



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, April 26, 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, Jon Scott Walker
Alternates: Colleen White, Justin Lerman
3. **Approval of Minutes:** January 11, 2021; January 25, 2021; February 8, 2021; and February 22, 2021
4. **Correspondence:** None
5. **New Business:**

(A) **PC# 03-21** 501 North 1st Street
Conditional Use Application for the transfer of approval for outdoor restaurant seating at a new restaurant, at property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code.
(Applicant - O-Ku Sushi)
6. **Planning Department Report:** The next meeting is tentatively scheduled for Monday, May 10, 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, January 11, 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 7:02 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

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. Moehring, and passed unanimously to approve the following minutes:

- October 26, 2020

Correspondence

An email [on file] in opposition to the application (PC#20-20) was received from the following:

- Rusty Ross, 1236 1st Street North, Jacksonville Beach

New Business

(A) PC#20-20 Conditional Use Application

Owner: Jax Beach Town Center, LLC
5150 Belfort Road, Building 100
Jacksonville, FL 32256

Applicant: Cookies Florida, Inc.
4675 MacArthur Court, Floor 15
Newport Beach, CA 92660

Agent: William Gibbs, Esq.
Akerman LLP
50 North Laura Street, Suite 3100
Jacksonville, FL 32202

Location: 131 North 1st Avenue (Applicant – *Cookies Florida, Inc.*)

Conditional Use Application for a proposed medical marijuana treatment center dispensing facility, in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(11) of the Jacksonville Beach Land Development Code, for property located at 131 North 1st Avenue. (Applicant – *Cookie, Florida, Inc.*)

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the northeast corner of 1st Avenue North and 2nd Street North and currently contains vacant commercial buildings. The property is being redeveloped into a mixed-use project with a restaurant, office, and retail spaces. The applicant, a tenant in the future redevelopment project, wants to operate a medical marijuana treatment center dispensing facility (retail establishment) at the subject property. The applicant was advised by staff that conditional use approval would be required for the use.

Adjacent uses include a motel to the east, Latham Plaza to the south, commercial uses to the west, and a parking lot to the north. If approved, this would be the second approved dispensing facility located in the downtown area, and at least four other establishments exist within the City currently. Dispensing facilities must comply with strict State of Florida regulations for access and security. Adjacent uses should not be negatively impacted.

Public Hearing:

Agent William Gibbs provided background information regarding Cookies, LLC as a national and international company providing medical marijuana.

A conversation ensued between the Board and the property owner, Marc Angelo, regarding parking for the proposed use.

The following spoke in opposition of the application:

- Barbara Bauer, 604 13th Avenue South, Jacksonville Beach
- Gary Paetau, 725 Bonaire Circle, Jacksonville Beach

The following spoke in support of the application:

- Ken Marsh, 2011 Gail Avenue, Jacksonville Beach
- David Laurie, 422 Jacksonville Drive, Jacksonville Beach

Mr. Gibbs addressed some of the concerns raised by the public comments.

Mr. Sutton closed the Public Hearing.

Discussion: None

Motion: It was moved by Mr. Walker and seconded by Ms. Moehring to approve the Conditional Use Application as written.

Amended Motion: It was moved by Mr. Walker to amend his original motion to add upon Certificate of Occupancy, four years from that date, the Board can readdress it.

Ms. Moehring withdrew her second of the motion.

Mr. Sutton clarified the motion was for approval with conditional use for review 48 months from the Certificate of Occupancy.

Mr. Sutton stated the motion died due to lack of a second.

Motion: It was moved by Mr. Lerman and seconded by Ms. Moehring to approve the Conditional Use Application as written.

Roll call vote: Ayes –Margo Moehring
Nays - David Dahl, Jon Scott Walker, Colleen Murphy White, and Greg Sutton

The application was denied by a 4-1 vote.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, January 25, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:58 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Planning Commission Meeting
held Monday, January 25, 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 Jon Scott Walker

Alternates: Colleen Murphy White Justin Lerman (absent)

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

Approval of Minutes

- None

Correspondence

- None

New Business

(A) PC#21-20 Conditional Use Application

Owner: Atkins Builders, Inc.
PO Box 51262
Jacksonville Beach, FL 32240

Agent: John Atkins
PO Box 51262
Jacksonville Beach, FL 32240

Location: 1225 North 4th Street

Conditional Use Application for a proposed two-family dwelling located in a Commercial, limited: C-1 zoning district, pursuant to Section 34-342(d)(15) 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 east side on 4th Street North between 11th and 12th Avenue North and contains a nonconforming single-family residential structure built in 1957 that has historically been used as various businesses since at least the 1980's. The applicant/owner is applying to replace the existing structure with a new two-family dwelling. The applicant was advised that conditional use approval would be required for the proposed multiple-family use in a commercial zoning district. The proposed new residential project would be constructed to the two-family dwelling standards of the Residential, multiple-family: RM-1 zoning district.

Public Hearing:

Applicant John Atkins stated he planned to build a two-family dwelling.

Mr. Sutton closed the Public Hearing.

Discussion: None

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

Roll call vote: Ayes - David Dahl, Margo Moehring, Britton Sanders, Jon Scott Walker, and Greg Sutton
The application was unanimously approved.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, February 8, 2021,

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:08 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Planning Commission Meeting
held Monday, February 8, 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 7:02 P.M. by Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton

Vice-Chairman: David Dahl

Board Members: Margo Moehring Britton Sanders Jon Scott Walker

Alternates: Colleen Murphy White Justin Lerman

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

Approval of Minutes - None

Correspondence - None

New Business

(A) **PC#01-21** Conditional Use Application

Owner: 1036 Beach Blvd Inc.
PO Box 330448
Atlantic Beach, FL 32233

Applicant: Charles DeWitt
Beach Life Rentals
618 5th Street
Neptune Beach, FL 32266

Location: 102 North 6th Avenue Unit #13

Conditional Use Application for recreational equipment rental at property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)(4) 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 south side of 6th Avenue North between 1st and 2nd Streets South and exists as a developed commercial shopping center with multiple tenants. The applicant plans to occupy unit #13, which previously was the location of a physical fitness establishment.

The applicant's proposed commercial business includes retail sales in addition to rental of beach equipment including bicycles, surfboards, beach chairs, and umbrellas, etc. The applicant was advised by staff that conditional use approval would be required for the equipment rental component of the business. This type of rental would fall under the category of "miscellaneous amusement and recreation services."

Adjacent uses include a hotel to the east, vacant commercial property to the north, commercial to the west, and commercial and multiple-family to the south. The subject property is one block west of the beach. The proposed use in an existing commercial shopping center should not negatively impact adjacent properties.

Public Hearing: Applicant Charles DeWitt stated this location would serve as a physical office for his existing business that is currently home-based.

Discussion: None

Motion: It was moved by Mr. Walker and seconded by Ms. Moehring to approve the Conditional Use Application as written.

Roll call vote: Ayes – David Dahl, Margo Moehring, Brittan Sanders, Jon Scott Walker, and Greg Sutton
The motion passed unanimously.

Planning & Development Director's Report

Ms. Ireland announced the next meeting was scheduled for Monday, February 22, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 7:15 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date

**Minutes of Planning Commission Meeting
held Monday, February 22, 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 (absent)

Vice-Chairman: David Dahl

Board Members: Margo Moehring

Britton Sanders (absent)

Jon Scott Walker

Alternates: Colleen Murphy White

Justin Lerman (absent)

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

Approval of Minutes - None

Correspondence - None

New Business

(A) PC#02-21 Conditional Use Application

Owner: PSL Jax Beach House, LP
3310 Live Oak Street, Suite 410
Dallas, TX 75204

Applicant: FSL Jax Beach Landlord, LLC
420 S. Orange Avenue, Suite 400
Orlando, FL 32801

Location: 1315 North 2nd Avenue (*Beach House Assisted Living and Memory Care*)

Conditional Use Application for the transfer of ownership for an approved elderly-oriented group home, at property located in a Residential, multiple-family: RM-1 zoning district, pursuant to Section 34-339(d)(1) 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 north side of 2nd Avenue North between Penman Road and Palm Tree Road. The property has been developed with an assisted living and memory care center since 2014. The project originally received approval in 2010 for a 100-bed facility under PC#18-10.

Following the initial approval, ownership of the facility changed, and the current owner received transfer of approval under PC#22-14 in 2014. The current applicant is in the process of purchasing the property and was advised by staff that he would have to apply for conditional use approval/transfer of ownership since conditional use approvals are non-transferable.

Applicant Jimmy Yu stated a transfer in ownership of the existing business was the reason for the Conditional Use Application.

Public Hearing:

No one came before the Commission to speak about this case.

Discussion:

There was no discussion by the Commission.

Motion: It was moved by Mr. Walker and seconded by Ms. Moehring 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, April 12, 2021.

Adjournment

There being no further business coming before the Board, Mr. Dahl adjourned the meeting at 7:15 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: April 19, 2021

RE: April 26, 2021 - Planning Commission Staff Report

The following information is provided for your consideration regarding the following agenda item(s) for the upcoming **Monday, April 26, 2021** Planning Commission meeting.

NEW BUSINESS:

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

Request: **Conditional Use Approval** 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.

Comments: 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.

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. 21-100052
AS/400# PC 3-21
HEARING DATE 4-26-21

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: Jax Beach AF LLC
Mailing Address: 177 4th Avenue N Suite 200 Jacksonville Beach, FL 32250

Telephone: (904) 301-1266
Fax: _____
E-Mail: mmcafee@drivermcafee.com

Applicant Name: O-Ku Sushi
Mailing Address: 704 Meeting Street Cahrleston, SC 29403

Telephone: (843) 696-6758
Fax: _____
E-Mail: dthompson@dthompsonarchitect.com

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

RECEIVED

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

MAR 26 2021

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.

PLANNING & DEVELOPMENT

PROJECT DATA

Street address of property and/or Real Estate Number: 174090-0000; 502 1st Street N. Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): 3-28 33-2S-29E Pablo Beach North SE 1/4 lot 7, S 1/2 lot 8 blk 52

Current Zoning Classification: CBD

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) and 34-407

Describe the proposed conditional use and the reason for the request:

This request is filed to assign the conitional use permit approved on June 23, 2018 for outdoor restaurant seating to a new restaurant located at 502 1st Street N from the building owner to the restaurant operator.

Applicant Signature: M8m'g

Date: 3.25.2021

PC#3-21

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.

Authorization

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

Re: Agent Authorization for 502 N. 1st St. and 0 N. 4th Ave., Jacksonville Beach, FL 32250
RE# 174090 0000, 174091 0000, 174091 0010)

To Whom It May Concern:

You are hereby advised that Matthew S. McAfee, as Vice President/Authorized Representative of North 1st Street LLC, a limited liability company organized under the laws of the State of Florida, hereby authorizes and empowers O-Ku Sushi to act as agent to file a conditional use application for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change.

Jax Beach AF LLC hereby consents to this application for conditional use.

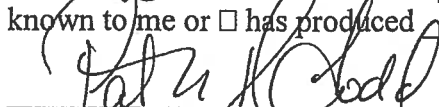
JAX BEACH AF LLC



Matthew S. McAfee
Vice President/Authorized Representative

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of March, 2021, by Matthew S. McAfee, who is ☒ personally known to me or ☐ has produced _____ as identification.


(Notary Signature)



Prepared by and return to
Kenneth M. Keefe, Jr.
McGuireWoods LLP
50 N. Laura St., Suite 3300
Jacksonville, Florida 32202

Taxpayer I.D. No. : N/A
Parcel I.D. Nos. 174091-0000 and 174090-0000
Consideration: \$700,000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2016, between EAST VIEW, INC., a Florida corporation, whose address is 830-13 A1A North, PMB 391, Ponte Vedra, FL 32082, herein the Grantor, and JAX BEACH AF LLC, a Florida limited liability company, whose address is 177 4th Avenue North, Jacksonville Beach, FL 32250, herein the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain, sell and convey to the Grantee, its successors and assigns forever, the land, situate, lying and being in the County of Duval, State of Florida, described as:

Parcel 1:

The South 67.25 feet of the East 26.5 feet of the West 37.5 feet of Lot 7, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Parcel 2:

The East one-half of the South one-half of Lot 7 and the South one-half of Lot 8, Block 52, Pablo Beach North, according to the plat thereof recorded in Plat Book 3, page 28, Public Records of Duval County, Florida.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining, including all improvements and betterments thereon.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance is made subject to taxes assessed subsequent to December 31, 2015.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

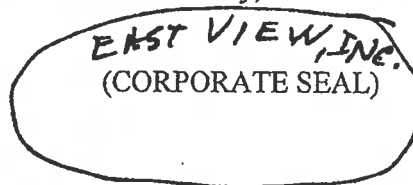
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name and caused its corporate seal to be affixed as of the day and year first above written.

[Signature]
[print name] THOMAS WAGNER

EAST VIEW, INC.

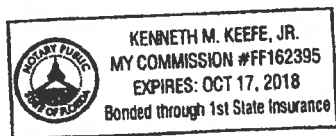
[Signature]
[print name] Kenneth M. Keefe Jr

By [Signature]
Elizabeth Rafferty, Vice President



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of October, 2016, by Elizabeth Rafferty, the Vice President of EAST VIEW, INC., a Florida corporation, on behalf of the corporation, ✓ who is personally known to me, or who has produced as identification.

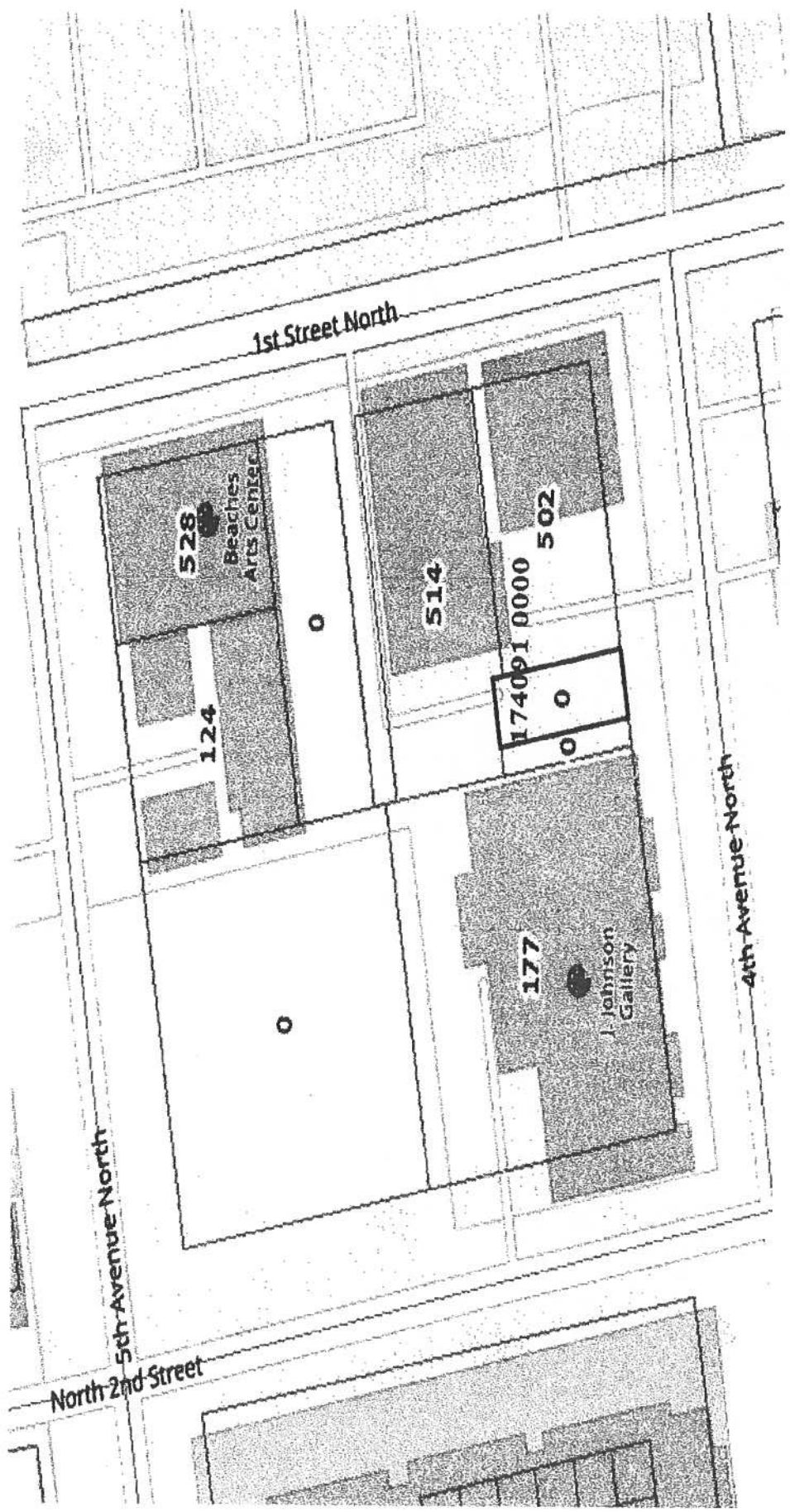


[Signature]
[print name] Kenneth M. Keefe Jr
Notary Public, State of Florida
My Commission Expires:
Serial No.

(NOTARIAL SEAL)

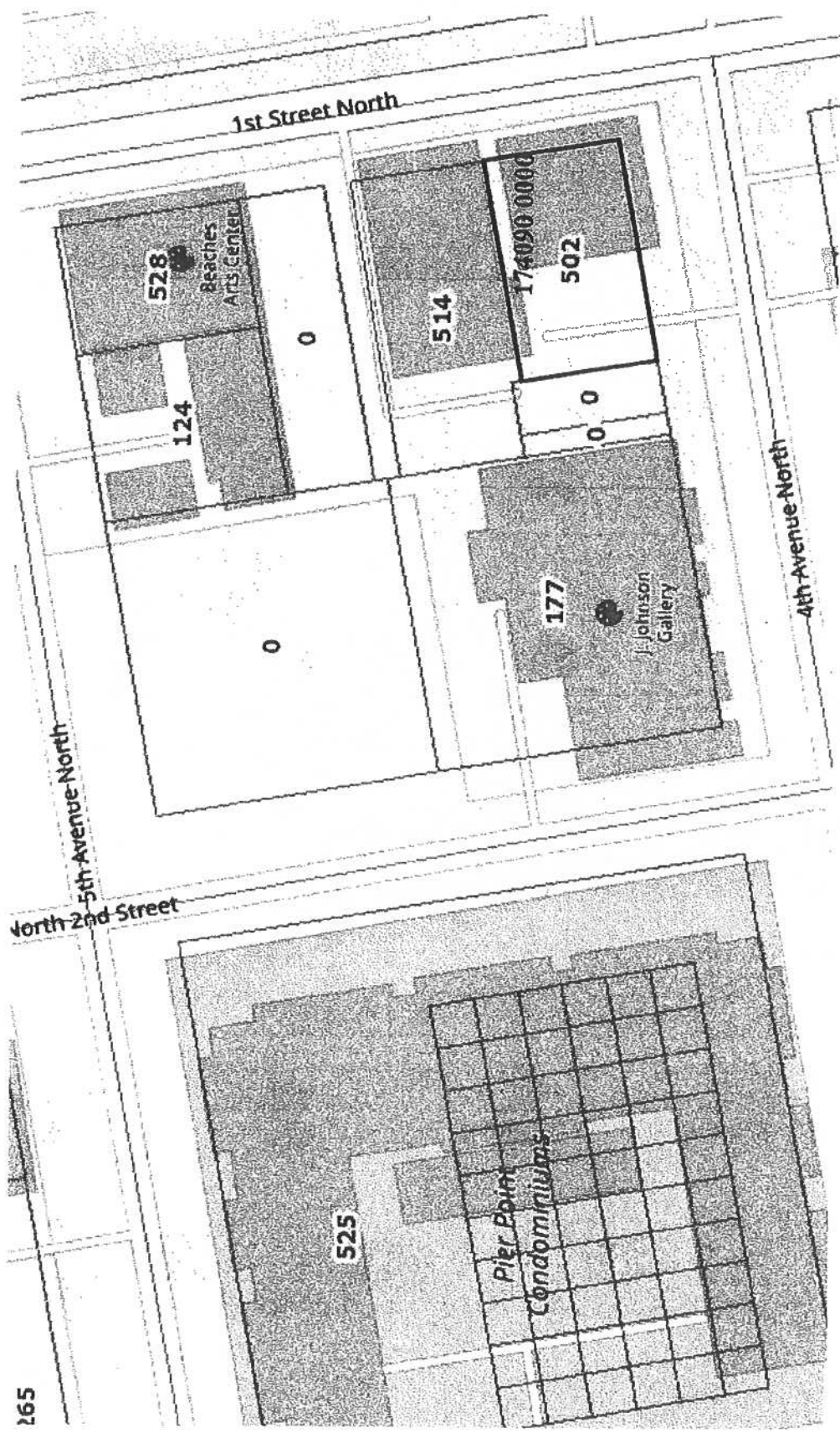
VICINITY MAP

0 4th Avenue North



VICINITY MAP

502 N 1st Street





Reference for
PC#03-21

DEPARTMENT OF PLANNING & DEVELOPMENT

CERTIFIED MAIL RECEIPT# 7017 0660 0000 0986 8910

June 26, 2018

North 1st Street, LLC
177 4th Avenue North
Jacksonville Beach, FL 32250

RE: **Planning Commission Case: PC# 18-18**
Conditional Use Application for outdoor restaurant seating at a new
restaurant, located at 502 North 1st Street.

The City of Jacksonville Beach Planning Commission met on Monday, June 23, 2018 in Council Chambers to consider your **Conditional Use Application** for outdoor restaurant seating at a new restaurant, located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code, for property located at 502 North 1st Street.

The request was Approved.

Please remove the public notice posted on the property. Please provide a copy of this letter with any applications or 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

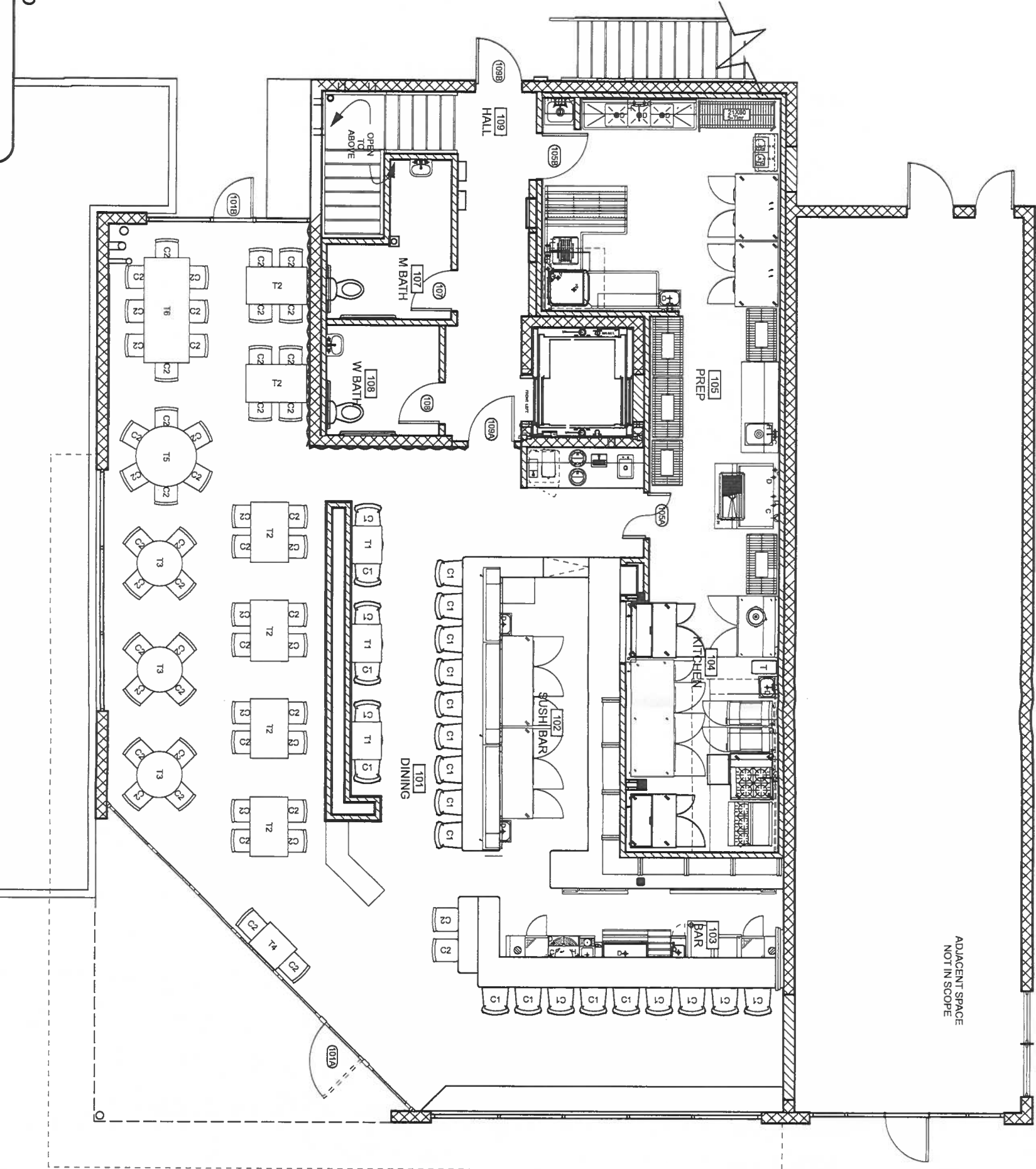


PC#3-21



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON, SC / 843.297.8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF DAVID THOMPSON ARCHITECT, LLC. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DAVID THOMPSON ARCHITECT, LLC.



INDOOR/ OUTDOOR RATIO

FIRST FLOOR SF =	3602 SF
SECOND FLOOR SF=	1116SF
TOTAL=	4718 SF / 25%
OUTDOOR ALLOWED=	1180 SF
OUTDOOR PROVIDED=	964 SF

1 FIRST FLOOR PLAN

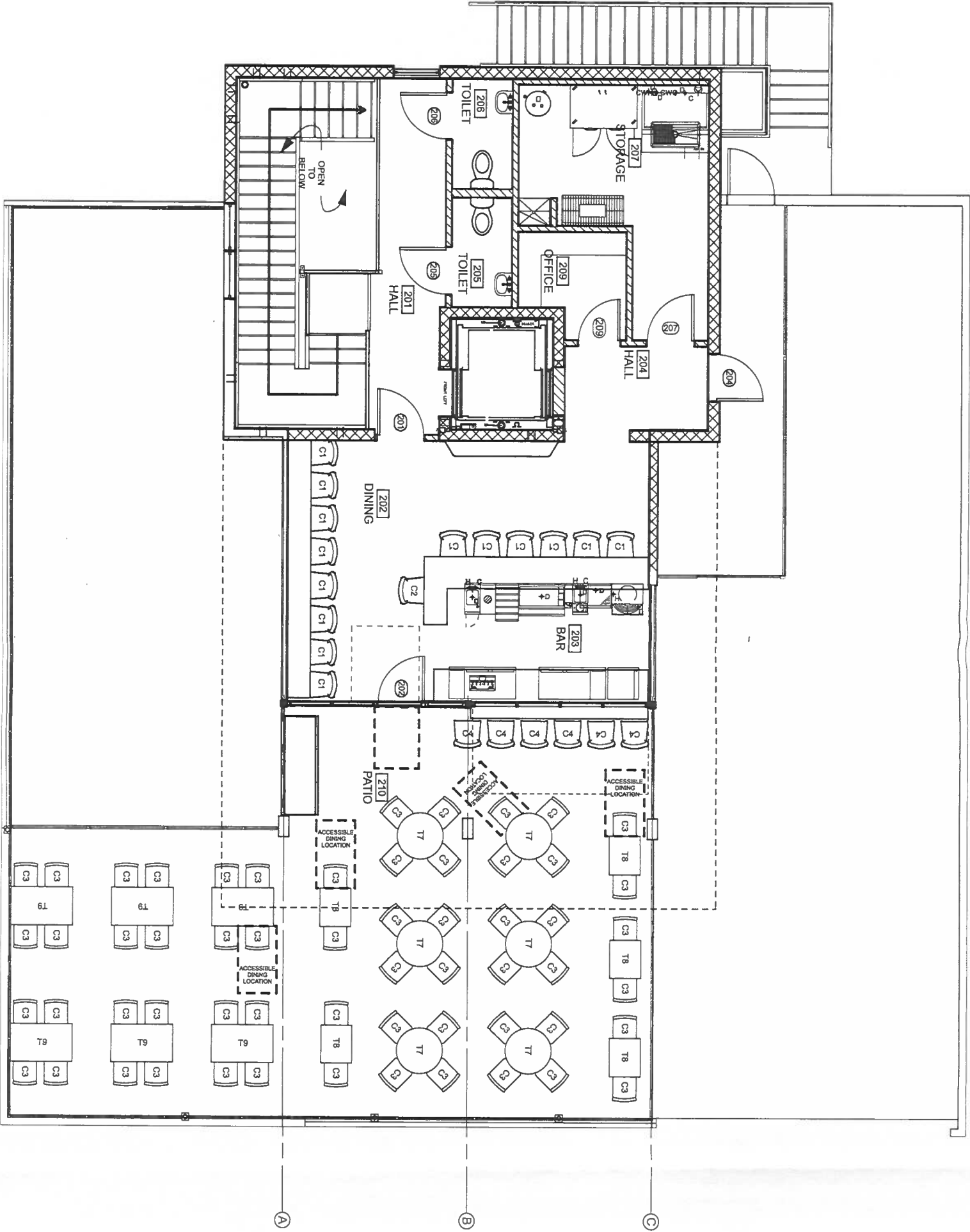
A113 SCALE: 1/8" = 1'-0"

NO EXTERIOR SEATING THIS FLOOR



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON, SC / 843.237.8939
WWW.DTTHOMPSONARCHITECT.COM

DRAWING AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE USED FOR ANY OTHER PROJECT.



INDOOR/ OUTDOOR RATIO

FIRST FLOOR SF =	3602 SF
SECOND FLOOR SF=	1116SF
TOTAL=	4718 SF / 25%
OUTDOOR ALLOWED=	1180 SF
OUTDOOR PROVIDED=	964 SF

SECOND FLOOR PLAN

1
A112
SCALE: 1/8" = 1'-0"