



# City of Jacksonville Beach

## Agenda

11 North Third Street  
Jacksonville Beach, Florida

## Planning Commission

Monday, June 9, 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

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

### APPROVAL OF MINUTES

### CORRESPONDENCE

### DISCLOSURE OF EX-PARTE COMMUNICATIONS

### OLD BUSINESS

### NEW BUSINESS

- A.     **PC#**                               09-25  
       **ADDRESS:**                   1423 8th Avenue North  
       **OWNER/APPLICANT:** Bethlehem Lutheran Church, Inc  
       **AGENT:**                       Gordon Gruhn (President)

**SUMMARY OF APPLICATION: Conditional Use Application** to revert the use of a vacant building back to a child daycare pursuant to Section 34-612(d)(7) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(e). The **property is addressed as** 1423 8<sup>th</sup> Avenue North **RE#177818-0000, legally described as** Lot 13, Block 7, *Pine Grove Unit 2*

- B.     **PC#**                               07-25  
       **ADDRESS:**                   "0" Ponce De Leon Blvd  
       **OWNER/APPLICANT:** Southside Boulevard Land Company, Inc.  
       **AGENT:**                       Zach Miller, Esq.

**SUMMARY OF APPLICATION: A Small Scale Comprehensive Plan Future Land Use Map Amendment Application** proposing a land use change to accommodate a proposed redevelopment of undeveloped lands, which are the northmost portions of the Ponte Vedra Inn and Club Golf Course, for the purpose of developing single-family homes. The application proposes to change the future land use designation from Recreation/Open Space to Low Density Residential.

### PLANNING DEPARTMENT REPORT

- A. The next meeting is scheduled for June 23, 2025.
- B. Reminder to Complete and return State Form 1

## **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](mailto: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<br>Christian Popoli   Senior Planner |
| DATE:                           | 05/27/2025                                                               |
| SUBJECT:                        | PC# 09-25 <b>Request for Conditional Use Approval</b> Staff Report       |

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 9, 2025 Planning Commission Meeting.

**PC# 09-25 Request for Conditional Use Approval**

OWNER: Bethlehem Lutheran Church  
1423 8th Avenue North  
Jacksonville Beach, FL 32250

APPLICANT: Bethlehem Lutheran Church  
1423 8th Avenue North  
Jacksonville Beach, FL 32250

AGENT: Gordon Gruhn  
6897 Philips Parkway Drive North  
Jacksonville, FL, 32256

LOCATION: Physical Address: 1337 8th Avenue North  
Ownership Address: 1423 8th Avenue North.  
RE# 177818-0000

REQUEST: **Conditional Use Approval** to revert a vacant building back to a child daycare pursuant to Section 34-612(d)(7) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(n)(1).

COMMENTS: The subject property is located on 8th Avenue North, and is bounded on two other sides by Palm Circle and Holly Drive. The property is across 8th Avenue North from the sanctuary owned by the Church, and is part of a larger group of properties that include a second building and an improved off-street parking lot. The property was originally constructed in 1960, as a single family home, as well as a second building owned by the church to the east. The subject site was granted conditional use approval in 1986, to operate as a child care facility. The church chose to use the property for other uses, and it has not been used as a childcare facility for more than a year. The lack of use as a childcare facility now necessitates them to apply for a new Conditional Use.



With the adoption of the new LDC, there are specific required conditions that are automatically applied to certain uses, such as childcare facilities.

The following are the specific standards that apply to childcare properties, as outlined in Sec. 34-558(e):

*Child Day Care Services.*

*(1) Child day care services, including day nurseries, kindergartens and child care centers, shall be subject to the following conditions:*

- a. Lot area. The minimum lot area shall be not less than seven thousand five hundred (7,500) square feet except for lots of record platted prior to the adoption of the LDC.*
- b. Outdoor play area. A fenced outdoor play area, which complies with all applicable state requirements, shall be provided in the rear yard.*
- c. Compliance with state standards. All facilities, operation and maintenance shall meet all applicable City and state regulations for such use.*
- d. Capacity. An application for a conditional use shall state the maximum number of children to be accommodated, and in no case shall the number of children approved for the conditional use be exceeded.*
- e. Parking. An adequate number of parking spaces shall be provided for employees and business owners, as well as a sufficient drop-off area for children.*

Although the conditions are new to the LDC, this existing facility will meet these requirements as is. The lot well exceeds 7,500 square feet with a total area of approximately 21,000 square feet. The total capacity of children and required employees is dictated by the State of Florida based on a number of factors that are considered as part of their licensing to operate. Although the specific number is not provided, based on the size of the structure, staff is confident the existing parking and play area are properly sized to handle the capacity. Additionally, there is a pull-through drive isle in both rows of parking that will provide drop-off and pick-up stacking lanes contained in the existing parking area. These will serve as an additional staging area for cars awaiting children. Much like a drive-through restaurant is allowed to count paces in the stacking lanes for ordering and pickup, the code requires adequate stacking, and the drive-isles can serve this function.

Staff could find no record of complaints or code enforcement cases for this use at this location previously.

Adjacent uses include additional church-owned property to the east, which is also used for daycare / early education uses, and the overall parking capacity is based on the use of the parking by both structures. To the north, across 8th Avenue North is the Bethlehem Lutheran Church sanctuary. To the west is a large amount of right of way that makes up the irregular intersection of 8th Avenue and Holly Drive. Additionally, across Holly Drive are single-family homes. To the south, across Palm Circle are more single family residences.

It is the opinion of staff that the proposed use is consistent with the 2050





City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

Comprehensive Plan and the LDC, as well as the noted required conditions.

Based on the application and included information as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval** of PC# 09-25 for childcare use in a residential zoning district.

**ATTACHMENTS:**

1. PC0925 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. 09-25  
AS/400# 25-100028  
HEARING DATE 6/9/25

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: Bethlehem Lutheran Church, Inc Telephone: 904-249-5418  
Mailing Address: 1423 8th Avenue N. Fax: \_\_\_\_\_  
JACKSONVILLE BEACH, FLORIDA 32250 E-Mail: gordon@gruhnmay.com  
Applicant Name: SAME Telephone: SAME  
Mailing Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: SAME

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

Agent Name: Gordon Gruhn (President) Telephone: 904-838-6585  
Mailing Address: 6897 Philips Pkwy. DR. N. Fax: 904-268-0679  
JACKSONVILLE, FL 32256 E-Mail: gordon@gruhnmay.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: 1423 8th Avenue N. 177818-0000  
Legal Description of property (attach copy of deed): Deed Attached

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

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

Code section(s) applicable to the requested conditional use: 34-112(d)(7)

Describe the proposed conditional use and the reason for the request: REVERTING THE BUILDING  
BACK TO DAYCARE USE

Applicant Signature: [Signature] Date: 4/25/25



PROPERTIES  
DUVAL MAPS



1337 & 1359 ARE OWNED BY Bethlehem Lutheran Church.  
 1359 IS CURRENTLY OPERATING AS A PRESCHOOL / DAYCARE  
 1337 WAS PREVIOUSLY OPERATING AS PRESCHOOL / DAYCARE  
 BLC REQUESTED TO REMOVE THE CONDITIONAL USE  
 PERMIT SEVERAL YEARS AGO.  
 WE NOW ARE REQUESTING TO ALLOW THE PRESCHOOL /  
 DAYCARE TO OPERATE AT 1337 PALM CIR. AGAIN.





# BLC Property

## Legend

- Bethlehem Lutheran Church
- Bethlehem Lutheran Preschool
- Feature 1
- Polygon Measure

Existing Conditions

8th Ave N

8th Ave N

13th St N

Bethlehem Lutheran Church

903

1337

1359

Bethlehem Lutheran Preschool

1309

1303

1301

Palm Cir

Palm Cir

1306

100 ft



Google Earth

Image © 2025 Airbus





904 / 249-2381

• ELEVEN NORTH THIRD STREET •

JACKSONVILLE BEACH, FLORIDA 32250

October 14, 1986

Bethlehem Lutheran Church  
1423 8th Avenue North  
Jacksonville Beach, Florida 32250

Gentlemen:

The Planning Commission of the City of Jacksonville Beach met on Monday, October 13, 1986 and approved your request for Special Exception for a Day Care Center in the church facilities.

Sincerely,

Mary Davis  
Recording Secretary

cc: file





| PLANNING COMMISSION AGENDA ITEM |                                                                        |
|---------------------------------|------------------------------------------------------------------------|
| TO:                             | Planning Commission Members                                            |
| FROM:                           | Planning & Developemnt Department<br>Christian Popoli   Senior Planner |
| DATE:                           | 05/27/2025                                                             |
| SUBJECT:                        | PC# 07-25<br>Request for Small Scale Land Use Amendment. Staff Report  |

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 9, 2025 Planning Commission Meeting.

**PC# 07-25**  
**Request for Small Scale Land Use Amendment.**

OWNER: Southside Boulevard Land Company, Inc.  
9540 San Jose Boulevard  
Jacksonville, Florida 32257

APPLICANT: Southside Boulevard Land Company, Inc.  
9540 San Jose Boulevard  
Jacksonville, Florida 32257

AGENT: Zach Miller, Esq.  
3203 Old Barn Court  
Ponte Vedra Beach, Florida 32082

LOCATION: 0 Ponce De Leon Boulevard  
RE# 181758-0010

REQUEST: Approval of a **Small Scale Future Land Use Map Change** to the Future Land Use Map of the 2050 Comprehensive Plan: Future Land Use designation from Recreation and Open Space (ROS) to Low Density Residential (RLD)

COMMENTS: **Background**

The subject property is the northernmost portion of the Ponte Vedra Inn and Club Golf Course, with access from Ponce De Leon Boulevard. The subject property is roughly 0.91 acres of undeveloped land north of the last hole and surrounding green of the golf course. At the time of the creation of this portion of the course, the entirety of the parcel was given a Recreation and Open Space (ROS) land use designation, as it was all associated with the golf course. The area that is the subject of this application lies north of the developed portions of the golf course, and in the initial design of the golf course it was listed as "future development".



Under both the previous and current LDC, the property is located in the Residential Single Family: RS-1 zoning district. The City of Jacksonville Beach has maintained the existing zoning districts since the adoption of the past LDC and Comprehensive Plan going back to at least 1992. Residential, single-family: RS-1 is the lowest intensity zoning category, and is applied to all types of Future Land Use Map (FLUM) designations, including Recreation/Open Space, Conservation, and open community spaces located within subdivisions. Nothing in the City's LDC or Comprehensive Plan enshrines the right to develop RS-1 zoned property with a non-low density residential land use.

### **Evaluation**

The applicant has requested the City change the FLUM designation from ROS to LDR. In the 2030 Comprehensive Plan as well as the recently adopted 2050 Comprehensive Plan, there has been a requirement that the change of any FLUM designation from ROS to anything else requires a like-for-like use of another property to ROS, to ensure the city has adequate public recreation and open space. The proposed FLUM change is will be mitigated with the new Passive Park being located along South Beach Parkway. The size of the proposed passive park is larger than the applicant's property, and thus will account for no net loss of land utilized for recreation or open space.

The subject property is undeveloped but is not undisturbed wilderness. The parcel is, in essence, under-utilized land within an area of existing single-family development, and is not currently used for recreation of any kind, but is simply in a wild, unkept state. The proposed FLUM change would make the property more compatible with the surrounding homes, and will not adversely impact the golf course or the surrounding single-family LDR designated properties.

Staff have reviewed the request and found it to be consistent with the 2050 Comprehensive Plan as follows:

*Strategy FLU 1.2.14 – Encourage the maintenance, restoration and adaptive reuse of existing developed areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).*

The subject property is located within the middle of an existing residential neighborhood, which includes platted lands that precede the adoption of the Comp Plan. Its location is along an existing residential street, is immediately adjacent to State Road A1A, and is in close proximity to Butler Blvd (S.R. 202) and several commercial centers. Overall, the location is consistent with the above strategy.

*Strategy FLU 1.3.1 – The City shall promote redevelopment of underutilized or deteriorated properties.*



As noted earlier in this report, this property is currently underutilized and undeveloped. Though included in the original ROS designation for the golf course, there was never any plan to use this area for recreation or open space, and as it is currently wild and not maintained as a residential space or active recreation. The conversion to LDR, and the relocation of a recreation use to a future public park that will be activated for public recreation is consistent with the above strategy.

*Strategy FLU 1.4.2 – The City shall work with private developers to provide residents with a diversity of housing stock that meets the needs of all residents and provides neighborhood character, a sense of place, and a lively community.*

The proposed ROS to LDR FLUM change will allow for more single-family homes to be constructed inside an existing neighborhood. The use of the ROS land for public recreation would be disruptive to the existing residents, and not an asset to the community. Relocating the ROS designation to a future City Park will help to retain the existing neighborhood's character and sense of place, while the new park will add additional public recreation space.

*Intent H 1.2 - The City shall provide the adequate supporting infrastructure throughout Jacksonville Beach to support the provision of housing by the private sector.*

The proposed change from ROS to LDR will not result in any diminished level of service for public facilities. Based on the size of the parcel, only a handful of homes could be constructed, with the total number not to exceed the density of the Comprehensive Plan. Any potential impact on city utilities would have to be addressed by the applicant prior to any permits issued for development plans, plats, or building permits. Water, sewer, electric, and paved roads are available for the development of this property.

Staff have reviewed the request and found it to be consistent with the new Land Development Code as follows:

The proposed amendment is not in conflict with the LDC, as the new LDC contemplates the construction of new single-family where appropriate and the construction of new public parks where and as needed. The proposed change to LDR is more consistent with the surrounding land uses than ROS, as a new park in the middle of an existing neighborhood would be less compatible and likely disruptive to the residents. The construction of new single-family homes is more consistent and compatible with the existing residences.

The proposed change from ROS to LDR will not negatively impact any environmentally sensitive lands. As previously noted, this property is not virgin land, but has had trees removed, has been used for access during construction of the golf course, and was never located adjacent to any conservation lands or protected uplands. Though there may be some native wildlife living in the small wooded areas, any adverse impacts on wildlife would have to be addressed during

the permitting process, if needed.

While staff cannot predict the housing market, nothing in the proposed FLUM amendment would have a negative impact on surrounding property values, as the proposed change would simply make the subject parcel the same as the surrounding homes in intensity, and the lot size and home scale would be dictated by the LDC, and would be compatible with the surrounding lots and homes. This property is a holdover from the development of the golf course, but was never actively utilized for any recreation or open space purpose. The creation of a new public space for passive or active recreation would be less consistent than new homes, and the existing development pattern would simply be continued in this area, making the property more consistent in use, as it is already in the same zoning district of RS-1.

Single-family residential zoned properties, especially those that allow for the development of multiple single-family homes, are virtually nonexistent within the City. Conversely, the ability to locate new ROS designated lands has many options, including the one identified by the City. Although there *may be* other properties in the city that could achieve similar density, this property is already situated between existing single-family, already has access from paved streets and available utilities exist in the vicinity. It would be difficult to find another undeveloped property within the LDR FLUM designation that has all of these attributes.

Staff finds that the proposed amendment is **in compliance with and consistent with the requirements set forth in Florida Statutes** Chapter 163, where applicable.

Based on the information provided by the applicant in their submittal, and a review of the Comprehensive Plan and LDC criteria, **staff recommend approval of the proposed Small Scale Land Use Amendment.**

ATTACHMENTS:

1. PC#0725 Small Scale Land Use Ammendment 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.*



# COMPREHENSIVE PLAN AMENDMENT

PC No. 07-25**APPLICATION**

APR 23 2025

PC HEARING DATE 6/9/25AS400# 25-100026CC HEARING DATE 7/21/258/4/25

This form is intended for use in submitting a Site Specific Comprehensive Plan Amendment. A Site Comprehensive Plan Amendment is a request submitted by a property owner or group of property owners requesting a change in the boundaries of the Future Land Use Map of the Future Land Use Element of City of Jacksonville Beach 2050 Comprehensive Plan Element. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changing conditions. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

## APPLICANT INFORMATION

Land Owner's Name: Southside Boulevard Land Company, Inc.Telephone: 904-651-8958Mailing Address: 9540 San Jose Boulevard

Fax: \_\_\_\_\_

Jacksonville, Florida 32257

E-Mail: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail: zwmlaw@gmail.com

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

Agent Name: Zach Miller, Esq.Telephone: 904-651-8958Mailing Address: 3203 Old Barn Court

Fax: \_\_\_\_\_

Ponte Vedra Beach, Florida 32082E-Mail: zwmlaw@gmail.com

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

## COMPREHENSIVE PLAN AMENDMENT DATA

Street Address of Property: 0 PONCE DE LEON BLVD Jacksonville Beach FL 32250 Real Estate Number: 181758-0010Legal Description (Attach Copy of Deed): AttachedCurrent Future Land Use Map Designation: ROS Proposed Future Land Use Map Designation: LDRCurrent Zoning Classification: RS-1

*In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship to and consistency of the proposed change with the intent of the comprehensive plan. Attach a narrative statement outlining the relationship of the proposed amendment to the applicable factors:*

1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;
2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;
3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan.
4. New issues that have arisen since the adoption of the Comprehensive Plan;
5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and
6. Data updates.



**From:** [David Migut](#)  
**To:** ["zwmlaw@gmail.com"](mailto:zwmlaw@gmail.com)  
**Cc:** [Mike Staffopoulos](#)  
**Subject:** RE: Ponce De Leon Blvd  
**Date:** Monday, January 13, 2025 4:04:29 PM  
**Attachments:** [image001.jpg](#)

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Zach,

City staff would be receptive to a small scale comprehensive plan amendment. As no rezoning would be necessary, the applicant would be able to develop however many houses can fit under the RS1 zoning on the property.

Regarding the comp plan policy that recreational open space areas can only be converted to private uses if they will be replaced within one year by recreation or open space land of a similar size and location, there is a row of lots on the northwest side of the intersection of South Beach Parkway and Jacksonville Drive that is roughly the same size as your clients parcel, and plans are underway to convert this land to a passive park. City staff can support a finding that this land can serve as the replacement required under the comp plan.

There of course, will be ancillary issues that your client may encounter, just like in any other development. For example, there may be an issue with water pressure in the area that will need to be addressed.

Please feel free to follow up directly with Planning and Development staff to discuss this matter further.

Thanks,

David Migut  
City Attorney

---

**From:** David Migut  
**Sent:** Friday, January 10, 2025 1:56 PM  
**To:** 'zwmlaw@gmail.com' <zwmlaw@gmail.com>  
**Subject:** RE: Ponce De Leon Blvd

Zach,

I'll be back in touch this coming Monday afternoon.

**AGENT AUTHORIZATION**

April 22, 2025

To Whom It May Concern:

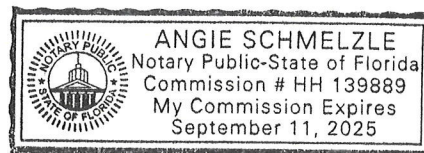
This letter is to authorize Zach Miller, Esq. to sign and act as agent for submittal, amendment and approval of application for a small scale comprehensive plan amendment for a portion of properties with the following real estate numbers: 181758-0010 as more particularly described in the legal description included.

By: [Signature]  
Name: Lucas J Hildebrand  
Title: VP/ST

COUNTY OF Duval  
STATE OF FLORIDA

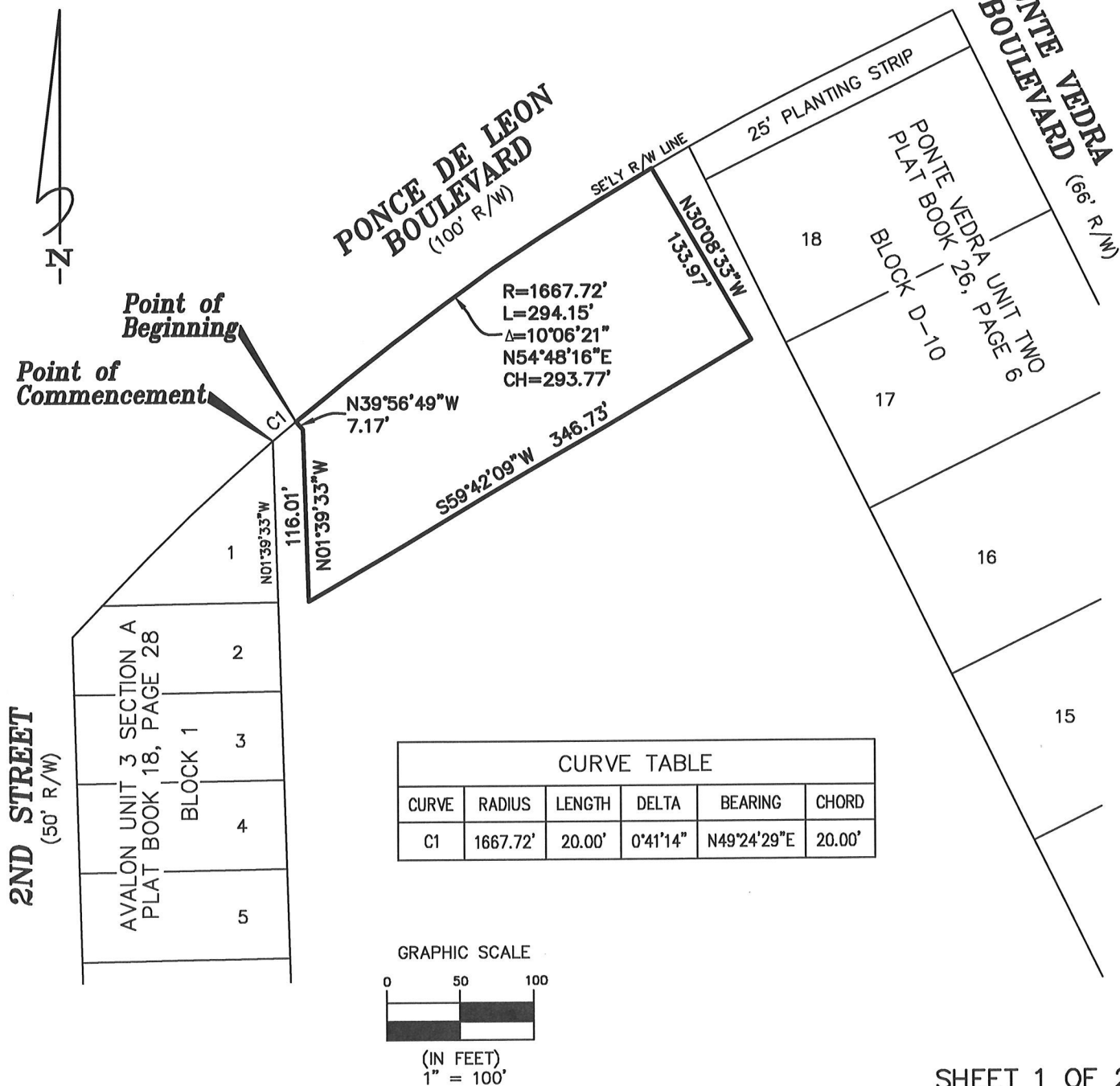
The foregoing was acknowledged before me this 22nd day of April by Lucas J. Hildebrand as VP / ST of Southside Blvd. Land Co., Inc. on behalf of the Company. (He/She is personally known to me or produced as identification.

[Signature]  
Notary Public Signature  
Print Name: Angie Schmelzle  
Commission Expires: 9-11-2025



# MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH,  
RANGE 29 EAST, DUVAL COUNTY, FLORIDA.



SHEET 1 OF 2

JOB NO. 2025-83

DRAFTER JRS

DATE 4-11-25

SCALE 1"=100'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



# MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, AS SHOWN ON THE PLAT OF AVALON UNIT 3 SECTION A, RECORDED IN PLAT BOOK 18, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1667.72 FEET, AN ARC DISTANCE OF 20.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°24'29" EAST, 20.00 FEET, TO A POINT OF THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1667.72 FEET, AN ARC DISTANCE OF 294.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°48'16" EAST, 293.77 FEET; THENCE SOUTH 30°08'33" EAST, 133.97 FEET; THENCE SOUTH 59°42'09" WEST, 346.73 FEET; THENCE NORTH 01°39'33" WEST, 116.01 FEET; THENCE NORTH 39°56'49" WEST, 7.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.91 ACRES, MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON E'LY LINE OF BLOCK 1, AVALON UNIT 3 SECTION A (PLAT BOOK 18, PAGE 28) AS N01°39'33"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. CROSS REFERENCE CLARY SURVEY T3S-1074.

## LEGEND

R/W = RIGHT OF WAY  
R = RADIUS  
L = LENGTH  
Δ = DELTA  
CH = CHORD DISTANCE

SHEET 2 OF 2



2025-03-24 5:33:37 PM Tim O'Reilly



41st AVE. S.

2nd ST. S.

PONCE DE LEON BOULEVARD  
(SEE R/W)  
PONCE DE LEON BLVD.

25' PLANTING STRIP

± 0.08 AC. 'REC'  
AREA TO REMAIN

FUTURE  
DEVELOPMENT  
TRACT

LOT 1  
± 0.05 AC. 'REC'  
AREA TO REMAIN

O.R.B. 17878, PAGE 60

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

2nd ST. S.

2ND STREET  
(SEE R/W)

VALON UNIT 3  
BOOK 18, PAGE 28

PVIC North  
Legal Description Exhibit  
March 24, 2025

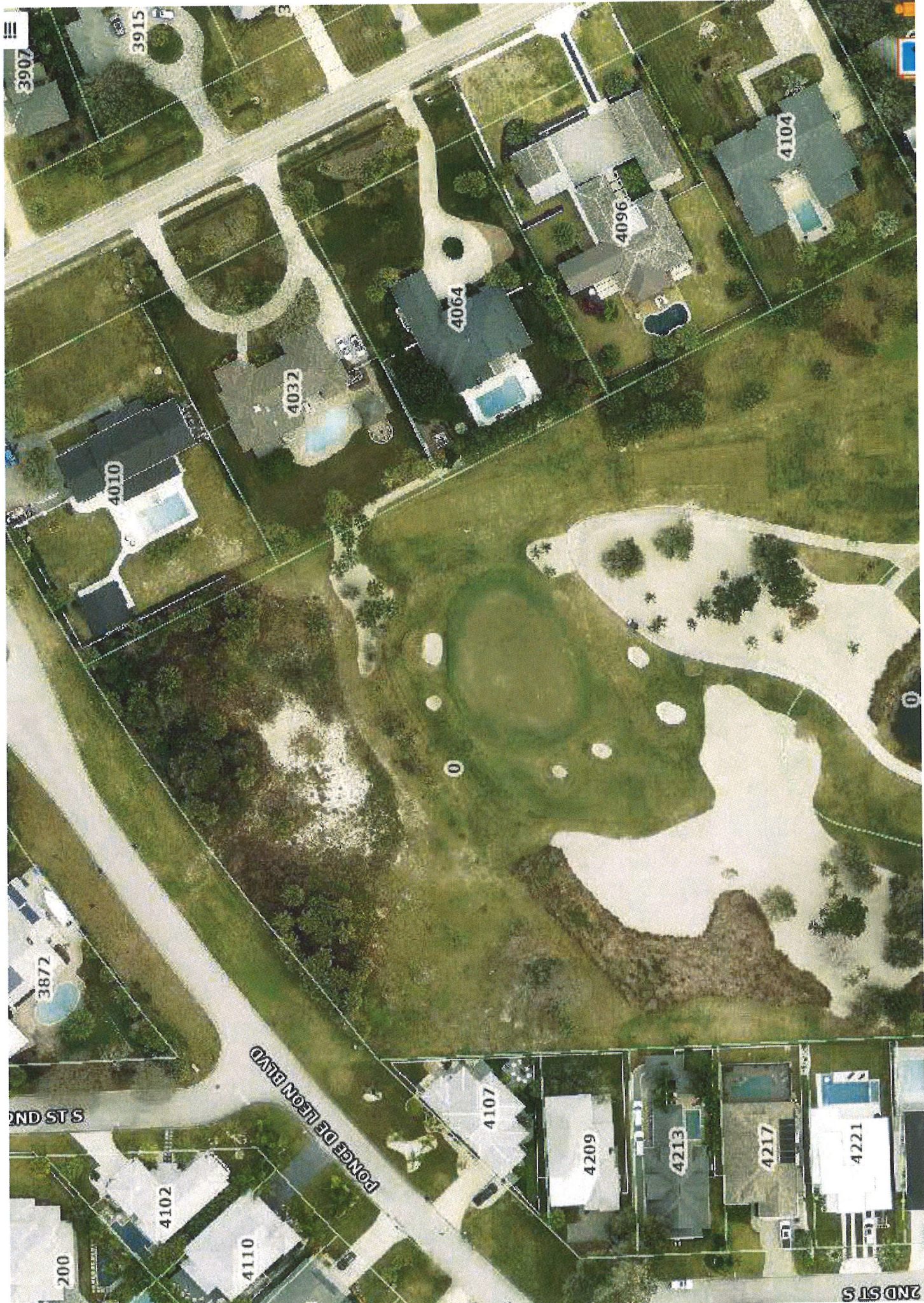
**PROSSER | PRIME**



2025-03-19 pvic\_prosser-legal-land









*In reviewing an application for a site-specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship to and consistency of the proposed change with the intent of the comprehensive plan. Attach a narrative statement outlining the relationship of the proposed amendment to the applicable factors:*

**1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map.**

Per the 2050 Comprehensive Plan,

*“Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida (“BEBR”) indicate the City of Jacksonville Beach to have a 2021 population of 24,075. The 2020 population estimates were 23,830 which indicate (sic) a 1.03% increase in population. The projections estimate a 2025 resident population in Jacksonville Beach of 25,070 residents. Compared to a 2021 population estimate of 24,075, this indicates a 4% increase in population. The population estimates show that the growth rate slows after 2025, however, by 2050 it is projected 27,242 people will reside in Jacksonville Beach. It should be noted that during the data collection years, a global pandemic, as a result of the COVID-19 virus occurred (during 2019- 2021) which may skew the population and housing data in this report.”*

Per the 2030 Comprehensive Plan,

*“Based on the Northeast Florida Regional Planning Model, prepared and maintained by the North Florida Transportation Planning Organization utilizing data provided by the University of Florida Bureau of Economic and Business Research, the estimated 2010 resident population for the City of Jacksonville Beach at the time of plan preparation was 23,077, the projected 2015 population for the City is 23,394, and the projected 2030 population for the City is 23,998.”*

Based on the above cited sections, the projection for growth in the City has slightly increased from what was expected in the previous iteration of the City’s Comprehensive Plan (current population estimate is 25,070 which is more than what was projected for 2030). While this is not a large increase and the current version of the Comprehensive Plan notes that the growth rate should slow after this year, this does support a minor conversion of the property subject to this application (the “Property”) to Low-Density Residential, given the Property is surrounded on three sides by Low-Density Residential and is already designated under a zoning district in which the primary use is single-family residential.

**2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics.**

Until the early 1990s there were few single-family homes developed in the immediate area of the Property and until the early 2010s the area immediately west of the property was undeveloped (see historic satellite images). Said property was then developed as lots of records pursuant to previously approved plats, meaning that said development was for lots smaller than what is required under the RS-1 zoning district. The Property was not accessible until the construction of Ponce De Leon Blvd in approximately 2010.

While the majority of Jacksonville Beach has been built-out/developed and the majority of “new” development in the City is redevelopment, the growth in the area around the Property reflects a trend of single-family development near the southern boundary of the City with infill residential as sufficient public services and roads in this area have become available.

**3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan.**

The Property is the only privately owned property in the City which is designated ROS on the Comprehensive Plan. While the Property is designated ROS, it is not listed in the inventory of “Recreation and Open Space” in the map included in the current version of the Comprehensive Plan (please see attached).

While the Property is close to a golf course, the Property itself has never been used as a golf course or other recreational space. Further the Property is designated as RS-1 on the City’s zoning map.

Section 34-1, LDC and Section 163.3194(1)(b), Florida Statutes require that all land development regulations enacted or amended by Jacksonville Beach shall be consistent with the adopted comprehensive plan, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, shall be amended to be consistent.

The purpose of the RS-1 zoning district is,

*“Purpose. The residential, single family (RS-1) zoning district is intended to implement the low density residential land use district in the comprehensive plan. It is intended to classify areas suitable for low density single-family residential development.” Section 34-336, LDC. (emphasis added).*

Thus, the current ROS land use category for the Property impedes the stated purpose and intent for the Property, which is low-density single-family residential development.

**4. New issues that have arisen since the adoption of the Comprehensive Plan.**

The Property is the only privately owned property that is designated as ROS in the Comprehensive Plan. This issue is “new”, in that it is likely that this is the first time the



City has been presented with private property zoned for residential use but designated was ROS.

**5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan.**

The Property is zoned for single-family residential uses. State law and the LDC require consistency between the Comprehensive Plan and the designated zoning districts. The property to the north, east and west is all designated LDR on the comprehensive plan. The Property is suitable for LDR. This requires more detail on the Comprehensive Plan to differentiate the area that is actually used as golf course from the area (the Property) for which the most consistent use is single-family residential.

**6. Data updates.**

As part of this application, the applicant is providing data in the form a legal description of the Property for the amendment. The legal description separates the property used as golf course from the Property and leaves areas to the east and west of the Property as ROS in order to maintain a buffer from the existing single-family homes.

A description of the proposed amendment and an explanation of how it relates to and is consistent with the Comprehensive Plan.

Strategy FLU 1.2.8 – There shall be no allowable increase in density or intensity of land located in vulnerable areas, as defined in the Coastal High Hazard Area (CHHA) Map.

Low Density Residential (LDR)

This land use category is intended for single-family residential development with a maximum density of six (6) units per acre.

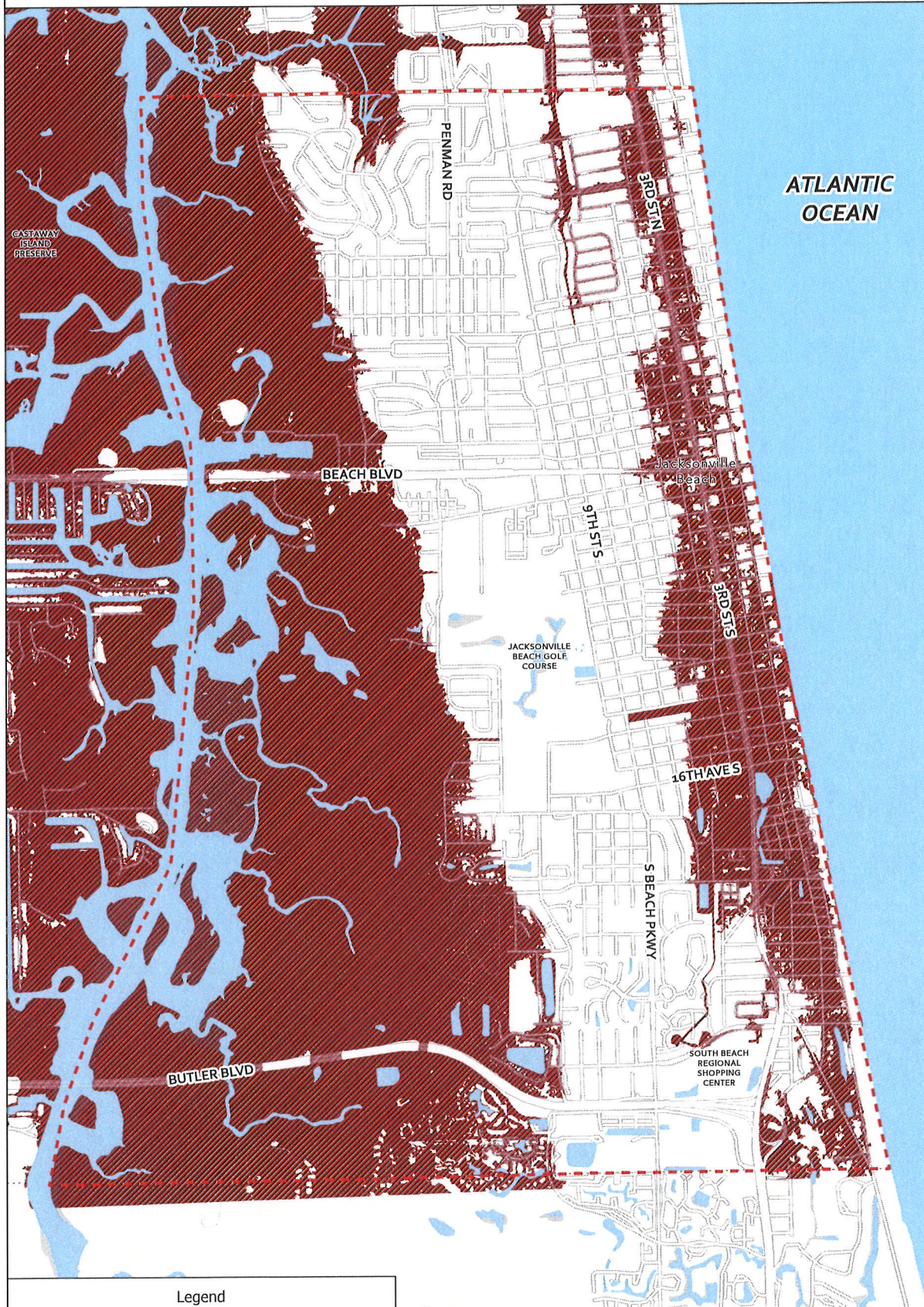
Strategy H 1.1.1 – The City shall assist the private and public sector in providing new dwelling units between 2025 and 2050 for an estimated 873 new households projected to reside in the City.

Strategy FLU 1.3.5 – Future redevelopment activities shall be consistent with sound planning principles, such as the desired community character and the visions, intents, and strategies relating to the development of the land embodied in this element and the comprehensive plan.



# CITY OF JACKSONVILLE BEACH

## COASTAL HIGH HAZARD AREA



**Legend**

- City Limits
- Coastal High Hazard Area

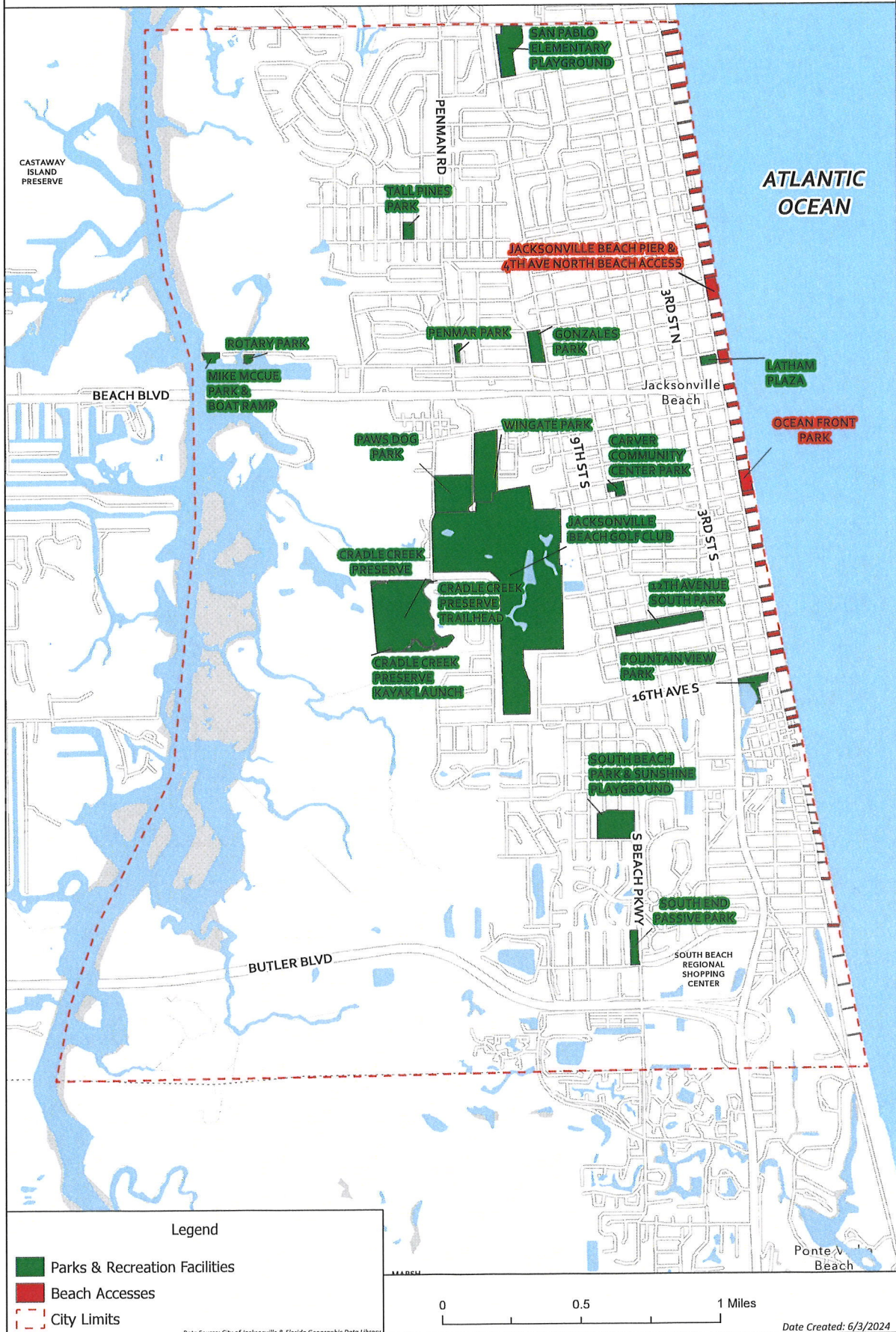
Data Source: NEFRC, Maximum of Maximum Storm Surge Inundation for Category 3 Storm Surge

0 0.5 1 Miles

Date Created: 5/29/2024

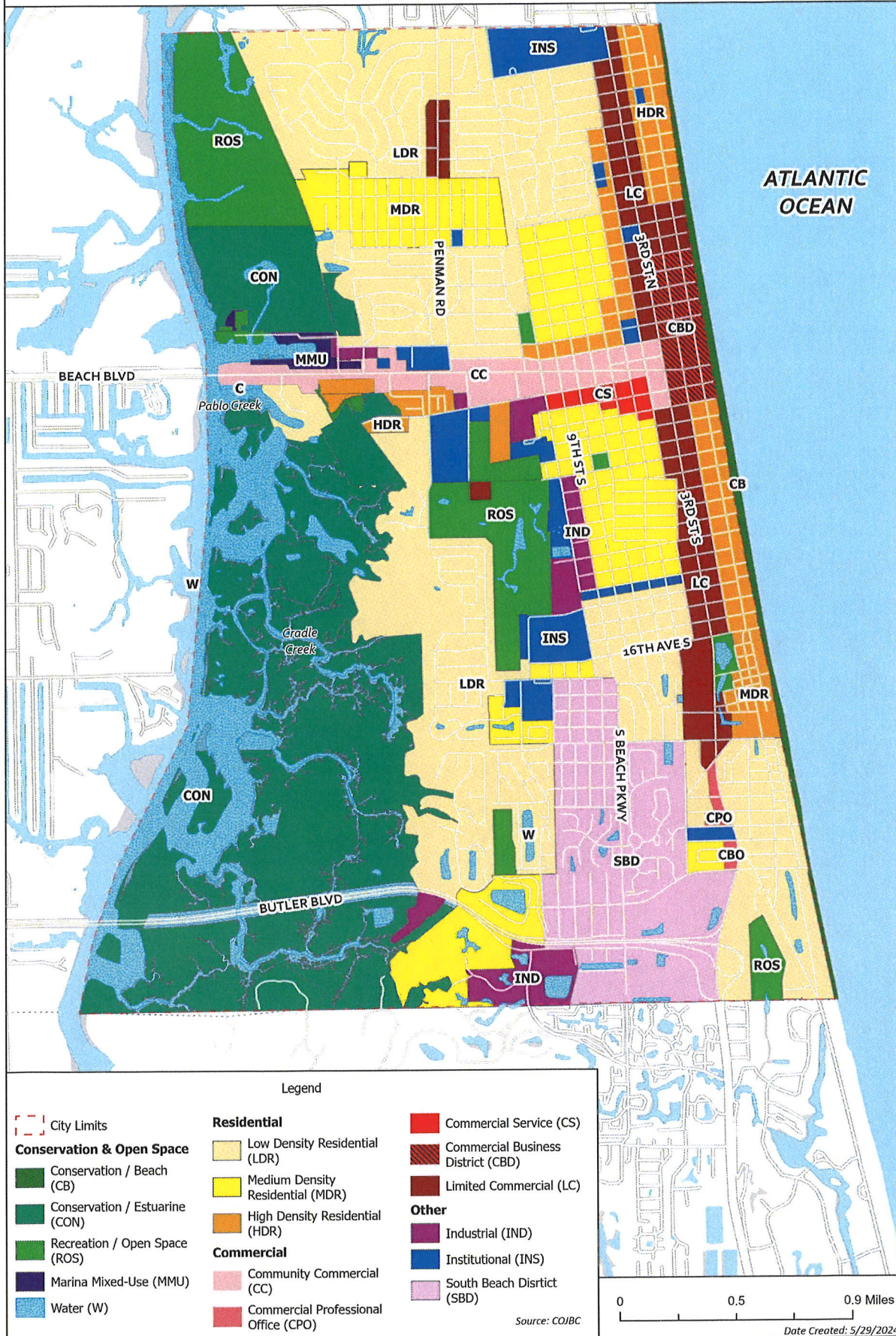


# CITY OF JACKSONVILLE BEACH RECREATION & OPEN SPACE





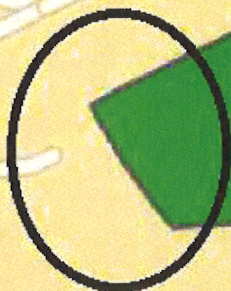
# CITY OF JACKSONVILLE BEACH FUTURE LAND USE





**CBO**

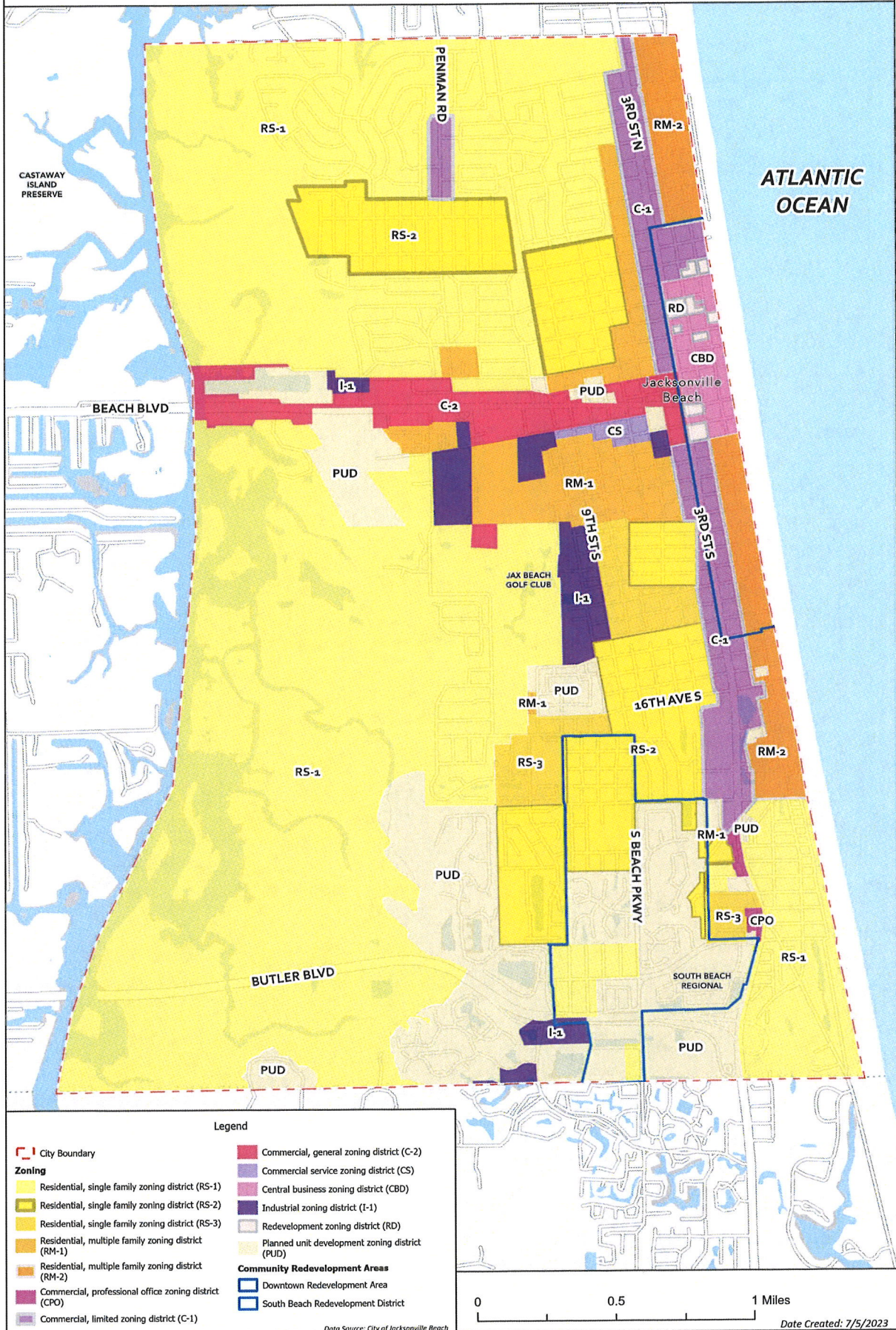
**ROS**





# CITY OF JACKSONVILLE BEACH

## ZONING







**RS-3 CPO**

**RS-1**

**SOUTH BEACH  
REGIONAL**

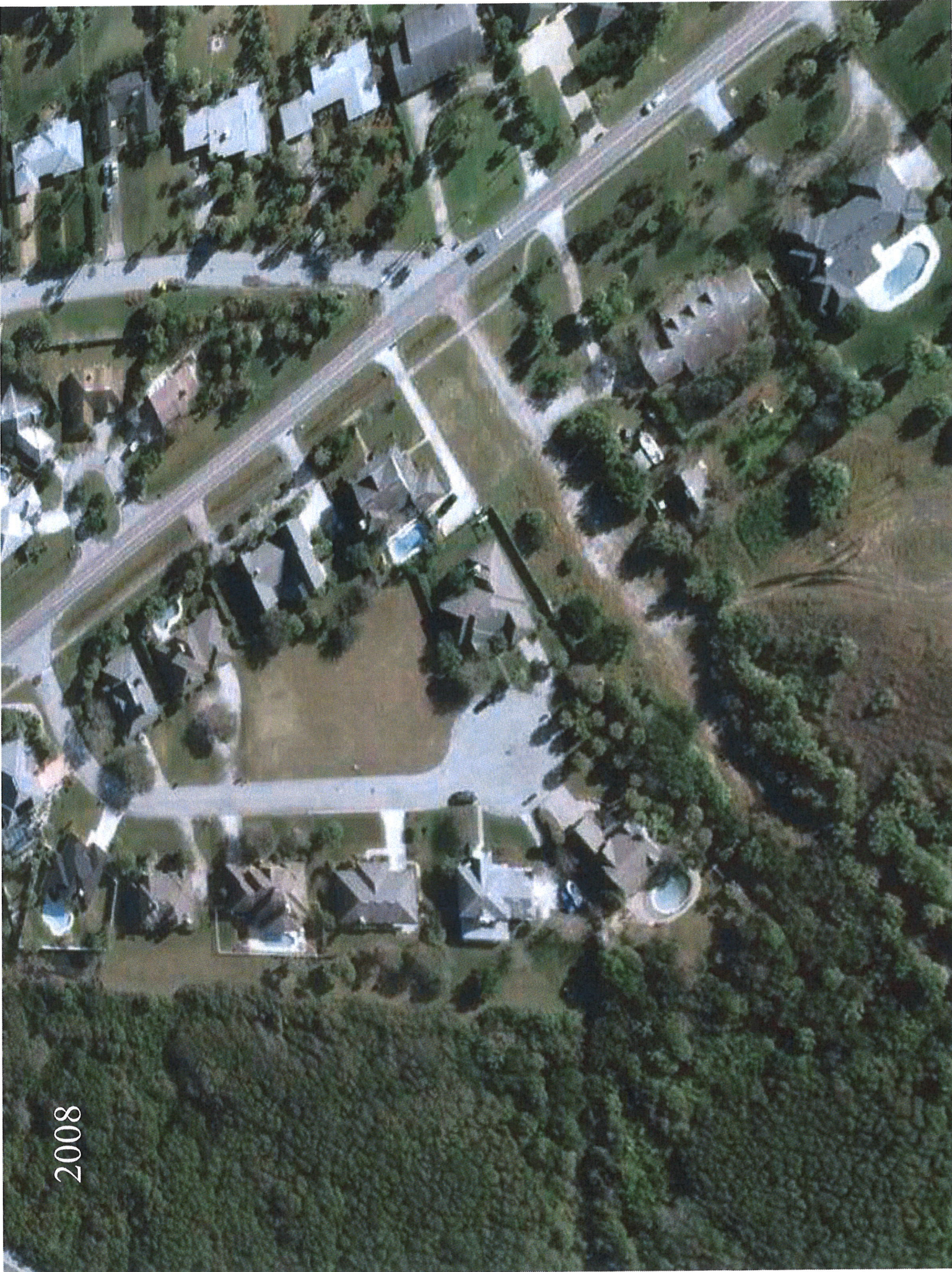
**PUD**





1994





2008











**To Whom It May Concern,**

**The undersigned are the owners and residents of the home located at 4209 2nd Street South, Jacksonville Beach, Florida.**

**We have met with the owner and agent for the comprehensive plan amendment application for the nearby property. After reviewing the application and materials we are fully in support of the proposed change of the property to low-density residential and the development of no more than three (3) homes on the property.**

**Brandon and Korri Zaharie**