



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, February 10, 2025

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

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

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Nicholas Andrews (Vice-Chair), Debbie Cole, Dave Dahl, Justin Henderson
Alternates: Matthew Filer, Dean Haddock

APPROVAL OF MINUTES

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 01-25
ADDRESS: 130 8th Avenue North
OWNER: Tuxedo Park Rental, LLC
APPLICANT: Timothy Whalen
AGENT: Leonardo Ortiz
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a multi-family dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is addressed as 130 8th Avenue North RE#173950-0000, legally described as The East 10 feet of the North 60 feet of Lot 59 and the West 25 feet of the North 60 feet of Lot 60, *Flagler Tract, a subdivision*
- B. **PC#** 02-25
ADDRESS: 1396 Beach Boulevard
OWNER: Tavus Investments, LLC
APPLICANT: Serenity Restaurant & Hookah Lounge
AGENT: Lawrence Yancy
SUMMARY OF APPLICATION: **Conditional Use Application** for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code. The property is located at 1396 Beach Boulevard (Serenity Restaurant & Hookah Lounge) RE#177502-0010, legally described as a portion of the B De Castro Y Ferrer Grant, fully

described in Official Record Book 16781, Page 1931.

- C. **PC#** 03-25
 ADDRESS: 323 10th Avenue North
 OWNER: Talavanoor, LLC
 APPLICANT: Neutral Service/Alex Brown

SUMMARY OF APPLICATION: **Conditional Use Application** for a proposed drinking establishment for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)3 of the Jacksonville Beach Land Development Code. The property is located at 323 10th Avenue North, (Neutral Service) RE# 174582-0000, legally described as Lots 7-12, Block 114, *Pablo Beach North*

- D. **PC#** 04-25
 ADDRESS: 1102 2nd Street South
 OWNER: Karen B Thomas
 APPLICANT/AGENT: Fabio Fasanelli Construction/Fabio Fasanelli

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a multi-family dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is addressed as 1102 2nd Street South) RE#176196-0500, legally described as Lot 1 and the East 25 feet of Lot 2, Block 113, *Pablo Beach South*.

PLANNING DEPARTMENT REPORT

- A. Final LDC Public Workshop to be held on February 20, 2025 at 6:00 PM in Council Chambers
B. First and second reading of the LDC adoption ordinance tentatively scheduled for March 3 and March 17th at 6:00 PM in Council Chambers

ADJOURNMENT

NOTICE

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

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

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

comments that include all required information and are received 24 hours in advance of the meeting will be made part of the record. All comments received are public record.

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



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	01/30/2025
SUBJECT:	PC#01-25 Conditional Use Application. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 10, 2025 Planning Commission Meeting.

PC#01-25
Conditional Use Application.

OWNER: Tuxedo Park Rental LLC
179 Fawn Hill Rd.
Tuxedo Park, New York, 10987

APPLICANT: Timothy Whalen
1217 Belhaven Ln.
Ponte Vedra, FL 32081

AGENT: Leonardo Ortiz
P.O. Box 2402
Jacksonville, FL 32203

LOCATION: 130 8th Avenue North
RE#173950-0000

REQUEST: Conditional Use Application for a 2 unit multi-family dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The request for Conditional Use approval is to address a unique situation of a property located in the C-1 Commercial zoning district. The property was part of an approved Conditional Use approval from 1998. At the time, this property, which is currently a single family structure, was combined with two other lots with structures in them, sharing parking as existing as a unit. The subject lot was recently split off from the other two lots, and sold individually. The new owner submitted for a building permit for a renovation, and due to the complications of the current C-1 zoning district, single family houses are not a permitted or conditional use in this district. Therefore the lowest intensity use allowed is a two unit multifamily structure. The applicant proposed to renovate the existing



structure, and turn the single family home into two units. To do so however, the applicant need a conditional use for multifamily in the C-1 district.

While there are other issues associated with the dimensional standards of the C-1 district, they also have a companion Variance Application to address the nonconformities. As this structure is older, nonconformities are expected. This issue regarding existing single family in the C-1 zoning district has been an issue brought to planning staff on more than one occasion. The new draft LDC includes a provision to allow existing and historic single-family to remain without the need to go through a conversion. This applicant does wish to move forward with the conversion, as is allowed under C-1.

The surrounding property is all located in the C-1 zoning district, and comprises a mix of single and multifamily structures. To the north, across 8th Ave N, is a large multifamily structure, to the east is a single family home, to the west of these are the other two units from the previous conditional use that included this property, and to the south is another multifamily structure. The proposed use of a two-unit multifamily structure is consistent with the C-1 zoning district standards, and is consistent with surrounding commercial zoned property, and the mix of residential and multifamily uses. The proposed use for a two-unit multifamily structure should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#01-25**

ATTACHMENTS:

1. PC#01-25 Application

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



CONDITIONAL USE APPLICATION

RECEIVED

DEC 02 2024

PC No. 01-25
AS/400# 24-100091
HEARING DATE 2/10/25

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: Tuxedo Park Rental LLC
Mailing Address: _____

Telephone: (845) 283-1345
Fax: _____
E-Mail: fdnyusmc 97@yahoo.com

Applicant Name: Timothy Whalen
Mailing Address: 1217 Belhaven Ln Ponte Vedra, FL 32081

Telephone: (845) 283-1345
Fax: N/A
E-Mail: fdnyusmc 97@yahoo.com

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

Agent Name: Leonardo Ortiz
Mailing Address: P.O. Box 2402 Jacksonville, FL 32203

Telephone: 910-208-0189
Fax: _____
E-Mail: lo@dhscontracting.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: 130th 8th Avenue North, Jacksonville Beach 32250

Legal Description of property (attach copy of deed): Please see attachment for Deed. JV 15-50 33-23-29E .048 / Flagler Tract / E 10 FT of N 60 FT Lot 59, W 25 FT of N 60 FT Lot 60

Current Zoning Classification: JC-1 Future Land Use Map Designation: RM-7

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: 34-342(d)15

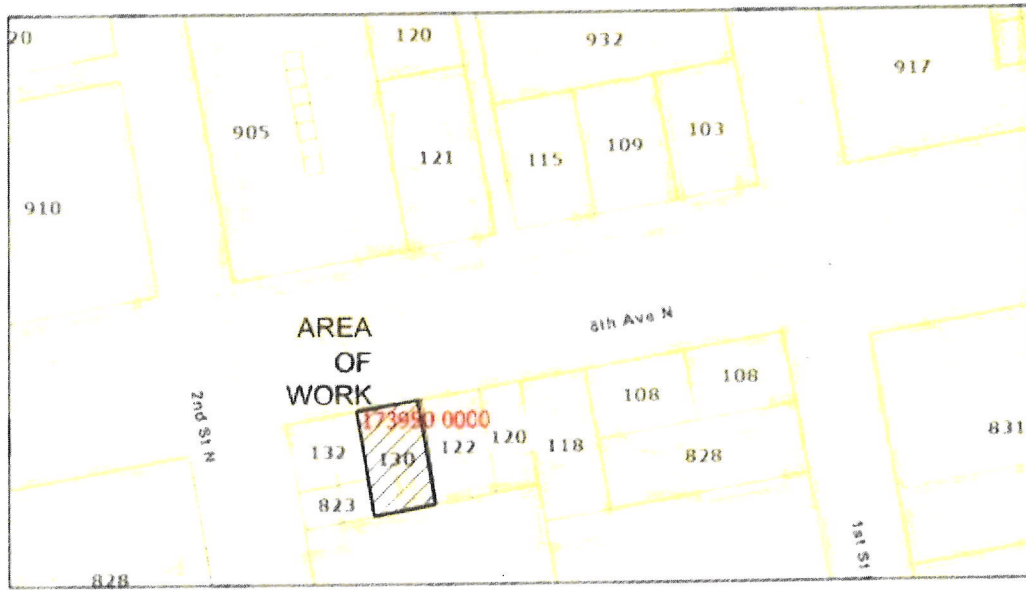
Describe the proposed conditional use and the reason for the request:
C1 to be used as a duplex

Applicant Signature: [Signature]

Date: 2 December 2024

Site Reference Map

SCALE 1/4" = 1'-0"



LOCATION MAP
SCALE: NOT TO SCALE

GENERAL NOTES

1. It is the intent of the Engineer that all be in accordance with the provisions of the contract documents having jurisdiction over this type of construction and economy.
2. The Contractor shall verify all coefficients and dimensions at the job site prior to commencing work. The Contractor shall accept all discrepancies between the drawings and existing conditions to the Designer prior to commencing work.
3. The Contractor shall supply, install, and build into the wall all necessary reinforcement, including but not limited to, anchors, bracing, rods, and depressions, and all patches as may be required to attach and accommodate other work.
4. All details and sections shown on the drawings are intended to be illustrative only. The Contractor shall provide the necessary detail as shown, otherwise in the work, except where a different detail is shown. Any detail provided by the Engineer and/or Contractor to supersede details provided by the Designer.
5. Total ventilation to be provided per IBC section R806.

DESIGN SPECIFICATIONS

Design Code: The 2023 Florida Building Code (FBC) – Residential Occupancy: Residential Group R-3 (One and two Family Dwellings), Construction: Type V, Unprotected
Note: Any design Specifications provided by the Engineer and/or Contractor supersede those provided by the Designer.

AUTOMATIC FIRE DETECTION

1. Smoke Detectors/Carbon Monoxide detectors to be located per FBC section R314 & R315.

EGRESS OPENING COMPLIANCE

1. See Floor Plan for egress window and door locations "this sheet".
2. All window and door openings labeled "egress" to comply with FBC section R310 & R311.

ALL APPLICABLE BUILDING CODES APPLY

(including but not limited to):

RFC-R302.0: The floor min. 3/8" thick solid wood, or min. 1 Homogeneous core steel, or 20 mils minimum. Requires doors opening to the outside. No other type of casing.

RFC-R302.0.1: Solid wood, laminated particle board, or metal, or plastic laminate over particle board, or aluminum extruded door.

Oven: Must be installed in the exterior wall and must be vented through the roof.

RFC-R302.1: Stairways and back "Y" or less from the property line may be required to have fire rated overruns and no projections clear from 20' beyond the property line. Please review complete set.

RFC-R302.6: Gate will be supported from residence and it's utility.

TYPE X gyp bd: When the separation is a two-cooling assembly, any hollow doors shall be separated from ceilings above with min. 5/8" gyp bd. Supporting the assembly shall be min. 1/2"

FBC-R1601.4.7: Min. 4" clearance required around oil sides or mech. equipment and components, including ducts.

FBC-R, M 307.2: Ground-mounted mech. units shall be anchored in accordance with this section.

FBC-R303: Revises glazing requirements around wet surfaces

Florida Building Code – Energy Conservation requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party and a report is to be provided to the building official.

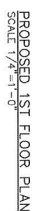
FBC-R303.4: Requires a whole house ventilation system meeting M1507.3 requirements when the air infiltration rate is less than 5 air changes per hour. (Which is what R402.4.1,2 above requires, thus a house must have a whole house ventilation system).

FBC-R312: Changes requirements for guards and window fall protection

FBC-R905: Changes installation and type of roofing underlayment (similar to present re-roofing requirements).

FBC-R703.6.3), where slucco is applied to lathe over wood frame construction, a bond - breaker is required between the water - resistant barrier and the slucco per one of the following methods: 2 layers of approved water - resistant barrier, or 1 layer of approved water - resistant barrier over approved plastic house wrap, or other approved method in accordance with the manufacturer's installation instructions.

FBC-703.6.5: While previous codes have referenced that the exterior plaster shall comply with ASTM C926 and ASTM C1063, this section specifically states minimum curing time between coats.

[illegible]

SQUARE FOOTAGE LEGEND	
1ST LIVING AREA	1196
2ND LIVING AREA	988
OPEN BALCONY	208
OPEN PORCH	52
TOTAL	2444
NEW ADDITION 2ND FLOOR	208
NEW TOTAL	2444

LIST FLOOR TO 2ND FLOOR EXTERIOR
STAIR NOTES:
1. (1) 4' EOOD RISERS @ 7 1/2" = 8'-10" FIELD HEIGHT
(12) 3" EOOD TREADS @ 11"
2. TREADS SHALL BE 2X12'S GLEUED AND NAILLED
(BRIEFD DOWN AS REQUIRED)
3. RISERS SHALL BE 1X8'S GLEUED & NAILLED
(BRIEFD DOWN AS REQUIRED)
4. LUNARDS SHALL BE CONSTRUCTED OF 2X8'S
@ 16" O.C. & 1/4" 5/8"2 DECKED
5. STRINGERS SHALL BE 2X8'S EOODLY SPACED
(TYP)

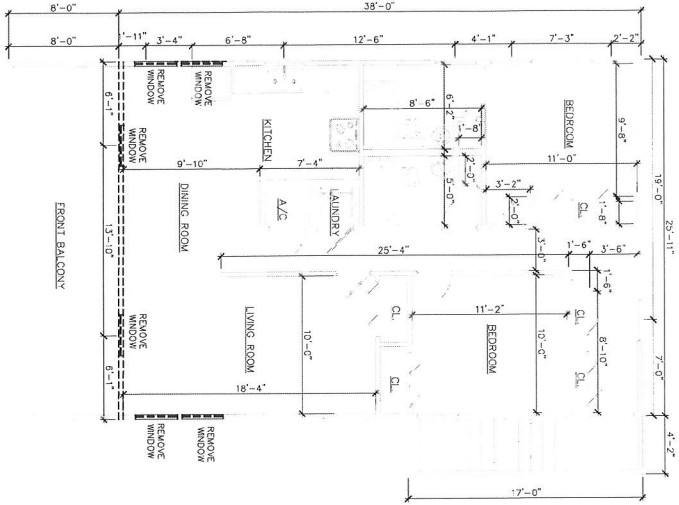
NOTES:
1. ALL INTERIORS ARE 2X4 EXCEPT AS NOTED
2. ALL INTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
3. ALL WALL THICKNESS ARE ACTUAL 2X4'S = 1 7/8"
4. 2X8'S @ 12" CENTER 1/4" 5/8"2 DECKING WITH
5. 1/2" 5/8"2 DECKING WITH 1/2" 5/8"2 DECKING WITH
6. THE DETAILS DONE BY OTHERS.
7. ALL INTERIOR AND EXTERIOR FLOOR & STEP
FINISHES SHALL HAVE A NON-SLIP FINISH TO MEET
OR EXCEED THE CURRENTLY APPLICABLE CODES.
8. ALL STAIRS SHALL BE CONSTRUCTED OF 2X4'S
9. ALL DOORS TO BE THUMBLED
10. ALL DOORS TO BE THUMBLED
11. 30 MIN FIRE RATED DOOR
12. RESCUE OPENINGS

LEGEND

EXISTING WALL TO REMAIN	
NEW PARTITION WALLS	
ELEMENT TO BE DEMOLISHED	
ROOF LINE	

Quately D. Lucien

PROJECT NO. A1	SHEET NO. 1	CHECKED BY: DBAWN 9/7/2024 ADB	DATE: 09/29/2024 14C1077	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	GENERAL NOTES, EXISTING AND DEMOLITION 1ST FLOOR PLAN, PROPOSED 1ST FLOOR PLAN, AND LOCATION MAP	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA, 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		REVISIONS	DATE
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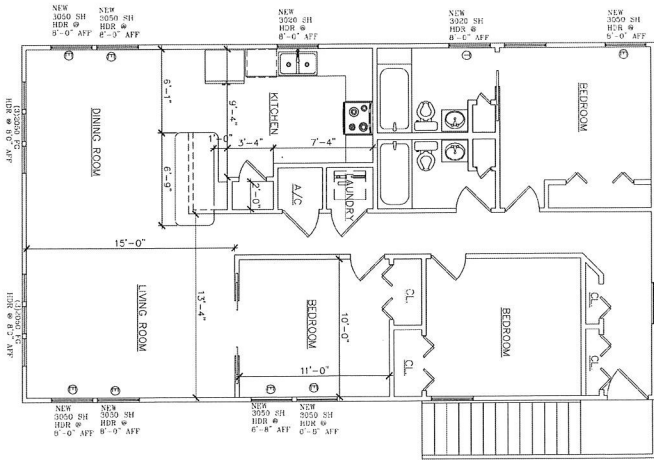


EXISTING AND DEMOLITION 2ND FLOOR PLAN
SCALE 1/4"=1'-0"

LEGEND

EXISTING WALL TO REMAIN	---
NEW PARTITION WALLS	---
WALLS TO BE DEMOLISHED	---
DOOR	---
WINDOW	---

- NOTES:
1. (1) EQUAL RISERS @ 7 1/2" - 8'-10" FIELD VERIFY
 2. TREADS SHALL BE 2X12S GLED AND NAILED (RIPED DOWN AS REQUIRED)
 3. RISERS SHALL BE 1X8S GLED & NAILED (RIPED DOWN AS REQUIRED)
 4. LANDINGS SHALL BE CONSTRUCTED OF 2X8S @ 16" O.C. & 1/4" SIPRZ DECKED
 5. STRINGERS SHALL BE 2X12S EQUALLY SPACED (TYP)

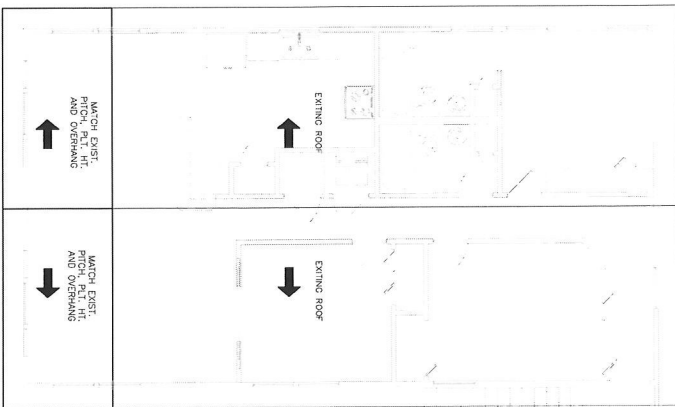


PROPOSED 2ND FLOOR PLAN
SCALE 1/4"=1'-0"

- NOTES:
- 1) ALL EXTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
 - 2) ALL EXTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
 - 3) ALL EXTERIOR WALLS ARE 2X4 EXCEPT AS NOTED
 - 4) VERIFY THE KITCHEN AND VANITY LAYOUTS WITH
 - 5) ALL ANGLES ARE 45° UNLESS OTHERWISE NOTED
 - 6) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
 - 7) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
 - 8) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
 - 9) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
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 - 18) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
 - 19) ALL INTERIOR AND EXTERIOR FLOORS & STEPS
 - 20) ALL INTERIOR AND EXTERIOR FLOORS & STEPS

SQUARE FOOTAGE LEGEND

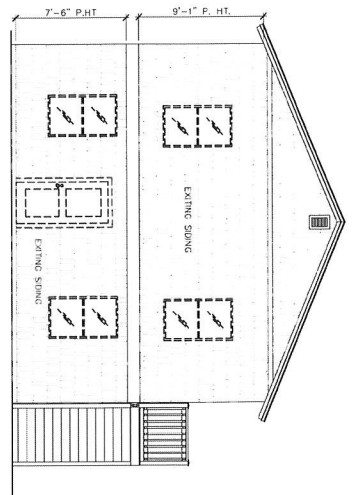
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2ND BALCONY	208
NEW ADDITION 2ND FLOOR	208
TOTAL	2444



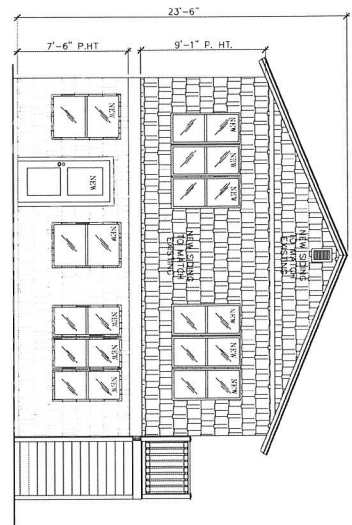
PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

- FORMULA:
1. SQUARE FOOT VENT FOR EVERY 300 SQUARE INCHES OF CEILING
- BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
- 2444 / 300 = 8.15
- 8.15 X 144 = 1173.6 sq in
- 1173.6 / 2 = 586.8 sq in

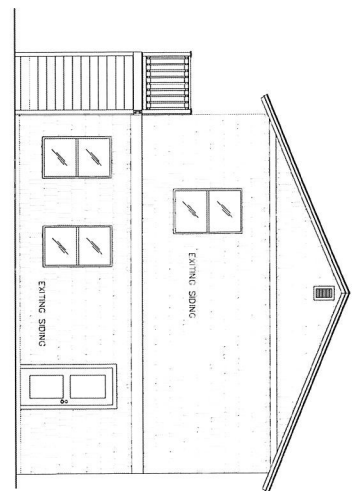
DATE	REVISIONS	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA, 32277 (904) 881-1243	EXISTING AND DEMOLITION 2ND FLOOR PLAN, PROPOSED 2ND FLOOR PLAN, AND PROPOSED ROOF PLAN	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	PROJECT NO. 1401077 DATE 08/29/2024 DRAWN BY 33120 / 300 CHECKED BY AL	SHEET NO. A2
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EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"

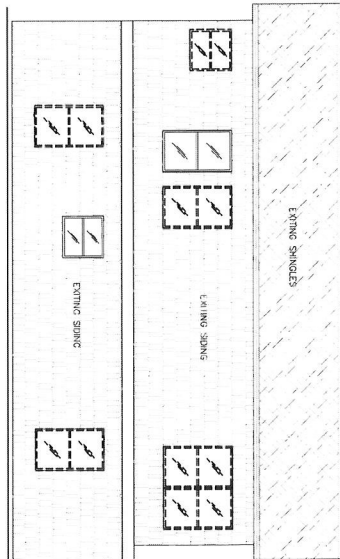


PROPOSED FRONT ELEVATION
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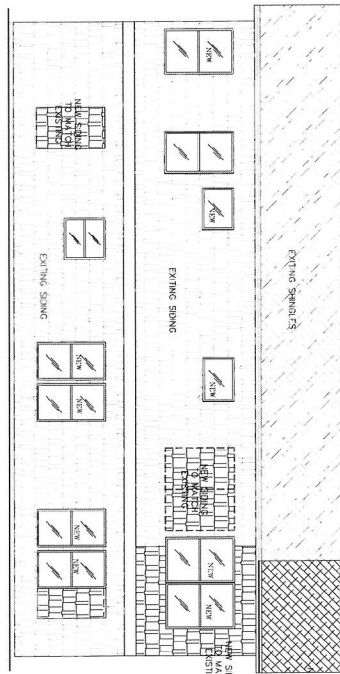


EXISTING REAR ELEVATION
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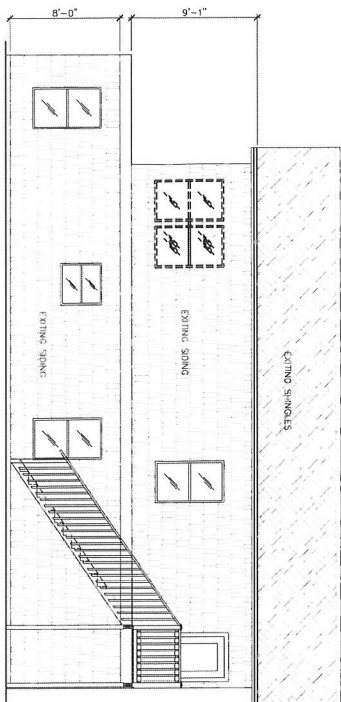
Anthony D. Lucin



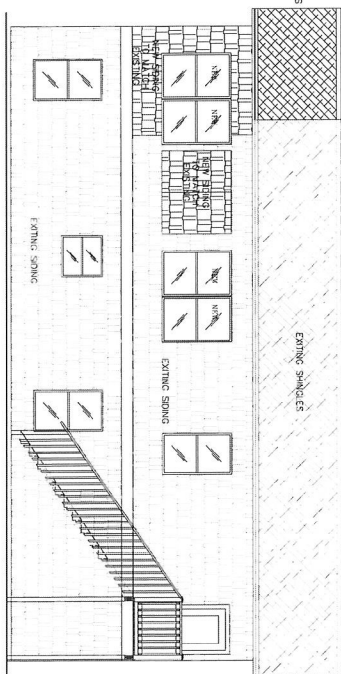
EXISTING LEFT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4"=1'-0"

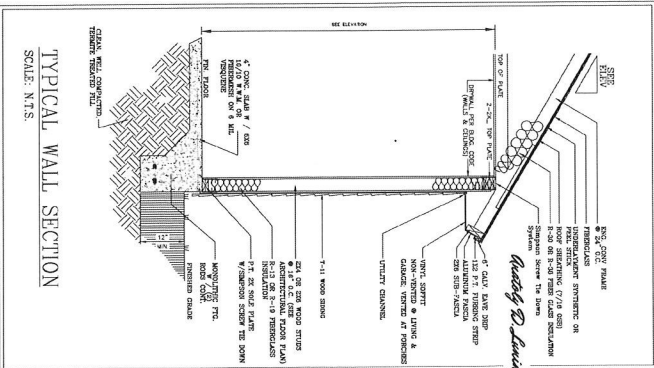
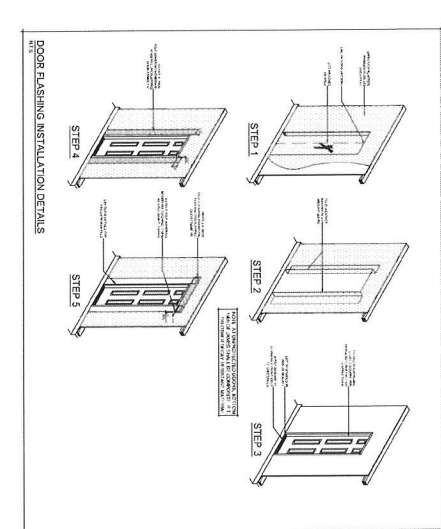
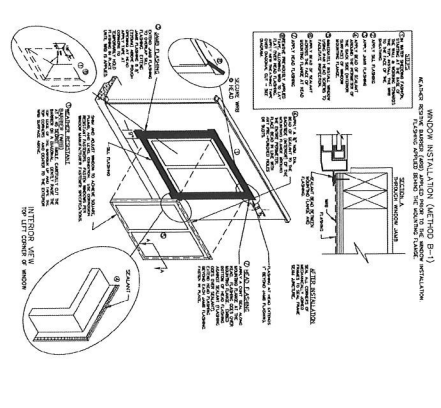
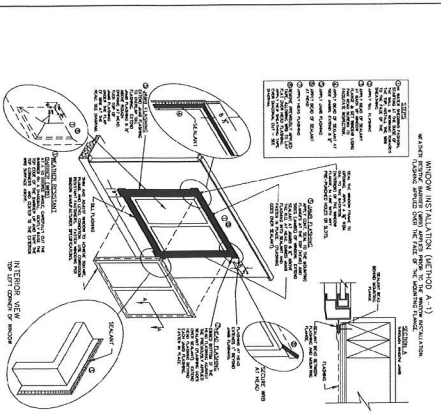
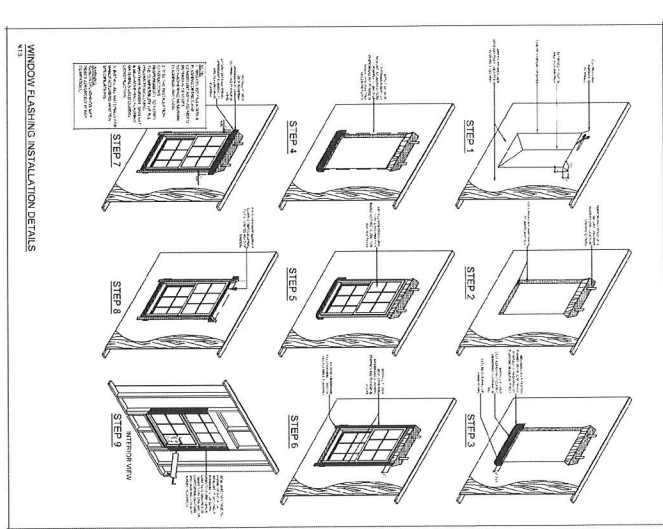
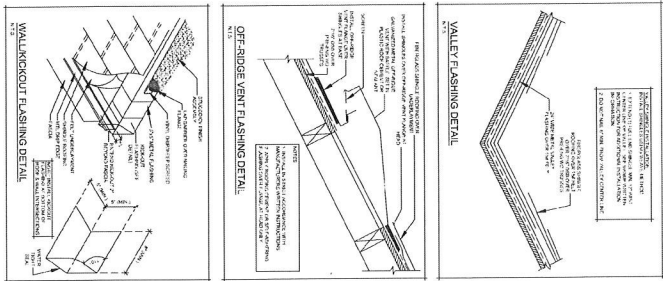
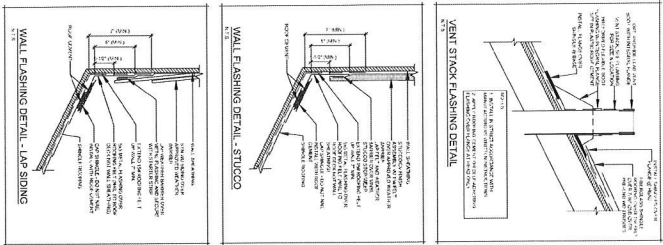
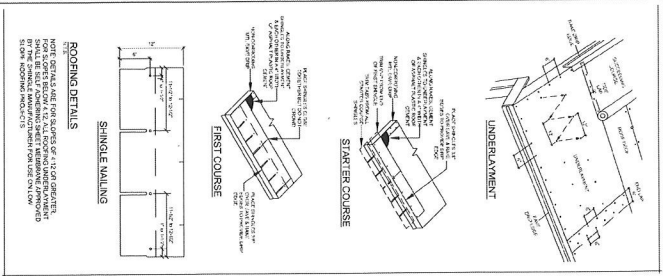


EXISTING RIGHT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"

PROJECT NO: A3	SHEET NO: 1	CHECKED BY: ACB	DRAWN BY: ACB	DATE: 06/29/2024	PROJECT NO: 14HC1077	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	EXISTING AND PROPOSAL ELEVATIONS	ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA, 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL... PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		REVISIONS	DATE
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Audit Trail

DigiSigner Document ID: 84dcbb07-3769-45f5-b5c9-9be93472da1c

Signer		Signature	
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fafo:e98e:8995:bd87:876c		Quately D. Lumini	
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fafo:e98e:8995:bd87:876c		Quately D. Lumini	
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fafo:e98e:8995:bd87:876c		Quately D. Lumini	
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Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fafo:e98e:8995:bd87:876c		Quately D. Lumini	
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fafo:e98e:8995:bd87:876c		Quately D. Lumini	
Event		Time	
Upload document		8/29/24 7:39:08 PM EDT	
adlunin05@comcast.net		2601:346:d7e:fafo:e98e:8995:bd87:876c	
Send for signing		8/29/24 7:39:19 PM EDT	
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Open document		8/29/24 7:42:13 PM EDT	
adlunin05@comcast.net		2601:346:d7e:fafo:e98e:8995:bd87:876c	
Sign document		8/29/24 7:43:52 PM EDT	
adlunin05@comcast.net		2601:346:d7e:fafo:e98e:8995:bd87:876c	
Close document		8/29/24 7:43:52 PM EDT	
adlunin05@comcast.net		2601:346:d7e:fafo:e98e:8995:bd87:876c	

Copies for Mark to be done

$$\frac{23.5}{1}$$

- NUMBER OF STORIES

- TYPE V-B

- TYPE V-B
- UNPROTECTED
- UNSPRINKLERED

COMPONENTS & CLADDING PRESSURES

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION

THIS BUILDING IS LOCATED IN THE WIND BORNE DEBRIS REGION

- | | | | | |
|---------|------|------|------|------|
| 51-100% | 15.5 | 17.0 | 15.5 | 19.0 |
| > 100% | 13.6 | 15.1 | 13.6 | 15.1 |
| | | | | |
| | | | | |

2004

- ENGINEERING.**
S1..... STRUCTURAL COVER SHEET
S2..... 1ST AND 2ND STRUCTURAL
S3..... CONVENTIONAL ROOF PLAN AND STRUCTURAL DETAILS

COMPONENTS & CLOSING PRESSURES (PSF)				
SIZE	INTERIOR ZONES		END ZONES	
	+	-	+	-
0-20 sf	17.4	18.0	17.4	22.8
21-50 sf	16.3	17.9	16.3	20.6
51-100 sf	15.5	17.0	15.5	19.0
> 100 sf	13.6	15.1	13.6	15.1

DIMENSION OF END ZONE IN FIG. 4.0
END ZONE IS LOCATED AT BUILDING CORNERS

PROJECT NO. DATE: 11/01/2024 DRAWN BY: CHECKED BY: ALL	ADDITION AND RENOVATIONS 130 N 8TH AVENUE JAX BEACH, FL. 32250	STRUCTURAL COVER SHEET ANATOLY D. LUNIN 4479 WHISPERING INLET JACKSONVILLE FLORIDA, 32277 (904) 881-1243	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANATOLY D. LUNIN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.		REVISIONS 1 2	DATE
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Quately D. Lucier

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY ANATOLY D. LUNIN ON THE DATE
ADJACENT TO THE SEAL..
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

ANATOLY D. LUNIN
4479 WHISPERING INLET
JACKSONVILLE FLORIDA, 322
(904) 881-1243

STRUCTURAL COVER
SHEET

ADDITION AND
RENOVATIONS
130 N 8TH AVENUE
JAX BEACH, FL. 32250

51

Audit Trail



DigiSigner Document ID: 17d66cab-85d7-4dc5-abbe-147fc0d9e3e1

Signer	Signature
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fa0:e98e:8995:bd87:876c	<i>Quately D. Lumin</i>
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fa0:e98e:8995:bd87:876c	<i>Quately D. Lumin</i>
Email: adlunin05@comcast.net IP Address: 2601:346:d7e:fa0:e98e:8995:bd87:876c	<i>Quately D. Lumin</i>

Event	User	Time	IP Address
Upload document	adlunin05@comcast.net	8/29/24 7:36:20 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
Send for signing	adlunin05@comcast.net	8/29/24 7:36:28 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
Open document	adlunin05@comcast.net	8/29/24 7:38:10 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
Sign document	adlunin05@comcast.net	8/29/24 7:38:45 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c
Close document	adlunin05@comcast.net	8/29/24 7:38:45 PM EDT	2601:346:d7e:fa0:e98e:8995:bd87:876c



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner.
DATE:	01/30/2025
SUBJECT:	PC#02-25: Conditional Use application for outdoor restaurant seating. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 10, 2025 Planning Commission Meeting.

PC#02-25: Conditional Use application for outdoor restaurant seating.

OWNER: Tavus Investments LLC
1368 Beach Boulevard
Jacksonville Beach, FL 32250

APPLICANT: Serenity Restaurant and Hookah Lounge
1396 Beach Boulevard,
Jacksonville, FL 32250

AGENT: Lawrance Yancy
1309 St. Johns Bluff Road North
Suite 2, Building A
Jacksonville, FL 32225

LOCATION: 1368 Beach Boulevard, #1396
RE# 177502-0010

REQUEST: Conditional Use transfer of ownership for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located at the southeast corner of the intersection of Beach Boulevard and Penman Road South. The property is a large commercial shopping center, with the specific structure being a multi-tenant building roughly 70,000 square feet in area. The subject restaurant space is 6,053 square feet and will have 250 seats. The existing space was designed with a fenced outside seating area that has roughly 24 seats.

The restaurant space has had four separate Conditional Use approvals for outside seating dating from 2003, and the most recent in 2017. Past restaurants include the former Crabcake Factory and, most recently, Yummy Crab and Seafood and again Crabcake factory, which was approved in 2023. The oldest two approvals,



from 2003 and 2008 included conditions for no outside speakers in the front of the restaurant and in the outside seating area. The two more recent, from 2010 and 2017, did not include such conditions. Adjacent uses include a commercial shopping center to the east, commercial and office uses to the north across Beach Boulevard, the Jacksonville Beach Police Department to the south, and Lee Krikland Cemetery to the west. The proposed use of Outside Restaurant Seating is consistent with the C-2 zoning standards, and is consistent with surrounding commercial development. Based on the location and design of the outside seating area, and the fact that the outside seating has been utilized by previous restaurants since 2003, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#02-25**

ATTACHMENTS:

1. PC#02-25 Application

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



CONDITIONAL USE APPLICATION

PC No. 02-25
AS/400# 24-106092
HEARING DATE 2/10/25

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: TAVUS INVESTMENT LLC
Mailing Address: 1268 BEACH BLVD
JACKSONVILLE BEH FL 32250

Telephone: 904-899-4610
Fax: _____
E-Mail: BRYAN.C@ASHProperties

Applicant Name: SERENITY RESTAURANT & HOOKAH LOUNGE
Mailing Address: 1396 BEACH B

Telephone: 904-521-9084
Fax: _____
E-Mail: Ripley.malik@gmail.com

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

Agent Name: LAWRENCE YANCY
Mailing Address: 1369 ST. JOHNS BLUFF RD N
JACKSONVILLE FL 32225

Telephone: 904-568-4317
Fax: _____
E-Mail: lawrence.yancy@yahoo.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: 1396 BEACH BLVD #1396 JACKSONVILLE BEH FL ³²²⁵⁰

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

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

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

Code section(s) applicable to the requested conditional use: OUT SEATING and Sales

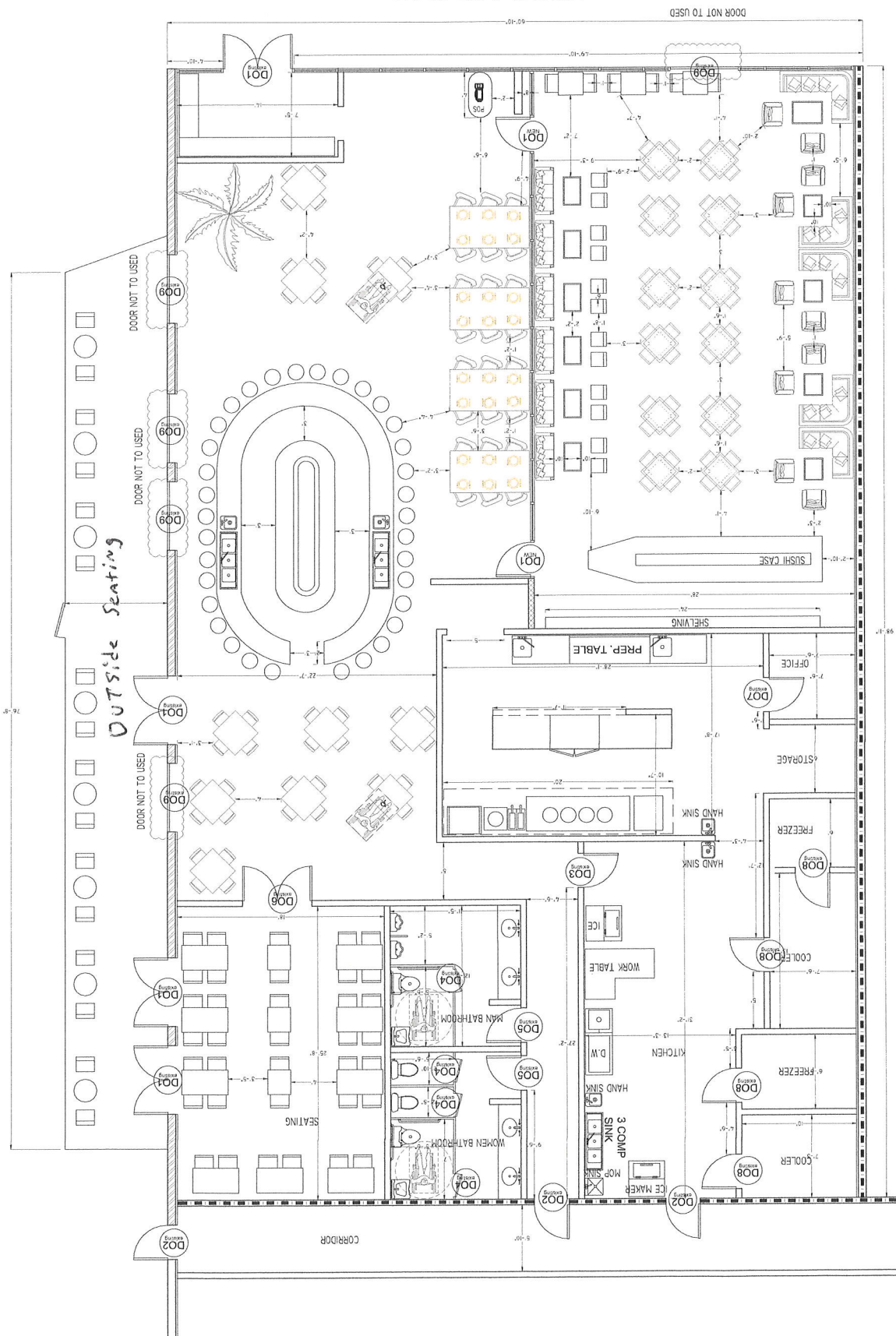
Describe the proposed conditional use and the reason for the request: FOR OUTSIDE SEATING AND Sales with a FULL SIZE RESTAURANT

Applicant Signature: [Signature]

Date: 2/4/2024

NEW FLOOR PLAN

SCALE: 1/8"=1'





PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner.
DATE:	01/30/2025
SUBJECT:	PC#03-25 Conditional Use application for Drinking Establishment. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 10, 2025 Planning Commission Meeting.

PC#03-25
Conditional Use application for Drinking Establishment.

OWNER: TALAVANOOR LLC
500 South 3rd Street
Jacksonville Beach, FL 32250

APPLICANT: Neutral Service
C/O Alex Brown
323 N. 10th Ave.
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 323 N 10th Avenue
RE#174582-0000

REQUEST: **Conditional Use Application** for a proposed drinking establishment for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)3 of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is a unit inside an existing commercial center. The location is that of the previous "Spruce" Plant store with beer and wine service. Prior to that, it was "Really Good Beer Stop", a tap room and package store, and prior to that was occupied by "Pour Craft Beer", also a tap room. The site has been reviewed several times for compliance with section 34-393 for alcohol proximity requirements in the past and the situation surrounding the property is unchanged. The proposed use is that of a retail bicycle shop that serves beer and coffee. The proposed use is a new trend in the cycling community, and can be seen in other areas of Florida and other states such as North Carolina. The store will predominantly sell and repair bikes, but will also serve beer and wine to patrons of the store. The use of coffee shop is a permitted use in C-1 and does not require



conditional use approval, nor does retail sales of bicycles.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the south. The applicant's request should not negatively impact the existing shopping center character or parking. As this is a shopping center, the parking is consistent as long as the uses are allowed in the C-1 zoning district.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#03-25.**

ATTACHMENTS:

1. PC#03-25 Application

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



CONDITIONAL USE APPLICATION

RECEIVED

DEC 23 2024

PC No. 03-25
AS/400# 24-100093
HEARING DATE 2/10/25

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: TALAVANOOR LLC
Mailing Address: 500 3rd St S
Jacksonville Beach, FL 32250

Telephone: (904) 305-1370
Fax: (904) 241-1301
E-Mail: brittanydriver1@gmail.com

Applicant Name: Neutral Service (Alex Brown)
Mailing Address: 323 10th Ave N
Jacksonville Beach, FL 32250

Telephone: (904) 372-0249
Fax: _____
E-Mail: alex@weareneutralservice.com

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

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

PROJECT DATA

Street address of property and/or Real Estate Number: 323 10th Ave N, Jacksonville Beach, FL 32250

Legal Description of property (attach copy of deed): 174582-0000
5-66 28-2S-29E .861 -- 2 PABLO BEACH NORTH R/P -- 3 LOTS 7,8,9,10,11,12 BLK 114

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

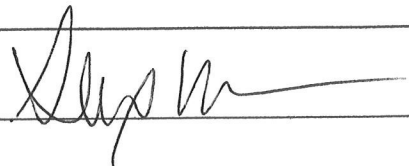
An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-342(d)(3)

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

Beer and wine sales - operating hours: 8am-6pm

~~Outdoor seating~~

Applicant Signature:  Date: 12/23/24

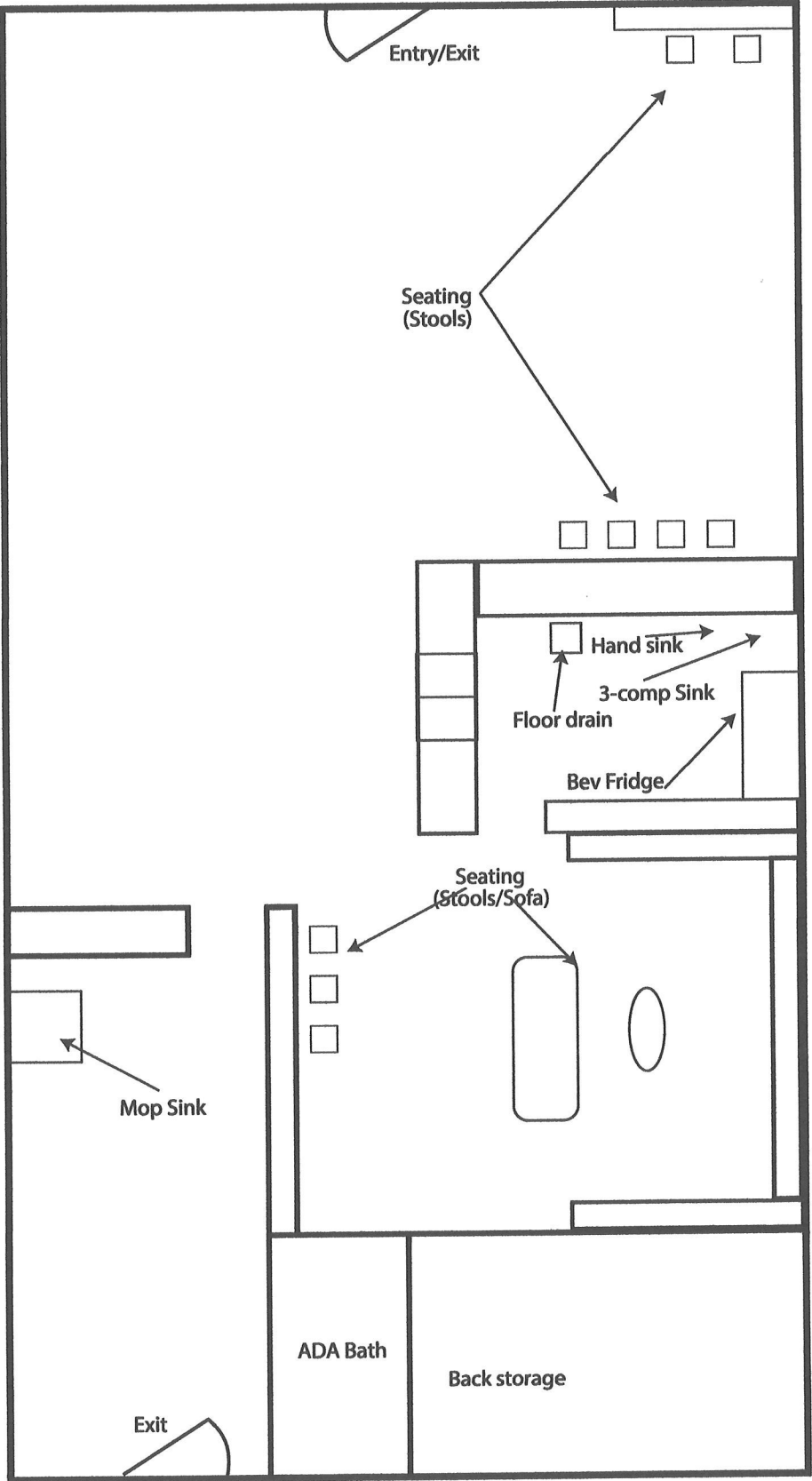


Exhibit B

Sand Dollar Site Plan

301 Budda Belly Bistro	301B Beauty Bar
------------------------	--------------------

311 Level Up Fitness
313 Seaglass Smoke Shop
315 Detailz Barber Shop
317 Vacant
319 Pilates on 3rd
321 Regenesi s/Ultra Slim Rx
323 Neutral Ser vice
321 IV Nutrition



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Senior Planner
DATE:	01/30/2025
SUBJECT:	PC#04-24 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, February 10, 2025 Planning Commission Meeting.

PC#04-24

Conditional Use Application

OWNER: Karen B. Thomas
216 11th Ave. S.
Jacksonville Beach, FL 32250

APPLICANT: Fabio Fasanelli
5150 Palm Valley Rd.
Ponte Vedra Beach, FL 32082

AGENT: Fabio Fasanelli
5150 Palm Valley Rd.
Ponte Vedra Beach, FL 32082

LOCATION: 1102 2nd Avenue South
RE#176196-0500

REQUEST: **Conditional Use Application** to allow for construction of a multi-family dwellings (townhomes) located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Limited: C-1 zoning district. Under the C-1 list of uses, Multi-family is a use allowed with approval of the Planning Commission through a Conditional Use request. The subject property is 75 feet in width and 125 feet in depth, with an overall area of roughly 9,300 square feet. The actual area is still to be determined by a licensed surveyor. The property is currently occupied by a quadplex of apartments / condos, and was constructed in 1943. The property is located in the AE 9 flood zone, and the requirements under the flood hazard ordinance as well as the Florida Building Code would require the structure to be 10 feet off grade, to have one foot of



freeboard above the required 9 feet for the flood zone. Since the structure is very old, and needs substantial work, any renovation would likely trigger the need to meet the elevation requirements, thus requiring the existing structure to be elevated. This is not a practical solution based on the age of the structure.

The applicant is proposing to build three townhomes, following the dimensional criteria of the RM-1 standards for townhomes. The property is located east of 3rd street, and therefore, based on the densities established in the Comprehensive Plan, would be entitled to 40 dwelling units per acre. Based on the minimum lot size, the property could be built with up to 6 multifamily dwellings, if it were true multifamily (condos or apartments). This would be a maximum, so the reality of building footprint, required parking, etc. would all dictate the total number of units as well. Three fee-simple townhomes are not the most intense use for this property, and is actually less intensive based on units per acre than what is currently there.

Adjacent uses include a restaurant to the west, multi-family to the east, across 2nd Street S, a commercial office to the north across 11th Ave South, and multi-family to the south. The proposed use of three fee-simple townhomes should not negatively impact the surrounding uses, and is a less intense use of what can be constructed there, and from what is there currently.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval of PC#04-24**

ATTACHMENTS:

1. PC#04-25 Application

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



CONDITIONAL USE APPLICATION

RECEIVED

JAN 09 2025

PLANNING DEPARTMENT

PC No. 04-25
AS/400# 25-100001
HEARING DATE 2/10/25

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: KAREN B. THOMAS
Mailing Address: 216 11TH AV S
JAX BCH, FL 32250

Telephone: 904-477-2008
Fax: _____
E-Mail: JONNPRB@Gmail.com

Applicant Name: FABIO FASANALI
Mailing Address: 5150 PALM VALLEY RD #305
PONTE VEDRA BCH, FL 32082

Telephone: 904-614-1999
Fax: 904-223-3075
E-Mail: FABIO@FASANALI
CONSTRUCTION.COM

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

Agent Name: FABIO FASANELLI
Mailing Address: 5150 PALM VALLEY RD #305
PONTE VEDRA BEACH, FL 32082

Telephone: 904-614-1999
Fax: 904-223-3075
E-Mail: FABIO@FASANELLI
CONSTRUCTION.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: 1102 2ND ST S. 176196 0500

Legal Description of property (attach copy of deed): LOT 1, E 25' OF LOT 2 BLOCK 113

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

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

Code section(s) applicable to the requested conditional use: 34-342(d) IS (Rm-1 standards)

Describe the proposed conditional use and the reason for the request: BUILD 4 UNIT FBE SIMPLEX RESIDENCES.

Applicant Signature: Fabio Fasanelli Date: 1/6/25

11TH AVE S

N ↑

75' FRONT

25'

25'

25'

125'

3125 SF

3125 SF

3125 SF

2ND

ST S

REAR

ALLEY

Legend

RoadCenterLine.JaxNep
LocalGovernment.SDE.JaxBeach

jaxbeach_zoning

ZONING

- C-1
- C-2
- CBD
- CPO
- CS
- I-1
- PUD
- RD
- RM-1
- RM-2
- RS-1
- RS-2
- RS-3

