



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, May 10, 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) August 27, 2018

(B) April 26, 2021

4. Correspondence: None

5. New Business:

(A) **PC# 04-21** 312 North 1st Street

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

6. Planning Department Report: The next meeting is tentatively scheduled for Monday, June 14, 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, August 27, 2018, 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 Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton
Board Members: David Dahl Georgette Dumont Britton Sanders
Alternates: Jason Lee (*absent*) Margo Moehring

Also present were Senior Planner Heather Ireland and Director of Planning and Development Bill Mann.

Approval of Minutes

None

Correspondence

There was no correspondence.

Mr. Sutton requested PC#25-18 be heard first. A voice vote was made and passed unanimously.

New Business

(A) PC#25-18 826 North 4th Street

Conditional Use Approval for a single-family residential dwelling located in a *Residential, multiple-family: RM-1* zoning district, pursuant to Section 34-339(d)(12) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the southwest corner of 4th Street North, and 8th Avenue North and is owned by Beaches United Methodist Church. The single-family residential building constructed in 1946 had previously been used by the church for offices. The church now plans to renovate the building and use it as a residential structure for interns. The applicant was advised by staff that the change in use from office to single-family residential would require conditional use approval.

Adjacent uses include the church to the east across 4th Street, contiguous church property to the south and west in the balance of the block, along with and one single-family dwelling to the west, and single- and multi-family residential to the north across 8th Avenue North. The conversion of the building from office to single-family residential should not negatively impact adjacent properties and is consistent with the mixed-use character of the area.

Owner/Applicant: A Representative from Beach United Methodist Church, Inc was present, 325 7th Avenue North, Jacksonville Beach, FL 32250

Mr. Carey Sumner, Executive Pastor at Beaches United Methodist Church, stated the goal would be to renovate the property and use it as its original use as residential property. The property is currently being used for office space.

Mr. Sutton asked about the status of the building to the south of the property being discussed. Mr. Sumner stated it also is used as a single family residential property for meeting rooms and a place for mission trip groups to stay while working on projects in the area,

Public Hearing:

No one wished to speak in favor or in opposition to the agenda item.

Mr. Sutton closed the public meeting.

Discussion:

There was no discussion on the agenda item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the Conditional Use Application.

Roll call vote: Ayes- David Dahl, Georgette Dumont, Britton Sanders, Margo Moehring, and Greg Sutton.
The motion passed unanimously.

Old Business

(A) PC#20-18 11 North 3rd Street

Land Development Code Text Amendment Approval to amend the text in Article II, Article IV, Article V, Article VI, Article VII, and Article VIII of Chapter 34, *Land Development Code*.

Staff Report:

Ms. Ireland read the following into the record:

Periodically, the text of the Land Development Code (LDC) must be reviewed and amended to address needed and/or desired updates and improvements. In 2001, the LDC was amended in this manner under Ordinance No. 2001-7810. Articles included text amendments to Articles I, II, IV, V, VII, VIII, IX, and X, and XII. Since then, minor changes have been made to the LDC over the last 17 years as needed or requested by an applicant. The staff has been assembling the most recent package of required/desired changes over the last several years and has developed a list of amendments for consideration. These proposed amendments are attached to the Land Development Code Text Amendment Application. Changes are proposed to Articles II, IV, V, VI, VII, and VIII of Chapter 34 of the City of Jacksonville Beach Code of Ordinances.

At the July 23, 2018, Planning Commission meeting, the application was deferred following the advertised public hearing to allow additional time for review and discussion of the proposed changes. The Planning and Development Director will discuss comments and questions provided at and following the July 23, 2018, public hearing.

Applicant: Planning and Development Department
11 North 3rd Street, Jacksonville Beach, FL 32250

Public Hearing:

Conversation ensued as Director of Planning and Development Bill Mann addressed the Land Development Code Text Amendment amending the text in Article II, Article IV, Article V, Article VI, Article VII, and Article VIII, Chapter 34, *Land Development Code*, of the Code of Ordinances for the City of Jacksonville Beach. (*Continuation from 8/13/18 meeting*)

Mr. Sanders stated he had ex-parte communication with John Adkins and Alex Sifakis.

Ms. Dumont made grammatical suggestions and asked for clarification regarding some of the changes.

Ms. Moehring stated she spoke with Mr. Sifakis, Mr. Atkins and received an email from Mr. Loretta.

Ms. Moehring suggested the townhouse dwellings section of the residential code should be reviewed and updated to better meet the City's current residential situation.

Ms. Moehring suggested opening the floor for public comments. Mr. Sutton opened the floor for public comments.

The following individuals spoke in favor of the agenda item:

- Tony Komarek, 533 11th Ave S., Jacksonville Beach, FL 32250
- Alexander Sifakis, 340 8th Street, Atlantic Beach, FL 32233 (referenced a handout provided to the Board)
- Willie McLaurin, 102 South 11th Street, Jacksonville Beach, FL 32250

The following individuals did not wish to address the Board but are in favor of the agenda item:

- Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach, FL 32250

The following individual spoke in opposition to the agenda item:

- John Atkins, 786 2nd Street North, Jacksonville Beach, FL 32250
- Jessie Spradley, 420 7th Street North, Jacksonville Beach, FL 32250

Mr. Sutton closed the public meeting.

Mr. Mann stated he could not comment on most of the comments from the public due to active litigation.

Discussion:

Conversation ensued between Ms. Dumont and Mr. Mann regarding the definitions of an apartment compared to a condo, and the definition of a townhouse.

Conversation ensued between Mr. Mann and the Board Members regarding additional text amendments regarding parking area setbacks.

Mr. Mann stated the Planning Commission's decision on the Land Development Code Text Amendment is a recommendation to the City Council.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the Land Development Code Text Amendment with the following amendments/changes:

- Amend section 34-207 to allow five business days for the Planning Department to notify the applicant of hearing
- Amend section 339-4(g) any townhome as currently constructed be grandfathered in to be rebuilt (if destroyed) in the same manner as originally approved

Ms. Moehring stated her concerns regarding the residential parking area set-back section and type of ownership which may change community character. Ms. Moehring also stated she has concerns regarding changing the maximum number of units from six to four.

Mr. Sanders stated he has concerns with the parking set-backs and the developers having to take drainage into consideration and be approved by Public Works. He stated he would like language added to allow for interior lot lines.

Amended Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to include the following amendment/change to the original Motion

- Amend Section 34-373(d) (after the comma) to read: "or the interior lot line of two family dwellings or townhomes."

Roll call vote: Ayes- Georgette Dumont, Britton Sanders, and Greg Sutton.

Nays: David Dahl and Margo Moehring

The motion passed by a 3-2 vote.

PLANNING & DEVELOPMENT DIRECTOR'S REPORT

Ms. Ireland noted there would be no meetings for September.

ADJOURNMENT

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:22 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman:

Date:

**Minutes of Planning Commission Meeting
held Monday, April 26, 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 (absent) Jon Scott Walker (late)
Alternates: Colleen Murphy White Justin Lerman

Also present was Senior Planner Heather Ireland and Administrative Assistant Jodilynn Byrd.

Approval of Minutes –

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

- January 11, 2021
- January 25, 2021
- February 8, 2021
- February 22, 2021

Correspondence - None

New Business

(A) PC#03-21 Conditional Use Application

Owner: Jax Beach AF, LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Applicant: O-Ku Sushi
704 Meeting Street
Charleston, SC 29403

Location: 502 North 1st Street

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

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the northwest corner of 1st Street North and 4th Avenue North and contains a new multiple-tenant commercial building. There is one restaurant space on the south side of the building with outdoor seating on the second floor. The property owners requested and received

conditional use approval for the outdoor restaurant seating area in 2018 under PC#18-18. At that time, they were advised that since conditional use approvals are not transferrable, that any tenant would have to apply to transfer approval for the outdoor restaurant seating into their name. The tenant/applicant, O-Ku Sushi, is now applying to transfer the conditional use approval into their name so that they can utilize the second-floor outdoor area.

Adjacent uses include a public parking lot and apartments to the south, the pier parking lot to the east across North 1st Street, the old Zenith Gallery to the west, and commercial to the north. The proposed use of a new outdoor restaurant seating area is consistent with other outdoor seating areas in the downtown area, and adjacent properties should not be negatively impacted. In addition to the standards applicable to all conditional uses, all outdoor restaurant seating areas are subject to the limitations and conditions in Section 34-407 of the Land Development Code.

Public Hearing:

Agent Steve Diebenow, 1 Independent Drive, Suite 200, Jacksonville, stated he requested transfer of approval for outdoor restaurant seating for a new restaurant located in the Central Business District.

Discussion:

There was no discussion by the Commission.

Motion: It was moved by Ms. Moehring and seconded by Ms. White to approve the Conditional Use Application.

Roll call vote: Ayes – Colleen Murphy White, Jon Scott Walker, Margo Moehring, and David Dahl. The motion passed unanimously.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, May 10, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

MEMORANDUM



TO: Planning Commission Members

FROM: Heather Ireland, Director of Planning and Development

DATE: May 3, 2021

RE: May 10, 2021 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda item(s) for the upcoming **Monday, May 10, 2021** Planning Commission meeting.

NEW BUSINESS:

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

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

Comments: 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 nonconforming 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 nonconforming. 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 nonconforming 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 nonconforming 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.

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. 4-21
AS/400# 21-100055
HEARING DATE 5-10-21

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.

APPLICANT INFORMATION

Land Owner's Name: Maki Kato Trust
Mailing Address: 903 3rd Ave North
Jacksonville Beach, FL 32250

Telephone: _____
Fax: _____
E-Mail: _____

Applicant Name: SMV Management LLC
Mailing Address: 10150 Bell Rive Blvd #106
Jacksonville, FL 32277

Telephone: 904-859-0169
Fax: _____
E-Mail: househunter904@gmail.com

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

Agent Name: Peter J King, AICP
Mailing Address: 404 West 70th Street
Jacksonville, FL 32208

Telephone: 904-710-9375
Fax: _____
E-Mail: peterkingjax@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.

RECEIVED

APR - 2 2021

PROJECT DATA

Street address of property and/or Real Estate Number: 312 N 1st Ave 173766-0000 **PLANNING & DEVELOPMENT**

Legal Description of property (attach copy of deed): Lot 2, Block 14, Atlantic Park, Plat Book 9, Page 15

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

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 34-343(d)(11)

Describe the proposed conditional use and the reason for the request: Residential lot of record that is in a commercial zoning district. Lot is not suitable for commercial use considering small size and client/customer parking/access outside the CBD. Request is for least intensive MF use (duplex). A companion variance application has been filed to address RM-1 setback requirements

Applicant Signature: [Signature] Date: 4/2/21

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

PC 4-21

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

RECEIVED
21-100055
APR - 2 2021

- (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.

RECEIVED

PC 4-21

APR - 2 2021

21-100055

PLANNING & DEVELOPMENT

SECTION 34-231 STANDARDS

(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;

The intensity of use including parking, daily trips, lot coverage and setbacks are lower than that of commercial uses permitted by the zoning code and comprehensive plan.

(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;

The proposed multi-family use is a more fitting transitional use between the commercial use fronting on 3rd street, and residential use to the west.

(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;

The proposed conditional use (duplex) is a downzoning from the commercial uses that are permitted in the C-2 area.

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

The proposed conditional use (duplex) will NOT have an adverse effect on permitted uses nearby (commercial) as it is a lower intensity use.

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

The proposed conditional use (duplex), as a residential use, will NOT have an adverse effect on adjacent commercial property

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

The proposed conditional use (duplex) will have lower impact on public facilities than an equivalent commercial use.

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

The proposed conditional use (duplex) will not require lighting or signage

SUBDIVISIONS

PLANNING & DESIGN

Proposed

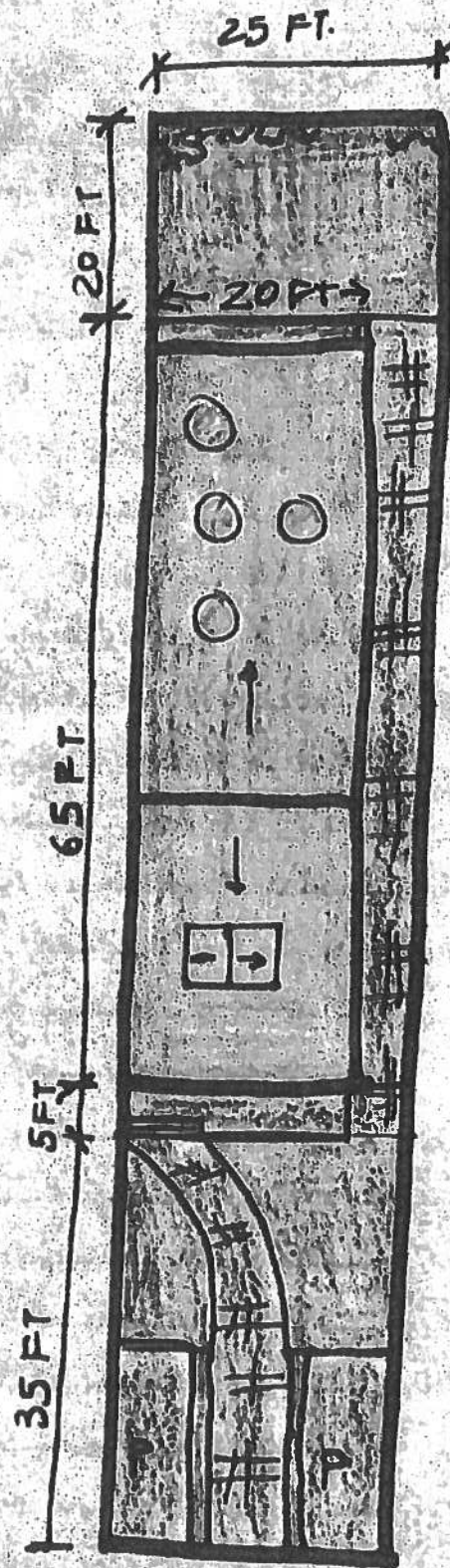
RECEIVED

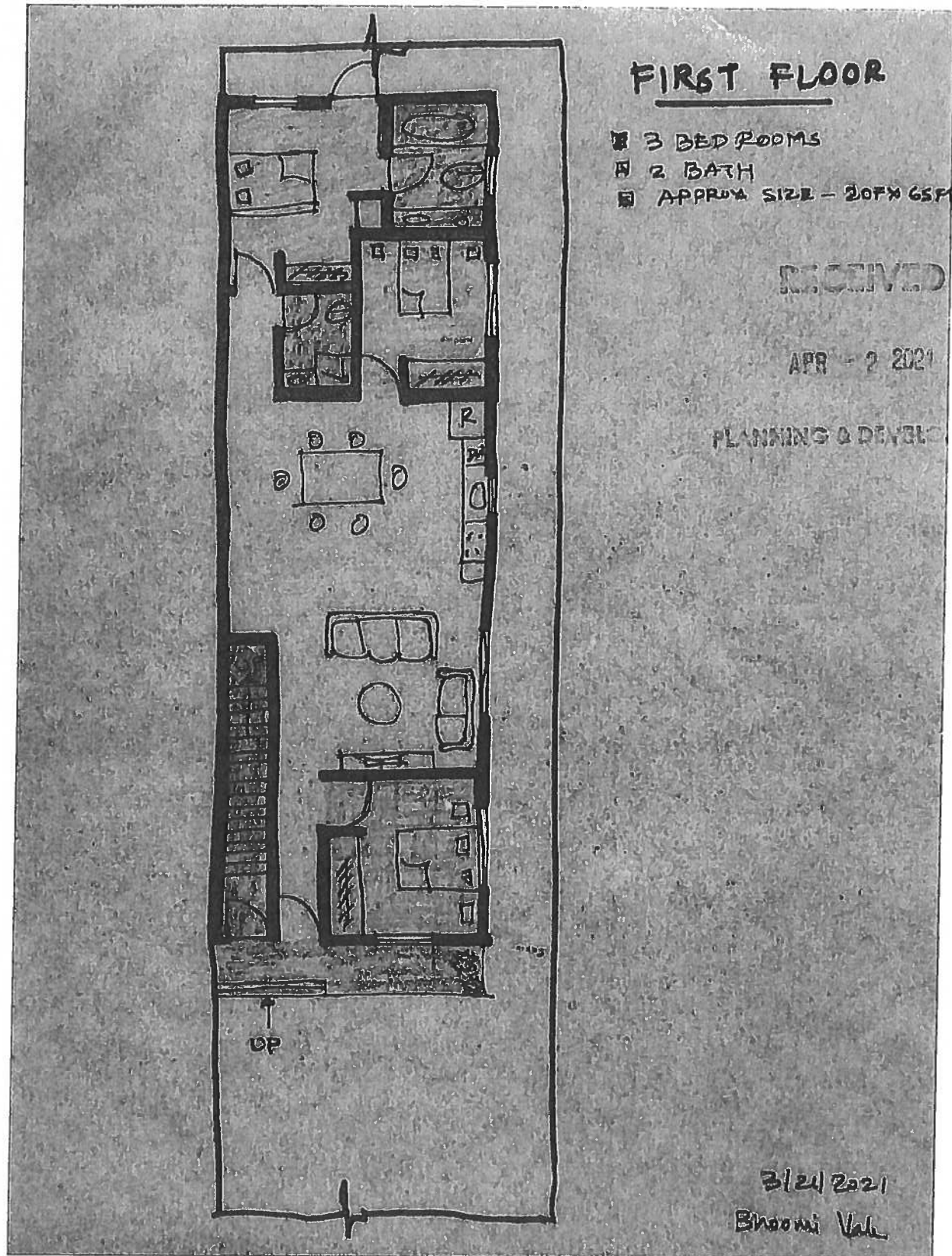
PC 4-21

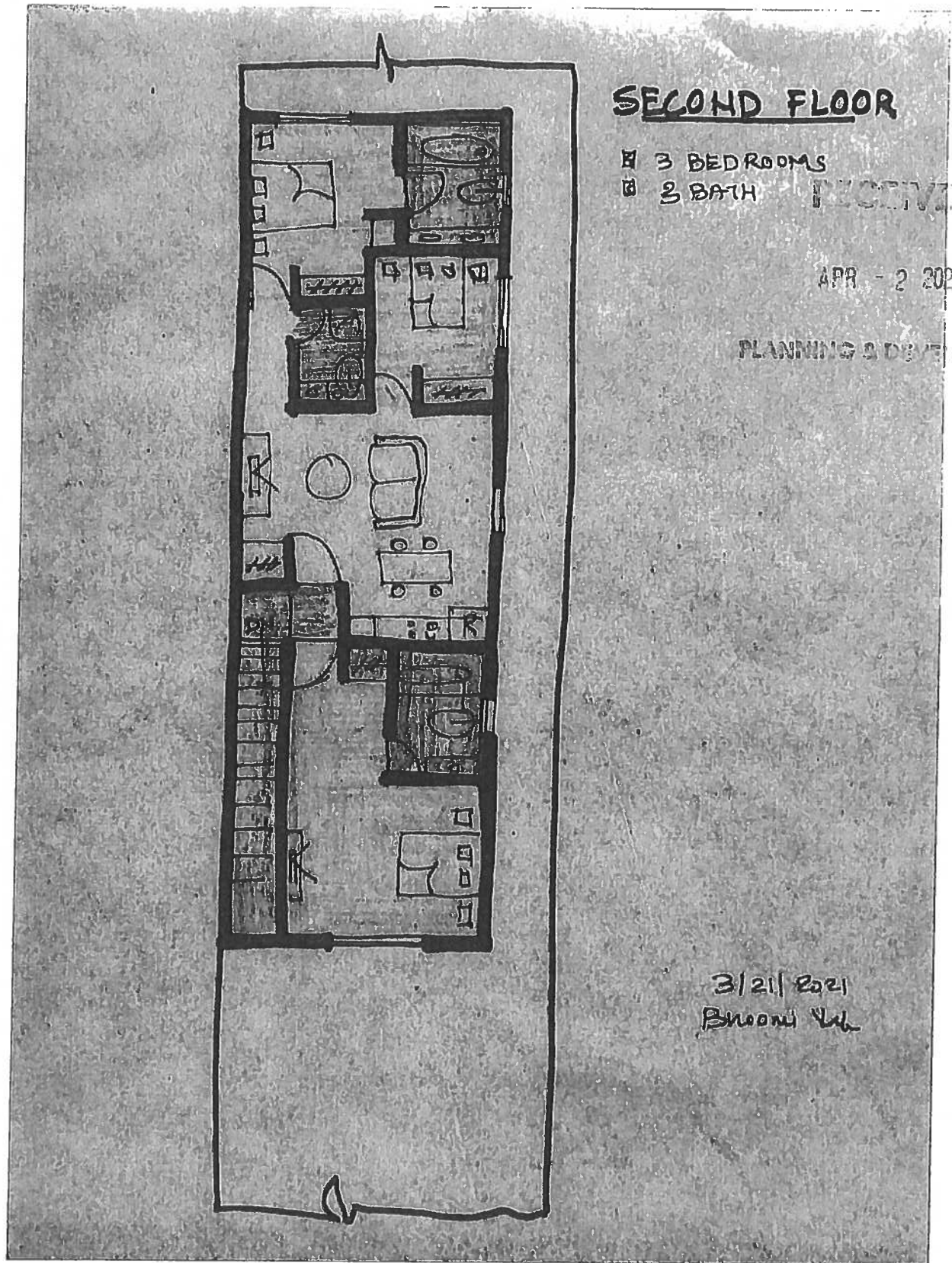
APR - 2 2021

21-100055

PLANNING & DEVELOPMENT









RECEIVED

APR - 2 2021

PLANNING & DEVELOPMENT

AGENT AUTHORIZATION

Date: 4/8/2021

Planning and Development Department
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for the following site location: Lot 2, Block 14, Atlantic Park
(312 1ST AVE N)

To Whom it May Concern:

You are hereby advised that the undersigned is the Owner of the property described ABOVE. Said OWNER hereby authorizes and empowers SMV Management LLC to act as agent to file application(s) for Variance & CU for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:*

Print Corporate Name:

By Tammy Nishitama
Print Name: TAMMY NISHITAMA

By _____

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

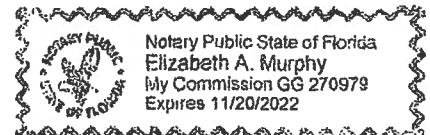
(20) Sworn to and subscribed and acknowledged before me this 9th day of APRIL 2021, by TAMMY NISHITAMA, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: _____



AGENT AUTHORIZATION

Date: 4/8/2021

Planning and Development Department
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for the following site location: Lot 2, Block 14, Atlantic Park
(312 1ST AVE N)

To Whom it May Concern:

You are hereby advised that the undersigned is the Owner of the property described ABOVE. Said OWNER hereby authorizes and empowers SMV Management LLC to act as agent to file application(s) for Variance & CU for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:*

Print Corporate Name:

By Penny Yamamoto
Print Name: Penny Yamamoto

By _____

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

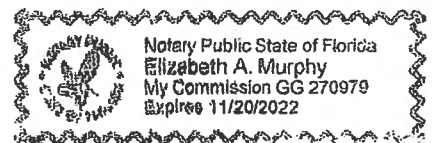
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 8th day of APRIL, 2021, by PENNY YAMAMOTO, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: _____



AGENT AUTHORIZATION

Date: 3/23/2021

Planning and Development Department
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for the following site location: Lot 2, Block 14, Atlantic Park
(312 1ST AVE N)

To Whom it May Concern:

You are hereby advised that the undersigned is the Owner of the property described ABOVE. Said OWNER hereby authorizes and empowers Peter J King, AICP to act as agent to file application(s) for Variance & CU for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:*

Print Corporate Name:

By Tammy Nishiyama
Print Name: TAMMY NISHIYAMA

By _____
Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

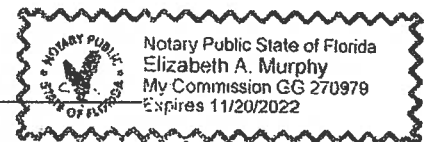
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25th day of MARCH 2014, by TAMMY NISHIYAMA, who is personally known to me or who has produced DRIVER'S LICENSE as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: _____



RECEIVED
21-100055
APR - 2 2021
PC 4-21

AGENT AUTHORIZATION

Date: 3/23/2021

Planning and Development Department
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for the following site location: Lot 2, Block 14, Atlantic Park
(312 1ST AVE N)

To Whom it May Concern:

You are hereby advised that the undersigned is the Owner of the property described ABOVE. Said OWNER hereby authorizes and empowers Peter J King, AICP to act as agent to file application(s) for Variance & CU for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:*

Print Corporate Name:

By

Penny Yamamoto

By

Print Name:

Penny Yamamoto

Print Name:

Its:

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

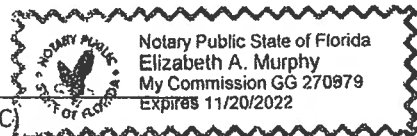
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25th day of MARCH 2014, by PENNY YAMAMOTO, who is personally known to me or who has produced DRIVERS LICENSE as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: _____



RECEIVED
21.100055
APR - 2 2021
PC 4-21