGN.



FRONT ELEVATION
NTS



REAR ELEVATION
NTS



SOUTH ELEVATION
NTS

RECEIVED
PC 5-21
MAY 25 2021

21-100075
PLANNING & DEVELOPMENT

CW Connelly & Wicker Inc.
Planning · Engineering · Landscape Architecture
10000 Shiloh Lane, Suite 200 Jacksonville, Florida 32216
(904) 256-3030 FAX: (904) 765-3031 www.cwconnelly.com
Florida Registry #650 L.A. Number: LC26000311

Revision	Date	By
1		
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SALES OFFICE
HARDSCAPE
ELEVATIONS

1401 1ST STREET S
CONDOMINIUMS
JACKSONVILLE BEACH, FL
PREPARED FOR
PRH JACKSONVILLE BEACH, LLC

ALBERT & BETTAN, M.A. Inc.
LA 1801
Reg. Landscape Architect



Project No.	20-01-0075
Designed	Drawn
APP	APP
Checked	OK'd
CHK	RCW
Date	MAY 6, 2021
Scale	

Sheet L3

LANDSCAPE SPECIFICATIONS

GENERAL INSTALLATION INSTRUCTIONS

- Contractor shall furnish all labor, materials, and insurance to complete the work as shown in the plan.
- Contractor is responsible for acquiring all required permits and associated fees to complete the work.
- Contractor shall locate and visibly mark all buried utilities prior to construction and notify the landscape architect of any conflicts.
- Contractor shall demolish and remove from the premises all pavement, sod and other materials required to implement the plan.
- All work shall be completed in a timely manner and in accordance with standard industry practices.
- Contractor shall coordinate a work plan with the owner or agent and the landscape architect prior to starting work and shall comply with all state and federal requirements for work safety.
- Contractor shall maintain an approved staging area with the owner prior to starting the work and shall maintain a clean and orderly site throughout the construction period and shall properly dispose of all trash and removed materials.
- Contractor shall proceed with approved work in an orderly and timely fashion.
- Contractor shall prevent offsite erosion, both by wind and rain, during construction using adequate means such as silt fencing, hay bales, and drain socks.
- Contractor shall provide all new materials in first quality condition.
- Substitutions shall be rejected unless approved by the landscape architect prior to installation.
- Contractor shall repair and/or replace at contractor's cost and in an expedient manner any utilities, pipes, conduit, cables, fences, pavement, plant material, or any other existing property within or abutting the project site damaged by contractor during the course of the project.
- Contractor shall notify the owner and landscape architect at least one week in advance for a substantial completion inspection. The landscape architect shall provide a punch list to the contractor outlining items to be completed by the contractor. Contractor shall complete punch list items in timely manner before calling for a final inspection by the owner and the landscape architect.
- Final payment for the work shall not be issued until a final inspection is completed and approved by the landscape architect and/or the owner.
- All work shall be warranted against defects and failure for at least 1 year following the final acceptance.
- Contractor shall clean site of all construction debris, materials, and trash. Disturbed areas shall be fine-graded and landscaped according to the plans, or sodded with specified sod. Site must be clean and neat before a final acceptance and payment will be issued.

TREE AND EXISTING VEGETATION PROTECTION

- Contractor shall ensure protection of existing trees and plants to be preserved within the project area and along the project boundaries prior to all clearing or construction activity using a tree barricade as specified in the plans, or if not specified in the plans, according to Florida Department of Transportation Index Number 544 Landscape Installation (<http://www.fdot.gov>). A silt fence may serve as a barricade where such measures are required and provide full protection of the critical protection zone as defined in Index 544.
- Provide 6" pine straw mulch to uniformly cover all bare, cleared, eroded, or disturbed areas within each tree protection area. Keep mulch 12" away from base of each tree.
- Notify the landscape architect prior to any construction activity where protection cannot be provided or must be modified to due to conflicting construction activity.
- Notify the landscape architect prior to site clearing and construction of any trees or otherwise valuable plants not noted on the plans that may warrant protection, especially large trees located on adjacent properties whose roots and canopy occupy space within the project area.
- Tree barricade shall remain in place for the duration of the project until landscape installation commences whereupon the contractor may remove barricades as needed to prepare final grades and install landscaping according to the plans. Remaining tree barricades shall be removed at the completion of the project.

PLANT INSTALLATION

- Install all plants according to Florida Department of Transportation Index Number 544 Landscape Installation (<http://www.fdot.gov>).
- Do not install groundcovers or shrubs on top of or into the rootball of new trees.
- Contractor shall verify project site conditions and final quantities based on the plans prior to bidding and pricing. In the occurrence of a discrepancy between the plans and the plant list, the plans shall take precedence.
- All plants shall conform to the specifications on the plant list or plant schedule.
- All plants shall be Florida No. 1 Grade or better according to the Florida Grades and Standards Handbook.
- All plants shall be nursery-grown containerized or b&b stock.

- All plants shall be in good health, vigorous, evenly branched, and thickly foliated when in leaf. All plants shall be free of disease, insects, including eggs and larvae, as well as have a healthy, developed root system. They should also be free of physical damage or adverse conditions that would prevent thriving growth.
- Plant material, tree locations, and bed outlines shall be staked or flagged on site by the contractor and shall be adjusted as required to fit actual as-built conditions on site and approved by the owner or owner's representative prior to installation.
- Unless otherwise specified, all existing plant material within the areas of new construction as shown on the plans shall be removed and properly disposed of off of the project site. Plant material outside of these areas shall remain and shall be replaced with like kind if killed or damaged via landscape installation activities (see general installation instructions and tree and existing vegetation protection).
- Planting beds shall be shovel-cut to form a uniform, clean line between beds and lawn areas.
- Remove all synthetic material surrounding the rootball, including strapping, and remove all material including burlap and wire basket from top third of root ball prior to backfilling. Failure to take these measures will result in rejection of the installed tree.
- Shade trees shall be planted a minimum of 4 feet from any edge of pavement and 15 feet from overhead electric lines as measured from the 6" grade centerline (refer to local provider to verify specific requirements).
- All plant material shall be warranted for a period of one year from the date of Final Acceptance of the work and not the date on which it was installed.
- Contractor shall provide all fine surface grading preparation for planting and shall maintain all finished grade requirements according to the plans, and ensure positive drainage. Report any drainage problems associated with finished grade or finished soil characteristics to the owner and the landscape architect.
- Coordinate construction of planting areas with installation of irrigation system or hose bibs as specified.
- Contractor shall provide mulch for all newly installed landscape areas. Provide a minimum 6" diameter mulch ring for all installed trees. Provide uniform coverage for all landscape beds at the specified depth maintain at least 6" clearance from all woody trunks and stems.
 - Mulch shall be pine straw.
 - Mulch shall be 6" uniform depth.
- Install standard, certified quick-cover seed mix via hydro-seed application according to the Florida Department of Transportation Standard Specification Section 670 Performance Turf (<http://www.fdot.gov>).
- For non-seeded areas, contractor shall provide certified, healthy sod, free of weeds, disease, fungus, insects, or nematodes.
 - Sod shall be 18.1.3 below:
 - Celebration bermuda (*Cynodon dactylon* "Celebration")
 - Argentine bahia (*Paspalum notatum* "Argentine")
 - Palmetto St. Augustine (*Stenotaphrum secundatum* "Palmetto")
 - Empire zoysia (*Zoysia japonica* "Empire")
- Contractor shall provide plant maintenance during the construction period through Final Acceptance and the owner shall provide maintenance during the warranty period following Final Acceptance, unless otherwise specified in the contract documents.
- Contractor shall maintain all staking and guying materials and correct tree leaning or tilting during the warranty period. Contractor shall ensure that tree trunks and branches are not damaged or growth restricted by strapping or guying materials. Contractor shall be responsible for removal of all above-ground staking and guying material at the end of the warranty period.

IRRIGATION SPECIFICATIONS

IRRIGATION INSTALLATION

- Contractor shall provide a fully-automated, temporary irrigation system to ensure 100% head-to-head coverage of all landscaped areas within the project area.
- Irrigation source shall be 2.2 below.
 - Retention pond
 - Municipal potable source with irrigation meter
 - Municipal re-use source
 - New shallow/groundwater well
 - Existing shallow/groundwater well
 - New deep/artesian/aquifer well
 - Existing deep/artesian/aquifer well
- Contractor shall submit a cost estimate for the proposed new system design along with unit costs for components and all related work such as sleeve installation, electrical work, and repairs.
- Upon completion, contractor shall submit an as-built plan of the installed irrigation system, location of all components and sleeves to the owner (and municipal authority if required).
- Contractor shall provide a reduced-pressure backflow preventer, mounted in a rectangular valve box on the serving side and adjacent to the meter, and shall provide freeze protection.
- All pipe and wire under paving shall be placed in Schedule 40 PVC sleeves from the full pavement coverage length and shall be at least 24" below finished grade.
- Main lines shall be installed at least 18" below finished grade and lateral lines shall be installed at least 12" below finished grade.
- Contractor shall reroute piping to avoid existing plants and tree roots and hand-dig pipes under or through tree roots within the canopy area of existing trees that cannot be avoided. Mechanical trenching through tree roots within the canopy area of preserved trees shall not be permitted.
- Contractor shall be responsible for all applicable permits and fees.
- Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.
- Prior to final acceptance, contractor shall show owner or maintenance superintendent how to operate and maintain the system.
- Contractor shall furnish all warranty, maintenance equipment, and operating instructions.



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PLANNING & DEVELOPMENT

SALES OFFICE PLANT LIST

QTY	ABV	BOTANICAL NAME	COMMON NAME	SIZE / SPECS	SPACING	SHADE	ORIGIN	INCHES/AREA
TREES								
43	SP	Sabal palmetto	Cabbage palm	18-20' CT, bootied, regenerated	As shown	No	Native	
SHRUBS								
3	RE	Rhapis excelsa	Lady palm	20 gal / 5-6' ht	As shown		Non-native	
GROUNDCOVERS								
151	LC	Lantana camara 'Gold Mound'	Gold Mound lantana	3 gal / 18-24" ht	3.5' OC		Native	
61	PS	Juniperus conferta 'Blue Pacific'	Blue Pacific shore juniper	1 gal / 6-8" ht / 12" spd	2' OC		Non-native	
48	SA	Seasonal annuals	Various	1 qt	8-12" OC		Non-native	
758	SB	Spartina bakeri	Sand cordgrass	3 gal / 18-24" ht	3.5' OC		Native	
58	2P	Zamia pumila	Candle palm	3 gal / 18-24" ht	3.5' OC		Native	
44,197	SEED	FDOT quick-cover hydro-seed mix*	Various	Certified seed	Square foot		Non-native	

CW Connelly & Wicker Inc.
Planning • Engineering • Landscape Architecture
10060 Shimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 255-1000 Fax: (904) 255-1001 www.cwconnelly.com
FL Licenses: PA 15601, EA 15602, LA 15603

Project No.	Scale	Revision	Date
21-100075	AS-BUILT	1	MAY 25 2021

SALES OFFICE
LANDSCAPE
SPECIFICATIONS

1401 1ST STREET S
CONDOMINIUMS
JACKSONVILLE BEACH, FL
PREPARED FOR
PRH JACKSONVILLE BEACH, LLC

AUTRED & VITKAMP, P.A.
P.O. Box 100000
Jacksonville, FL 32201

Project No.: 21-100075
Drawn: JRP
Checked: J.C.
Date: MAY 25 2021
Scale:

Sheet: L4