



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, October 13, 2025

6:00 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

- A. Planning Commission Meeting Held on September 08, 2025
- B. Planning Commission Meeting held on October 22, 2018
- C. Planning Commission Training held on September 22, 2025

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 15-25
ADDRESS: 602 Shetter Avenue
OWNER: Shetter Holdings, LLC
APPLICANT: Ink Factory Brewing, LLC

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for outdoor seating at an existing microbrewery and taproom, located in the Commercial Service: CS zoning district, pursuant to Section 34-619(d)(6) of the Jacksonville Beach Land Development Code.

- B. **PC#** 16-25
ADDRESS: 214 & 218 7th Avenue South
OWNER/APPLICANT: Sunday Ero
AGENT: Matt McCord, Stratum Construction

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for renovation of an existing multi-family dwelling site, containing two existing structures, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(14) (utilizing the RM-2 dimensional standards per Sec. 34-614) of the Jacksonville Beach Land Development Code.

- C. **PC#** 17-25
ADDRESS: 1301 Penman Road, Units A & B

OWNER/APPLICANT: Signature Realty & Management, Inc., Bryan Cantrell
AGENT: Zach Miller, Esq

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for a Packaged Liquor Store, for sale of packaged beer and wine only, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(4) of the Jacksonville Beach Land Development Code.

D. **PC#** 18-25
ADDRESS: 1102 2nd Street South
OWNER/APPLICANT: Karen B. Thomas

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a three townhome structure, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

E. **PC#** 19-25
ADDRESS: 255 10th Avenue South
OWNER/APPLICANT: Chris Johns

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a third unit to an existing two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

PLANNING DEPARTMENT REPORT

A. There will be one item of Old Business to discuss at the October 27th Commission Meeting. Discussion and explanation with planning staff and the City Attorney.

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.

**Minutes of Planning Commission Meeting
held Monday, September 8, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

Chairperson: Nicholas Andrews
Vice-Chairperson: Justin Henderson
Board Members: Debbie Cole (absent) David Dahl Margo Moehring
Alternates: Matthew Filer Dean Haddock

Senior Planner Christian Popoli and Operations Support Specialist Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on July 28, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 14-25 Conditional Use Application

Owner: Beach Properties South, Inc.
P.O. Box 403818
Miami, Florida 33140-1818

Applicant: Ethan Davies
308 4th Avenue N, Apt. 4
Jacksonville Beach, Florida 32250

Agent: Ethan Davies
308 4th Avenue N, Apt. 4
Jacksonville Beach, Florida 32250

Location: 500 S 3rd Street

Conditional Use Approval to allow for office space to conduct automotive sales located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(2) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is located in the Commercial Limited: C-1 zoning district. The property is currently in use as an office building, and the request is to use one of the suites as an office for the buying and selling of cars at auction. The LDC does not distinguish between car dealerships with on-site inventory, like a car lot, and auto sales that do not include onsite parking of vehicles for sale. This is due to the fact that the state license for automotive sales is the same, regardless, so they are also regulated the same in our LDC. Therefore, even though the applicant will be using the office space for car buying and selling, it will all be conducted over the phone and virtually, and no cars will be stored on site.

From a practical perspective, the use will be substantially similar to other office uses within the same property, but due to the nature of the product, they are treated as auto sales and therefore need conditional use approval, per Sec. 34- 617(d)(2). The subject property was constructed in 1987 as an office building, and has been operating continuously. It is not anticipated that this use will increase the traffic to and from the site, as it will simply be an office space for the applicant and any staff they may have. Although a technical change in use, practically, it will not change the nature of the site. No changes to the structure's exterior are planned, and any alterations inside the leased space will be minimal. This will not be an intensification of use for this property.

Surrounding uses are as follows: to the south and adjacent is an existing multifamily structure; To the east, across the parking lot and adjacent is a vacant commercial lot; To the north, across 5th Avenue South, is an office building, and to the east, across 3rd Street South, is a large multifamily structure. 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# 14-25** for automotive sales, with the condition that there will be no on-site storage of vehicles.”

Applicant: Ethan Davies, 308 4th Avenue N, Apt. 4, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about potential employee parking.

Public Hearing:

No one came forth to speak. Chair Andrews closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Mr. Haddock, to approve #PC 14-25 with the recommended condition.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Justin Henderson, Dean Haddock, and Nicolas Andrews.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Popoli reported the City Clerk's office discovered the October 22, 2018 Planning Commission minutes had not been voted on or signed during a records purge. He stated the minutes would be returned for approval at the next meeting. Mr. Popoli also confirmed board training would be held on September 22, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:09 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
Held Monday, October 22, 2018, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

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

Chairman Greg Sutton administered the Oath of Office to Margo Moehring, Jon Scott Walker, and Bill Spann.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Georgette Dumont, Britton Sanders Margo Moehring
Alternates: Bill Spann, Jon Scott Walker

Also present was Planning and Development Director Bill Mann.

Approval of Minutes

It was moved by David Dahl, seconded by Britton Sanders, and passed unanimously, to approve the following minutes and defer the August 27, 2018, minutes to the next meeting pending corrections:

- July 23, 2018
- August 13, 2018
- September 24, 2018

Correspondence *None*

Old Business

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

Land Development Code Text Amendment amending the text in Article II, Article IV, Article V, Article VI, Article VII, and Article VIII of Chapter 34, Land Development Code, of the Code of Ordinances for the City of Jacksonville Beach. *(Continuation of application)*

Discussion:

A conversation ensued between Mr. Sutton and Mr. Mann regarding the purpose of this meeting, which was to clarify a motion previously made for PC# 20-18. City Attorney Denise May reviewed the audio and the minutes of the proceedings and clarified one additional point that was not brought up.

Regarding the August 27, 2018, meeting, a member of the public brought forward to the Board language that was not part of the original application. In addition, the members of the public had not been able to comment on this since the public hearing had been closed.

Motion: It was moved by Georgette Dumont and seconded by Britton Sanders to approve. PC #20-18 Land Development Code Text Amendment Change.

Motion to withdraw second by Britton Sanders, approved by Chairman Sutton, for the motion to be restated for clarification.

Restated Motion: It was moved by Ms. Dumont to approve PC# 20-18 land development code text amendment, with the following amendments to the amendment. In addition to the scrivener's errors:

- Section 34-207: add language to clarify that a copy of the staff report is due to the applicant no more than five working days after the report is complete.
- Section 34-222: strengthen the language to read consideration of the report from, instead of simply report from.
- Section 34-339 E4G: following the change to townhouse standards in RM1 Zoning Districts, allowing no more than four townhouse units to be constructed in a row, in lieu of the current six. Add language to state that existing townhouse developments containing more than four contiguous units in existence or with approved construction permits on or before the effective date of this ordinance may be completed, repaired or rebuilt within the same building footprint, subject to any other applicable state, federal or local laws.
- Section 34-373 D: Add language to the subsection on parking area setbacks to state that interior lot lines of two-family dwellings or townhouse dwellings are exempt from the parking area/driveway setback of five feet.

Mr. Sutton restated Ms. Dumont's motion to approve PC #20-18 with the scrivener's changes and then the amendments as stated by staff.

Mr. Dahl requested Ms. Dumont restate her motion.

Restated Motion: It was moved by Ms. Dumont and seconded by Mr. Sanders to approve PC #20-18 for Land Development Code text amendment as suggested by staff, with some scrivener's correction errors or error corrections, as well as the following amendments to the amendment. Section 34-207: Add language to clarify that a copy of the staff report is due to the applicant no more than five working days after the report is complete. Section 34-222: Strengthen the language to read consideration of the report from instead of simply report from. Section 34-339 E 4 G: Following the change to townhouse standards in RM1 zoning districts, allowing no more than four townhouses, townhouse units could be constructed in a row in lieu of the current six. Add language to state that existing townhouse developments containing more than four contiguous units in existence or with approved

construction permits on or before the effective date of this ordinance may be completed, repaired, or rebuilt within the same building footprint, subject to any other applicable state or federal, local laws.

Ms. Dumont requested to remove her motion for the Section 34-373 D amendment because it did not go through the proper procedural process.

Chairman Sutton approved the request.

Motion: It was moved by Mr. Sanders the LDC changes that were just approved to exclude interior lot lines of two-family dwellings or more townhomes, Section 34-373D Motion failed due to lack of a second.

Discussion: Ms. Dumont stated, "Just to clarify, we're voting on those three amendments. The first point is that the staff have five working days to submit the report to the applicant, ensuring they are not left waiting unnecessarily. The second one is just to strengthen the language on hearing the reports. And that third one is just grandfathering in anyone who has townhouses currently or has a building permit. If something were to happen, they could be rebuilt. It has nothing to do with future townhomes. It's just grandfathering."

Roll call vote: Ayes - David Dahl, Georgette Dumont, Greg Sutton

Nayes - Margo Moehring, Britton Sanders

The motion was approved 3-2.

New Business

Mr. Mann explained it is essential for the Planning Commission to consider formal procedures that include a proposed set of guidelines, and he introduced Denise May from the City Attorney's Office to help introduce them. These procedures would have to be approved by the Commission, and they would be included as an agenda item in an upcoming meeting.

Ms. May introduced herself before the Commission and explained her reasoning when constructing the procedures. She brought attention to Robert's Rules of Procedure and added, with respect to Sunshine Law, they were used to the extent that they could be in making her changes. The discussed procedures include what the powers and duties of each member are under the code, in addition to further clarifications on Administrative Rules and Procedures, which include:

- Any ex parte communication must be forwarded to the City Clerk for the maintenance of Public Records.
- Since the Planning Commission is a quasi-judicial body in which evidence, testimonies, and experts are often utilized, all testimonies should happen under oath.
- If few persons are to testify, then they must be individually put under oath; if numerous audience members are to testify, then the process can be done holistically, where they all stand and state their oath, then confirm that they did individually when they speak.

- Commission members must explain what they are making the motion for or against.
- A motion cannot be amended until it has been voted on (especially if the motion has a first and a second vote).
- If a Commissioner makes a motion, they must vote in favor of that motion.
- In the case that no motion is made after a lengthy discussion, and the chair has made all attempts to help Commissioners reach a decision, then the chair him/herself can make a motion.

Planning & Development Director's Report

Mr. Mann stated the next meeting was scheduled for Wednesday, November 13, 2018.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 8:00 P.M.

Submitted by: Laurie Scott
City Clerk

Approval:

Chairman

Date

**Minutes of Planning Commission Training
held Monday, September 22, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews		
<i>Vice-Chairperson:</i>	Justin Henderson		
<i>Board Members:</i>	Debbie Cole	David Dahl	Margo Moehring
<i>Alternates:</i>	Matthew Filer	Dean Haddock	

Senior Planner Christian Popoli, City Attorney David Migut, and Deputy City Clerk Jodilynn Byrd were also present.

ADVISORY BOARD TRAINING:

City Attorney David Migut provided an overview of standards and procedures of Florida's Sunshine Law, public record requirements, and ethical standards for the Planning Commission.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

PLANNING COMMISSION TRAINING:

Senior Planner Christian Popoli provided the Planning Commission with the legal and local standards that enable the review of Conditional Uses, Future Land Use Maps, Comprehensive Plan Amendments, and changes to the Zoning Map and Land Development Code.

Discussion: Mr. Migut and Mr. Popoli answered questions from the board.

ADJOURNMENT:

There being no further discussion, this meeting was adjourned at 7:35 PM.

Submitted by: Jodilynn Byrd
Deputy City Clerk

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	09/18/2025
SUBJECT:	PC#15-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 13, 2025 Planning Commission Meeting.

PC#15-25
Conditional Use Application

OWNER: Shetter Holdings LLC
P.O. Box 51266
Jacksonville Beach, FL 32250

APPLICANT: Ink Factory Brewing, LLC
P.O. Box 51266
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 602 Shetter Avenue
RE# 175547-0000

REQUEST: **Conditional Use Application** to allow for outdoor seating at an existing microbrewery and taproom, located in the Commercial Service: CS zoning district, pursuant to Section 34-619(d)(6) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Services: CS zoning district. The current uses of the property include retail sales, co-work office space, and a microbrewery with an indoor tap room and coffee service. In the previous LDC, CS was a unique zoning district that had some limitations placed on uses that did not make sense within the areas of the City currently in the CS zoning district, including uses that should be allowed as accessory uses to the permitted and conditional uses, as well as allowing uses that were generally incompatible with the other permitted and conditional uses. In the updated LDC, staff worked to



iron out these inconsistencies, and make the CS district more cohesive and internally compatible with all uses.

The current owner and operator has used the parking area for outdoor markets and celebrations on a regular basis through the special events permit process. This carries with it specific limitations on the number of events, and the type of activities that can occur during one of these events. A large part of that restriction comes down to the limitation on the number of events allowed per year, which is currently six events annually.

The applicant is requesting to convert part of the outdoor area and parking spaces into a dedicated outdoor seating area. This use of outdoor seating was not a permitted or conditional use under the previous LDC, but was one that was added to the new code for the reasons stated above. Therefore, this is the first time they have been able to apply for this use.

The surrounding properties are also located in the CS zoning district. This district allows for a number of intense uses that can include the generation of noise and other potential nuisances. If these uses were located in a less intense zoning district, where a conflict might arise from such noise adjacent to less intense uses approval would not be recommended. However, as CS allows for uses such as boat building and repair, auto sales, RV sales and storage, building material outside storage, gas stations, and other more intense uses, the use of outdoor seating for a tasting room would be compatible with the surrounding uses as well as all other uses allowed in the CS district.

Also, as part of the changes to the new LDC, there are options for alternative parking designs to accommodate alternate modes of transportation and are generally encouraged to promote more diverse forms of transportation. One of these new options is the ability to provide golf-cart-only parking spaces, which are smaller and designed strictly to accommodate golf carts. As such, they are smaller and more can be designed in the same space where fewer full-sized spaces would typically be. Staff noted that golf cart parking was a request many times during the workshop process for the new LDC, given the number of people who use golf carts as primary transportation at the beach.

The applicant is proposing to enclose an area of outside space with a required fence per Sec. 34-727 for the sale of beer and wine in conjunction with their existing indoor taproom. As part of the reconfiguration of the outside space, the applicant will convert three existing full-sized parking spaces into six golf cart spaces, thus increasing the overall available parking while diversifying the parking types, as allowed under the current LDC.

Surrounding uses include the following: adjoining to the west, warehouse storage, adjoining to the south across the alley, warehouse storage and flex space, to the east, across 6th Street South, service garage for motor vehicles, and to the north, across Shetter Avenue, package liquor sales. The proposed use of outside seating for the sale and service of beer and wine in conjunction with a microbrewery and small taproom is not in conflict with any of the surrounding uses



and is consistent with the CS zoning district.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 15-25** for outdoor seating for a taproom in conjunction with a microbrewery located in the CS zoning district.

ATTACHMENTS:

1. PC#15-25 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.

Sept 15 - Civic



CONDITIONAL USE APPLICATION

RECEIVED

AUG 12 2025

PC No. 15-25
AS/400# 25-100057
HEARING DATE 10/13/25

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.

PLANNING DEPARTMENT APPLICANT INFORMATION

Land Owner's Name: Shetter Holdings LLC
Mailing Address: PO Box 51266, Jacksonville Beach, FL 32240

Telephone: (904) 234-0780
Fax: _____
E-Mail: aaron@inkfactorybrewing.com

Applicant Name: Ink Factory Brewing LLC
Mailing Address: PO Box 51266, Jacksonville Beach, FL 32240

Telephone: (904) 234-0780
Fax: _____
E-Mail: aaron@inkfactorybrewing.com

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

Agent Name: Both LLC's have same owners
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: 602 Shetter Ave, Jacksonville Bch, FL 32250

Legal Description of property (attach copy of deed): COMMERCIAL 175547-0000

Current Zoning Classification: CS

Future Land Use Map Designation: Commercial CS

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: 34-619(d)u

Describe the proposed conditional use and the reason for the request: _____
We are seeking permission to add a small dog-friendly outdoor patio area that will allow guests to enjoy the outside weather.

Applicant Signature: [Signature] Date: 6/23/25

THIS DOCUMENT PREPARED
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE
VAN ROOY LAW
9471 BAYMEADOWS ROAD, SUITE 103
JACKSONVILLE, FL 32256

Doc Stamps: \$7,511.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 5th day of April 2019, by **EXPRESS MOWER AND SAW INC.**, a Florida corporation, whose address is 7658 Philips Highway, Suite 100, Jacksonville, Florida 32256, hereinafter called "Grantor" to **SHETTER HOLDINGS, LLC**, a Florida limited liability company, whose address is 602 Shetter Avenue, Jacksonville Beach, Florida 32250, hereinafter called "Grantee".

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain non-homestead real property situate in Duval County, Florida, as more particularly described herein:

**LOTS 1 AND 2, BLOCK 7, PABLO BEACH SOUTH, ACCORDING TO THE
MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 28,
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

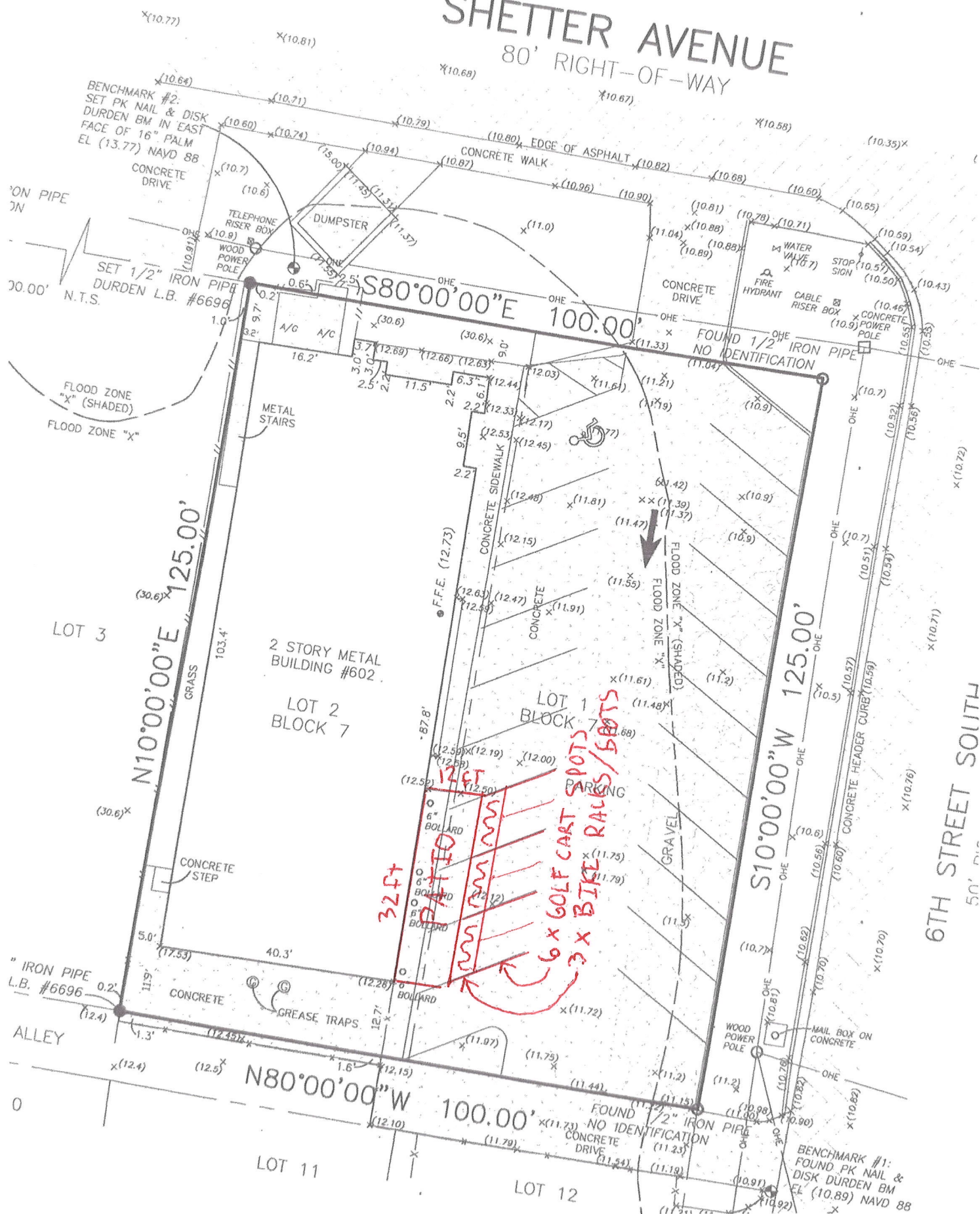
And Grantor hereby covenants with Grantee that except as set forth below at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

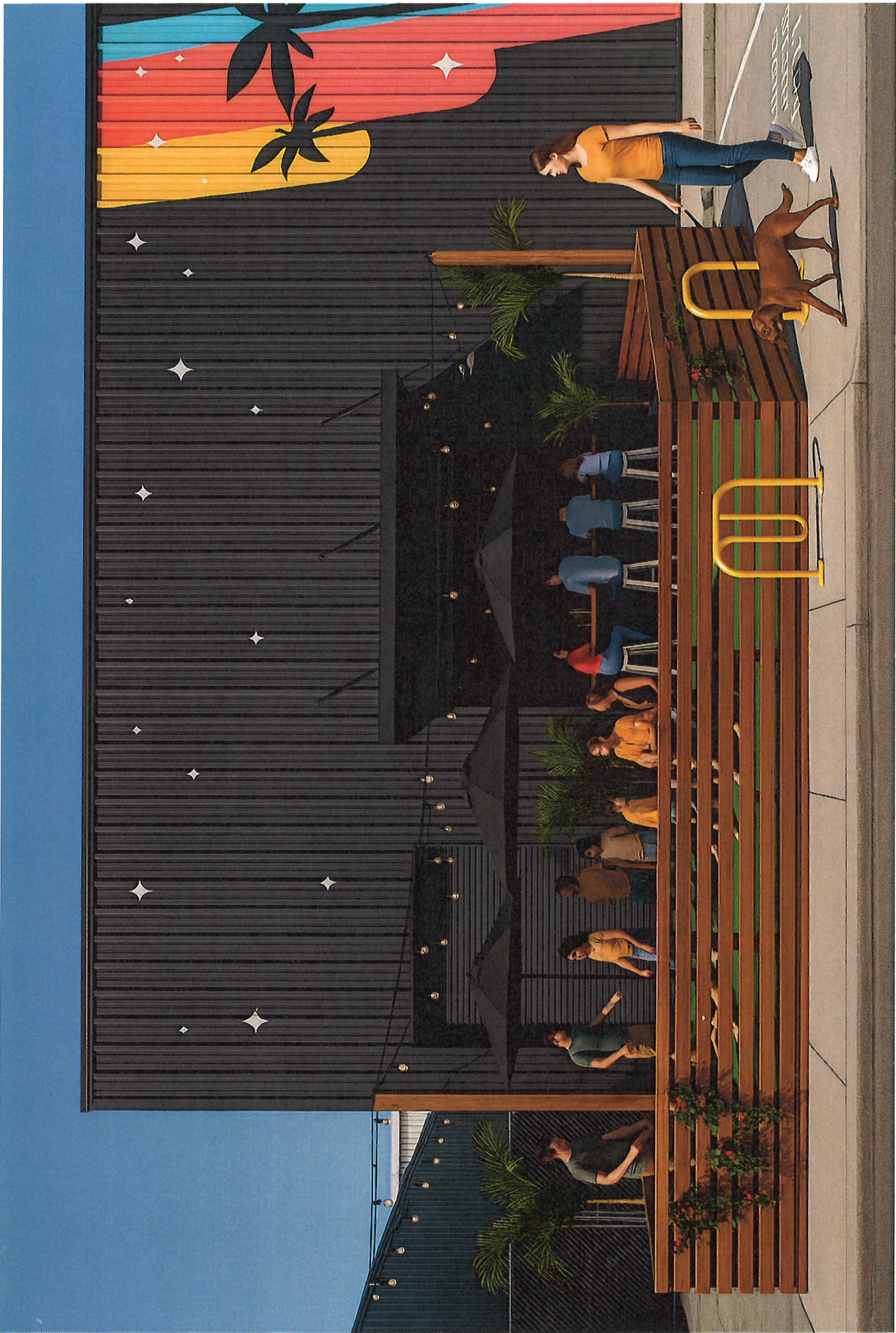
The property conveyed hereby is not the homestead property of Grantor.

SHETTER AVENUE

80' RIGHT-OF-WAY



TOTAL SQ FT = 384





PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, October 13, 2025, at 6:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, to consider the following development permit applications:

PC#15-25 Conditional Use Application to allow for outdoor seating at an existing microbrewery and taproom, located in the Commercial Service: CS zoning district, pursuant to Section 34-619(d)(6) of the Jacksonville Beach Land Development Code. The **property is addressed as 602 Shetter Avenue, RE#175547-0000, legally described as Lots 1 and 2, Block 7, Pablo Beach South.**

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can 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 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.

If you are a person with a disability who needs 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 286.0105, 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:	09/18/2025
SUBJECT:	PC#16-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 13, 2025 Planning Commission Meeting.

PC#16-25

Conditional Use Application

OWNER: Sunday Ero, MD
5375 Hala Ct.
Jacksonville, FL 32224

APPLICANT: Sunday Ero, MD
5375 Hala Ct.
Jacksonville, FL 32224

AGENT: Matt McCord
Stratum Construction
11455 Saints Rd.
Jacksonville, FL 32246

LOCATION: 214 & 218 7th Avenue South
RE# 176065-0000 & 176065-0010

REQUEST: **Conditional Use Application** to allow for renovation of an existing multi-family dwelling site, containing two existing structures, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(14) (utilizing the RM-2 dimensional standards per Sec. 34-614) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject properties are located in the Commercial Limited: C-1 zoning district. The subject properties are two portions of one original, platted lot of record. Based on review of the Sanborn Fire Insurance Maps, the rear structure on the southern parcel was constructed as a garage, and was subsequently converted to a dwelling sometime in the past. This conversion appears to have accrued many years prior to the adoption of the 1992 Comprehensive Plan, as well as the previous and current Land Development Code. Recently, the properties were unified under one owner. The rear property was subdivided from

the main portion of the lot historically, and was thus considered a lot of record, though substandard in size and dimensions.

The previous version of the LDC did not make any provision for existing single-family dwellings located in commercial zoning districts, and therefore they tended to fall into disrepair as nonconforming uses. Under the new LDC, existing and historically built single-family homes are exempt from the maintenance limitations and may be rehabilitated and renovated with no risk to their use. As noted above, the rear most structure is currently a dwelling, but was not built to residential habitable standards, but rather was historically constructed as a garage for automobiles. As such, it does not get the same protections under the code as a purpose-built single-family home.

Upon discovery of the nonconforming status of the rear lot, the current owner of the northern portion of the lot acquired the southern portion with the former garage and now wishes to add it to his property and bring the structure up to code as a legal dwelling unit. The northern structure is an existing historic duplex with existing nonconformities of its own related to setbacks and parking, as noted above. There is a companion variance scheduled for hearing with the Board of Adjustment (BOA) on October 7th to address these issues as well. Overall, the preservation of neighborhood character and the continued reuse of existing housing stock is both consistent with the intents and strategies for the 2050 comprehensive plan, which prioritizes the preservation of neighborhoods through a number of different approaches. The overarching goal is the continued use of existing residential structures which were built at a consistent scale and massing as the rest of the surrounding neighborhood, rather than encourage the tear down and rebuild of housing with larger, less compatible structures.

Surrounding uses include: to the west, a single family home under the same ownership as the subject property; to the east, a multifamily property with a similar multi-building design; to the south, across the alley, several multifamily properties of similar age, comprising several independent structures similar to the subject lots; and to the north, several townhouse structures and a small commercial center along 3rd Street South. The proposed conditional use will not change the existing character of the property, but will rather maintain the same level of intensity, as well as provide for improvements and upgrades to the existing structures, and add additional rear parking for the nonconforming third dwelling unit.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval** of **PC# 16-25** for the addition of a third multifamily unit to an existing two-unit multifamily property through the combination of two portions of a former lot of record, located in the C-1 Commercial zoning district.

ATTACHMENTS:

1. PC#16-25 Application



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

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

AUG 25 2025

PC No. 116-25
AS/400# 25-100061
HEARING DATE 10/13/25

PLANNING DEPARTMENT

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: Sunday Ero, MD
Mailing Address: 5375 Hala Ct, Jacksonville, FL 32224

Telephone: (904) 728-6378
Fax: _____
E-Mail: sunero56@comcast.net

Applicant Name: Same as Land Owner
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

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

Agent Name: Stratum Construction (Matt Mccord)
Mailing Address: 11455 Saints Rd, Jacksonville, FL 32246

Telephone: (904) 720-2783
Fax: _____
E-Mail: mmccord@stratumcorporation.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 +214 176065-0010

Street address of property and/or Real Estate Number: 218 7th Ave S, RE#176065-0000

Legal Description of property (attach copy of deed): 3-28 04-3S-29E 2 PABLO BEACH SOUTH 3N 91FT LOT 3 BLK 73

Current Zoning Classification: C-1 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: 34-617(d)14

Describe the proposed conditional use and the reason for the request:
Currently 218 cannot be improved to provide save housing due to restrictions of non-conforming while other parcels on the same zoning district can utilize all properties on the parcels. This property is under common ownership with 214 & 220 7th Ave S

Applicant Signature: Sunday A. Ero Date: 8/22/2025

Prepared by and return to:

Bryan C. Goode, III

Manager

Marsh Landing Title, LLC

320 1st Street North Suite 613

Jacksonville Beach, FL 32250

904-249-0603

File Number: MLT-14-0053

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 9th day of May, 2014 between **Mormino Properties, Inc., a Florida corporation** whose post office address is **4220 Hillwood Road, Jacksonville, FL 32223**, grantor, and **Sunday U. Ero and Pamela Ero, husband and wife** whose post office address is **8105 Seven Mile Dr., Ponte Vedra Beach, FL 32082**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida** to-wit:

The North 91 feet of Lot 3, Block 73, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

Parcel Identification Number: 176065-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Prepared By and Return To:
Jonathan Rocco
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 28th day of July, 2025, by Paul Wilkinson, Individually and as Trustee of Paul Wilkinson Living Trust dated September 18, 2024, hereinafter called the Grantor, whose address is 493 Quail Vista Drive, Ponte Vedra, FL 32081 to Sunday U. Ero, a single person,, whose post office address is: 5375 Hala Ct., Jacksonville, FL 32224, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

The South 34 Feet of Lot 3 in Block 73 of PABLO BEACH SOUTH, according to the Map or Plat thereof as recorded in Plat Book 3, Page 28 of the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 176065-0000

Subject to taxes accruing subsequent to December 31, 2024.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

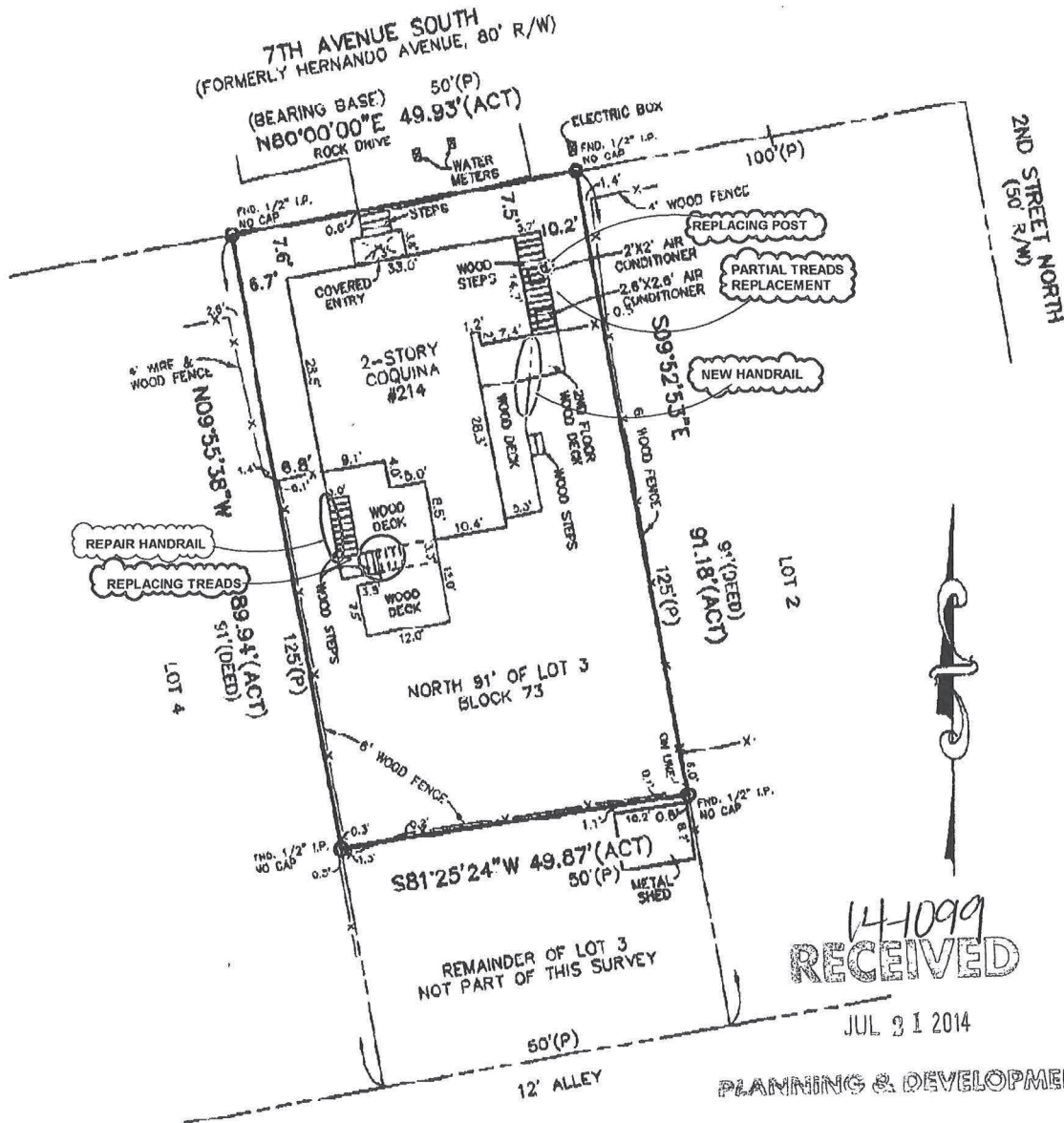
MAP SHOWING BOUNDARY SURVEY OF THE NORTH 91 FEET OF LOT 3, BLOCK 73, AS SHOWN ON MAP OF PABLO BEACH SOUTH

AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLA.

CERTIFIED TO: SUNDAY & PAMELA ERO; MARSH LANDING TITLE;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SCALE: 1"=20'

DATE: 04/30/14



14-1099
RECEIVED

JUL 21 2014

PLANNING & DEVELOPMENT

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS SHOWN HEREON ARE ASSUMED
UNDERGROUND FOUNDATIONS/UTILITIES NOT LOCATED

THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0417H FOR DUVAL COUNTY, FLORIDA, DATED 08-03-13.

C & C LAND SURVEYORS, INC.
774 STATE ROAD 13, STE. 4, ST. JOHNS, FLORIDA 32259
(904) 287-0407 - LICENSED BUSINESS NO. 7390

ABBREVIATIONS USED IN THIS DRAWING

A - ARC LENGTH	N.A.V.D. - NATIONAL GEODETIC VERTICAL DATUM
(ACT) - ACTUAL	MON. - MONUMENT
B.R.L. - BUILDING RESTRICTION LINE	(P) - POINT OF CURVATURE
CH - CHORD DISTANCE	P.C. - POINT OF COMPOUND CURVATURE
CONC. - CONCRETE	P.I. - POINT OF INTERSECTION
E - CENTERLINE	R.C. - POINT OF REVERSE CURVATURE
ELEV. - ELEVATION	P.T. - POINT OF TANGENCY
F.F.E. - FINISH FLOOR ELEVATION	R/W - RIGHT OF WAY
FND. - FOUND	R. - RADIAL
I.P. - IRON PIPE	R. - RADIAL
I.R. - IRON ROD	T. - TANGENT
O.H. - OVERHEAD LINE(S)	W. - WITNESS

ALL MAPPED FEATURES SHOWN HEREON WERE PERFORMED UNDER MY DIRECT SUPERVISION AND DIRECTION. THIS MAP/SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THIS MAP/SURVEY IS NOT VALID
WITHOUT SIGNATURE AND RAISED SEAL

SAMUEL C. COOLER 5/7/14

PROFESSIONAL SURVEYOR & MAPPER NO. LS 6076



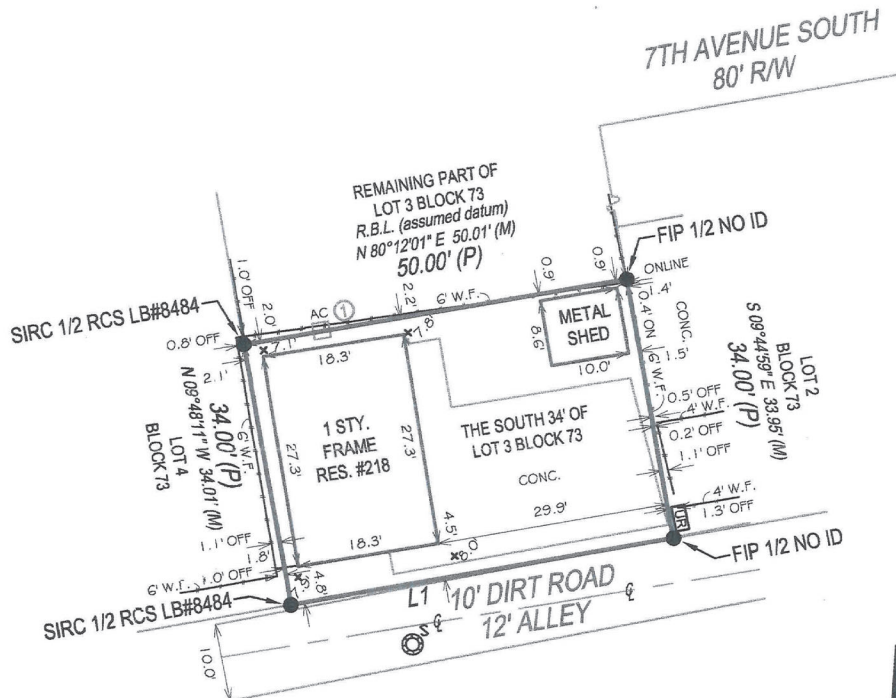
RECEIVED

MAY 16 2025

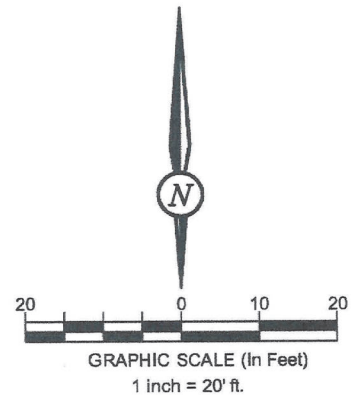
PLANNING
DEPARTMENT

BEARINGS BASED ON ASSUMED DATUM
THE PLAT HEREON CONTAINS NO BEARINGS OR
ANGLES FOR COMPARISON TO FIELD
MEASURED VALUES.

**BOUNDARY SURVEY OF LANDS IN:
SECTION 04, TOWNSHIP 03 SOUTH, RANGE 29 EAST
DUVAL COUNTY, FLORIDA**



L1
50.00' (P)
S 80°08'00\" W 49.98' (M)



PROPERTY ADDRESS: 218 7TH AVENUE SOUTH, JACKSONVILLE BEACH, FL 32250

LEGAL DESCRIPTION:

THE SOUTH 34 FEET OF LOT 3, BLOCK 73, PABLO BEACH SOUTH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

POINTS OF INTEREST:

1. AC ENCROACHES OVER PROPERTY LINE.

FIELD WORK DATE:
02/10/2025

CAD DRAFTER:
GS

SURVEY NUMBER:
020625.02

REVISION DATE:
XXXX



DATE SIGNED: 02/11/2025

SURVEYOR'S CERTIFICATION
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH FLORIDA PSM EMBOSSED SEAL. THIS SKETCH OF SURVEY OR PLAN DEPICTED HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN ACCORDANCE WITH CHAPTER 5J-17.050-17.053, PURSUANT TO CHAPTER 472, FLORIDA STATUTES, AND WAS DONE UNDER MY DIRECT SUPERVISION.



**RIVER CITY
SURVEYING & MAPPING**
LB#8484
904.675.9300
7220 FINANCIAL WAY
JACKSONVILLE, FL 32256

PAGE 2 OF 3 - NOT VALID WITHOUT ALL PAGES



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, October 13, 2025, at 6:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, to consider the following development permit applications:

PC#16-25 Conditional Use Application to allow for renovation of an existing multi-family dwelling site, containing two existing structures,—located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(14) (utilizing the RM-1 dimensional standards per Sec. 34-614) of the Jacksonville Beach Land Development Code. The **property is addressed as 214 & 218 7th Avenue South, RE#176065-0000 & 176065-0010 legally described as The South 34 Feet and The North 91 feet of Lot 3, Block 73, Pablo Beach South.**

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can 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 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.

If you are a person with a disability who needs 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 286.0105, 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.



PERMISSION BY OWNER FOR CONTRACTOR REPRESENTATION

OWNER INFORMATION:

Owner Name: Dr. Sunday Ero

Mailing Address: 5375 Hala Ct

Jacksonville, Fl 32224

Phone: (904) 728-6378 Cell Phone: _____

Email Address: sunero56@comcast.net

PROJECT AND CONTRACTOR INFORMATION:

Project Address: 218 7th Ave S, Jacksonville Beach, FL 32250

Company Name: Stratum Contracting & Constuction Management LLC

Contractor License Number: CBC1264832

Description of Work : Application for variance & conditional use boards

Signed this 25 day of August 2025.

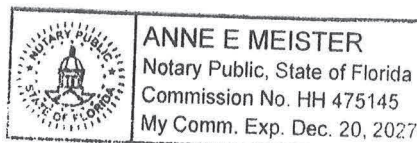
Signature: Sunday U. Ero

Print name: DR. SUNDAY U. ERO

Subscribed and sworn to me this 25 day of August 2025

Notary: Anne Meister

My commission expires:





PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	09/18/2025
SUBJECT:	PC#17-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 13, 2025 Planning Commission Meeting.

PC#17-25
Conditional Use Application

OWNER: Penman Center Oddice Condominium Association
1301 Penman Rd,
Jacksonville Beach, FL 32250

APPLICANT: Bryan Cantrell
606 N 4th Street
Jacksonville Beach, FL 32250

AGENT: Brett Issac
2151 UNiversity Boulevard South
Jacksonville, FL 32216

LOCATION: 1301 Penman Road.
RE# 177387-0010 & 177387-0015

REQUEST: **Conditional Use Application** to allow for a Packaged Liquor Store, for sale of packaged beer and wine only, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(4) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the C-1 Commercial Limited zoning district. The property is a fully developed commercial center, with a range of uses within separate tenant spaces. The property was developed in 1983, and has an established parking on both the front and side of the two structures, and has mature landscaping in place. The property is located on the east side of Penman Road, on the northeast side of the intersection of Penman Road and 13th Avenue North.

The proposed use is a commercial retail use, which will consist of package sales



of beer and wine only, for off-premise consumption, in conjunction with a vape and smoke shop. The proposed use will include some retail sales of other items, but will be focused on beer, wine and vape and smoking-related sales. The proposed use will occupy a tenant space within the larger commercial center, which is home to a diverse group of uses, including office, medical, personal service, fitness and other types of limited, low-intensity commercial uses. This section of Penman Road is a small cluster of commercial uses that encompasses many of the uses permitted and conditional within the C-1 district, including various restaurants, gas stations with convenience stores, dance studios, offices and a large utility structure owned by the City.

The subject site is bordered to the east (rear) by existing single-family residential, to the north by another commercial center, to the south, across 13th Avenue north, a third commercial center, and to the west, across Penmen Road, a large city-owned utility station.

The proposed use is consistent with the intents and strategies of the 2050 Comprehensive Plan, which encourages the continued use of commercial areas and directs commercial uses to occupy, continue to use, and maintain existing commercial structures rather than build new or rezone additional commercial property. The use is similar to other uses located within the same C-1 zoning district along Penmen Road in the immediate vicinity.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval** of **PC# 17-25** for package beer and wine sales in the C-1 Commercial zoning district.

ATTACHMENTS:

1. PC#17-25 Application
2. Correspondence 10.6.25

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. 17-25
AS/400# 25-100071
HEARING DATE 10/13/25

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: Penman Center Office Condominim Assco.
Mailing Address: 1301 Penman RD
Jacksonville Beach, FL 32250

Applicant Name: Bryan Cantrell
Mailing Address: 606 N 4th Street
Jacksonville Beach, FL 32250

NOTE: Written authorization from the property owner is required if t

Agent Name: Brett Isaac
Mailing Address: 2151 University Blvd S
Jacksonville FL 32216

Please provide the name, address and telephone number for any other landowner, architect, engineer, environmental, structural, economic or other professionals assisting in the application on a

PROJECT DATA

Street address of property and/or Real Estate Number: RE 177387-0005 1301 Penman Rd apt

Legal Description of property (attach copy of deed): Deed Attached

Current Zoning Classification: C-1 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: Sec. 34-617. Commercial Limited: C-1

Describe the proposed conditional use and the reason for the request: see attached letter.

Applicant Signature: Bryan Cantrell Date: 9/12/25

EXHIBIT "A"

LEGAL DESCRIPTION OF THE LAND

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 4, BLOCK 4, SAN PABLO MANOR AS RECORDED IN PLAT BOOK 27, PAGE 97 OF THE CURRENT PUBLIC RECORDS DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°40'45" WEST ALONG THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 200.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF PENMAN ROAD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°19'15" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 168.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'15" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PENMAN ROAD, A DISTANCE OF 170.44 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 13TH AVENUE NORTH (AN 80-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°40'45" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO THE WESTERLY LINE OF A 20-FOOT ALLEY AS RECORDED IN OFFICIAL RECORDS VOLUME 535, PAGE 307 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°19'15" WEST, ALONG SAID WESTERLY LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 170.44 FEET; THENCE SOUTH 89°40'45" WEST, PARALLEL WITH A WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID BLOCK 4, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.704 ACRES MORE OR LESS.

Intended Use Statement for Conditional Use Application

Property Address: 1301 Penman Rd, Jacksonville Beach, FL 32250

Business Name: Puff & Pour

Applicant: Puff & Pour, LLC

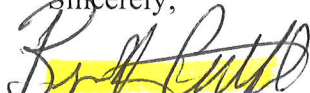
September 12, 2025

I, Bryan Cantrell, as property owner authorize Brett Isaac or other legal counsel to attend the hearing to apply for a conditional use permit for a 2APS license.

We understand that this use requires conditional approval under current zoning regulations and are committed to maintaining the aesthetic, safety, and integrity of the surrounding community. Puff & Pours, LLC intention is to create a clean, well-managed retail experience with tasteful branding and operations that minimize disruption and align with the commercial character of the area.

We respectfully request approval of this Conditional Use to support the issuance of a 2APS license at this location.

Sincerely,


Bryan Cantrell



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SIGNATURE REALTY & MANAGEMENT, INC.

Filing Information

Document Number P95000092851
FEI/EIN Number 59-3354129
Date Filed 12/06/1995
State FL
Status ACTIVE

Principal Address

4003 HARTLEY RD
JACKSONVILLE, FL 32257

Changed: 02/26/2004

Mailing Address

4003 HARTLEY RD
JACKSONVILLE, FL 32257

Changed: 02/26/2004

Registered Agent Name & Address

WESTLING, DALE G., SR.
331 EAST UNION ST.
JACKSONVILLE, FL 32202

Name Changed: 05/01/1996

Address Changed: 05/01/1996

Officer/Director Detail

Name & Address

Title DPV

CANTRELL, BRYAN K
606 N 4TH STREET
JACKSONVILLE BEACH, FL 32250

Title DTS

CANTRELL, NOREEN
233 HISTORY PLACE
ST. AUGUSTINE, FL 32095

Annual Reports

Report Year	Filed Date
2023	01/26/2023
2024	02/10/2024
2025	02/08/2025

Document Images

02/08/2025 -- ANNUAL REPORT	View image in PDF format
02/10/2024 -- ANNUAL REPORT	View image in PDF format
01/26/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
01/26/2020 -- ANNUAL REPORT	View image in PDF format
03/09/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
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01/19/2015 -- ANNUAL REPORT	View image in PDF format
01/19/2014 -- ANNUAL REPORT	View image in PDF format
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02/17/1998 -- ANNUAL REPORT	View image in PDF format
04/08/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format

THIS INSTRUMENT PREPARED BY:

Return to:

Dale G. Westling, Sr., PA
437 E. Monroe Street #300
Jacksonville, FL 32202

RE PARCEL ID 177387-0010
Documentary Stamps .70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this 25 day of January 2023 by *Bryan K. Cantrell, an unmarried man, and **Noreen M. Cantrell, an unmarried woman, hereinafter called Grantor and whose mailing address is:

* 4402 Goodbys Hideaway Dr N Jacksonville, FL 32217

** 237 HISTORY PLACE ST AUGUSTINE FL 32095

To Signature Realty & Management, Inc., hereinafter called Grantee and whose address is 4003 Hartley Road, Jacksonville, FL 32257.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars and other valuable considerations in hand paid to the Grantor, receipt whereof is hereby acknowledged, does remise, release and quit-claim unto the Grantee, all that certain land situate, lying and being in Duval County, Florida; viz:

Unit 1301-A Penman Center Office Condominium, a condominium according to Declaration of Condominium recorded in Official Records Book 10592, page 2142 of the current records of Duval County, Florida, together with an undivided share in the common elements and common surplus appurtenant thereto.

Commonly known as 1301 A Penman Road, Jacksonville Beach, FL 32250.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

No consideration is being paid for the transfer of this property.

SUBJECT TO taxes accruing subsequent to December 31, 2022

SUBJECT TO covenants, restrictions and easements of record, if any, however this reference thereto shall not operate to reimpose same.

SUBJECT TO taxes for the current year.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper, use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Deborah Ritter
Witness Signature

Bryan K. Cantrell
Bryan K. Cantrell

Deborah Ritter
Witness Printed Signature

Chriss A. Sacharow
Witness Signature

Noreen M. Cantrell
Noreen M. Cantrell

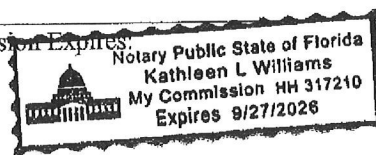
Chriss A. Sacharow
Witness Printed Signature

STATE OF FLORIDA, COUNTY OF Deval

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of January 2023, by Bryan K. Cantrell and Noreen M. Cantrell, who ☒ are personally known or ☐ have produced a _____ driver's license as identification.

Kathleen L. Williams
Notary Public
Print Name: Kathleen L. Williams

My Commission Expires:



RETURN TO:

Name: **Ponte Vedra Title, LLC**

Address: 115 Professional Drive, Ste 101
Ponte Vedra Beach, Florida 32082

THIS INSTRUMENT PREPARED BY:

Name: **Ponte Vedra Title, LLC**

Address: 115 Professional Drive, Ste 101
Ponte Vedra Beach, Florida 32082

Book 12089 Page 836
FOR RECORDER'S OFFICE

Doc# 2004326404

Book: 12089

Pages: 836 - 837

Filed & Recorded

10/11/2004 01:31:55 PM

JIM FULLER

CLERK CIRCUIT COURT

DUVAL COUNTY

RECORDING \$ 9.00

TRUST FUND \$ 1.50

DEED DOC STAMP \$ 694.40

REC ADDITIONAL \$ 8.00

5 MIN. RETURN

PHONE # 280-5540

Place above this line for processing data

WARRANTY DEED

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Warranty Deed, made this 31st day of August, 2004 BETWEEN Richard Birtwistle, III and Nancy J. Birtwistle, husband and wife,

whose post office address is: **1689 Bishop Estates Road, Jacksonville**
in the County of Duval, State of **Florida, 32269** hereinafter called GRANTOR,

and **Signature Realty & Management, Inc.,**

whose post office address is: **11562 Greenland Hideaway Drive East, Jacksonville**
in the County of Duval, State of **Florida, 32268** hereinafter called GRANTEE.

WITNESSETH: That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, by these presents has hereby granted, bargained, sold, remised, released, conveyed and confirmed unto said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **Duval** County, Florida, to wit:

Unit 1301-B, Penman Center Office Condominium, a condominium, according to the Declaration of Condominium recorded in Official Records Book 10592, page 2142 of the current public records of Duval County, Florida, together with an undivided share in the common elements and common surplus appurtenant thereto.

SUBJECT TO covenants, conditions, restrictions, easements of record and taxes for the current year.

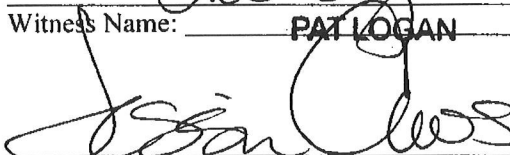
TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with said Grantee that, except as otherwise set forth herein, the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrance except as specified herein.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal these presents the day and year first above written.

Signed, sealed and delivered in
our presence:


Witness Name: PAT LOGAN


Witness Name: JESSICA CREWS


Richard Birtwistle, III

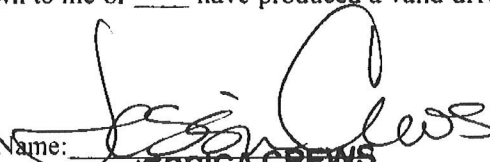

Nancy J. Birtwistle

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 31st day of August, 2004 by **Richard Birtwistle, III and Nancy J. Birtwistle**, who are ___ personally known to me or ☒ have produced a valid driver's license as identification and who did not take an oath.



Jessica Crews
MY COMMISSION # DD143954 EXPIRES
October 29, 2006
BONDED THRU TROY FAIN INSURANCE, INC.


Notary Name: JESSICA CREWS
My commission # JESSICA CREWS
Commission expires: _____

(Notary Seal)

Conditional Use Request & Justification Narrative

The applicant seeks conditional use approval to operate a **convenience store (mercantile retail)** that includes the sale of beer and wine for **off-premises consumption only**, under a **2APS alcoholic beverage license** issued by the Florida Division of Alcoholic Beverages and Tobacco.

The store will primarily function as a neighborhood retail operation, offering a variety of grocery and household goods. Beer and wine sales will be a secondary component, consistent with the scope of a 2APS license. All alcoholic beverages will be sold in sealed containers for carry-out only; no on-site consumption will occur.

This proposed use is justified and appropriate for the following reasons:

- 1. Consistency with the Comprehensive Plan**

The use is consistent with the goals of the City/County Comprehensive Plan to promote neighborhood-serving retail that provides daily goods and services to residents. Convenience stores with limited beer and wine sales are a common and anticipated use in commercial districts, supporting consumer choice and sustaining small businesses.

- 2. Compatibility with Surrounding Uses**

The property is located within a commercial zoning district where retail, grocery, and similar establishments are permitted. The sale of beer and wine in sealed containers is compatible with adjacent retail and service uses and will not alter the overall character of the area. Comparable uses in the vicinity demonstrate that this activity is appropriate and harmonious at this location.

- 3. Protection of Public Health, Safety, and Welfare**

Sales will be limited to sealed containers, with no on-site consumption. The business will implement responsible vendor practices, including age verification and staff training, in compliance with Florida ABT requirements. The store will be properly supervised, secured, and operated in a manner that does not create adverse impacts related to noise, traffic, or safety.

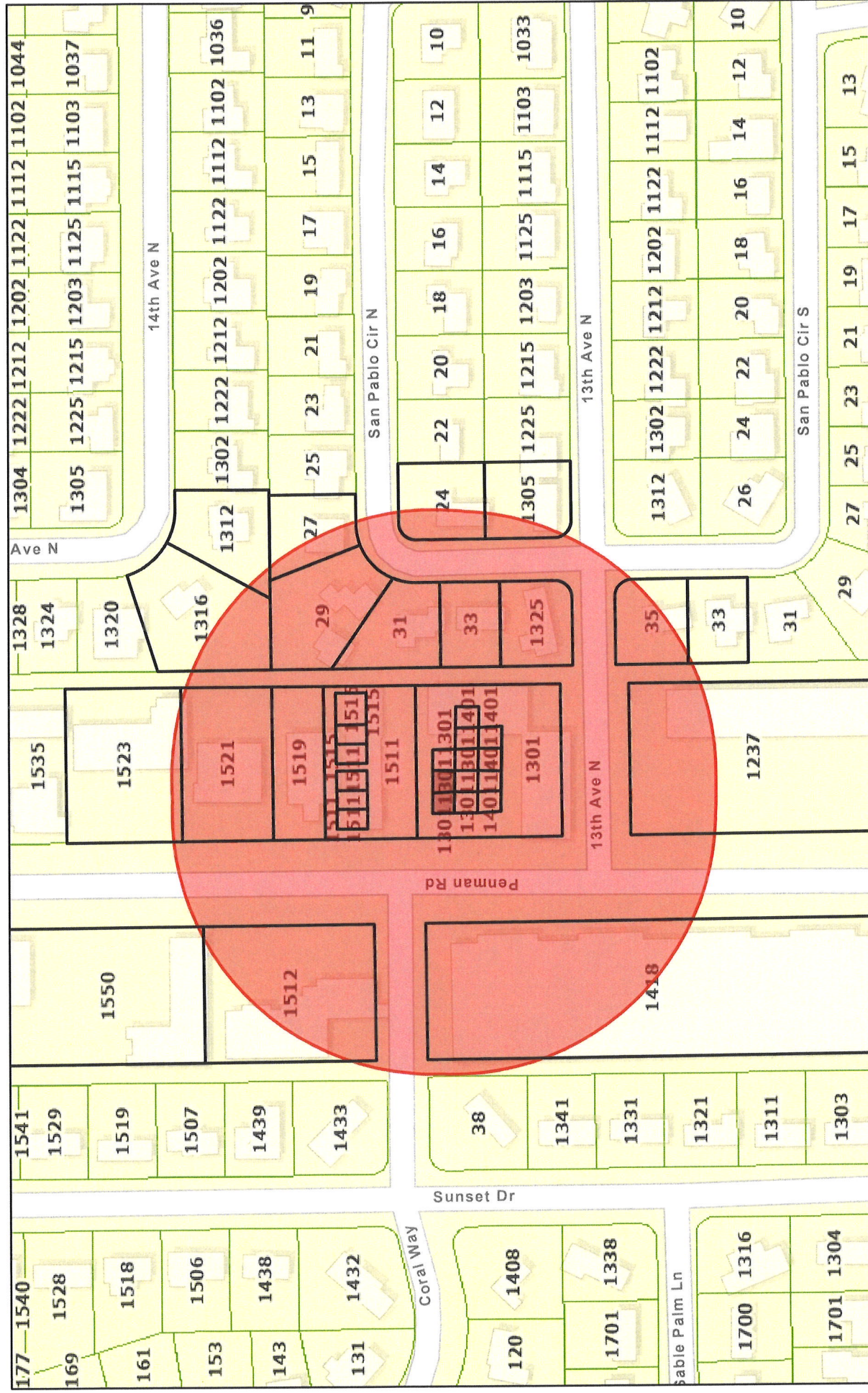
- 4. Economic and Community Benefit**

Approval of this conditional use will support a locally owned business, create employment opportunities, and generate sales tax revenue for the community. By providing a convenient retail service in a controlled and regulated environment, the store will serve the needs of surrounding residents and contribute positively to the commercial vitality of the area.

Conclusion

The proposed conditional use for a 2APS license within a convenience store is consistent with the Comprehensive Plan, compatible with surrounding uses, protective of public health and welfare, and beneficial to the community. For these reasons, the applicant respectfully requests approval.

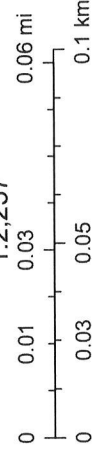
Land Development Review



September 15, 2025

Parcels

1:2,257



Esri Community Maps Contributors, City of Jacksonville, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

PREPARED BY and RETURN TO:
Richard G. Hathaway, P.A.
50 A1A North - Suite 102
Ponte Vedra Beach, FL 32082

Book 10592 Page 2142

Doc# 2002211355
Book: 10592
Pages: 2142 - 2198
Filed & Recorded
07/30/2002 08:31:17 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 29.00
RECORDING \$ 229.00

RE No. 197451-0200

**DECLARATION OF CONDOMINIUM
FOR
PENMAN CENTER OFFICE CONDOMINIUM**

THIS DECLARATION is made this 24th day of July, 2002, by **H & H SEASIDE DEVELOPMENT L.L.C.**, a Florida limited liability company ("Developer").

1. INTRODUCTION AND SUBMISSION.

1.1 Submission Statement. Developer hereby submits to the condominium form of ownership and use the land described in EXHIBIT "A" hereof, the improvements now and hereafter situated thereon, and the easements and rights appurtenant thereto (the "Condominium Property") (excluding therefrom any utility or cable television lines, conduits, or personal property installed thereon the ownership of which is retained by Developer or its designees), pursuant to Chapter 718, Florida Statutes, 2000, as amended to the date hereof (the "Condominium Act").

1.2 Name. The name by which this condominium is to be identified is PENMAN CENTER OFFICE CONDOMINIUM, herein called the "Condominium." The street address of the Condominium is 1301 and 1401 Penman Road, Jacksonville Beach, Florida 32250.

1.3 The Land. The land submitted to the Condominium is situated in Duval County, Florida, and is described in EXHIBIT "A" attached hereto and made a part hereof, and consists of a parcel of real property (the "Land"). A survey and site plan of the Land is attached hereto and made a part hereof as EXHIBIT "C."

2. DEFINITIONS.

2.1 "Articles" means the Articles of Incorporation of the Association, as amended from time to time, a copy of which is attached hereto as EXHIBIT "E".

2.2 "Assessment" means a share of the funds required for the payment of Common Expenses which from time to time is assessed against the Unit Owner, and such additional sums which may be assessed directly against one or more Unit Owners (though not necessarily against other Unit Owners), including, but not limited to, special assessments, and surcharges hereinafter specified.

AGENT AUTHORIZATION

September 9, 2025

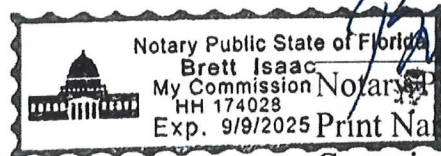
To Whom It May Concern:

This letter is to authorize Zach Miller, Esq. to sign and act as agent for submittal, amendment and approval of application for a Conditional Use for a portion of properties with the following real estate numbers: 177387-0005 as more particularly described in the legal description included.

By: [Signature]
Name: Bryan K Cantrell
Title: Landlord

COUNTY OF Duval
STATE OF FLORIDA

The foregoing was acknowledged before me this 9 day of September by _____ as _____ on behalf of the _____ He/She is personally known to me or produced _____ as identification.



[Signature] Notary Public Signature

Print Name: _____

Commission Expires: _____



FW: PC#17-25 - Conditional Use Application for Packaged Liquor Store at 1301 Penman Road

From Planning Division <Planning@jaxbchfl.net>

Date Mon 10/6/2025 12:14 PM

To Monica McDaniel <MMcDaniel@jaxbchfl.net>; Jodilynn Byrd <jbyrd@jaxbchfl.net>

Cc Christian Popoli <cpopoli@jaxbchfl.net>

From: Brian Seymour <brseymour@gmail.com>

Sent: Monday, October 6, 2025 8:13 AM

To: Planning Division <Planning@jaxbchfl.net>

Subject: PC#17-25 - Conditional Use Application for Packaged Liquor Store at 1301 Penman Road

You don't often get email from brseymour@gmail.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Jacksonville Beach Department of Planning and Development (Department),
As a client of several businesses within the 1200-1500 block of Penman Road, I write in strong opposition to the proposed Conditional Use Application to allow for a Packaged Liquor store at 1301 Penman Road, Units A and B (PC#17-25). Those concerns revolve around three main points:

1.) The proximity of the property to a facility that caters to young children (ie. Nancy Dance Studio), and other exercise facilities (ie. AltFit and In Balance).

- Proximity to Nancy Dance may violate codes that regulate the proximity of alcohol sales to schools, as the studio may be considered a type of school that teaches dance to young children
- Proximity to the other fitness studios may serve to de-motivate existing clientele and result in a loss of business for those facilities. It also creates a potential safety concern, increasing the likelihood of intoxicated patrons to harass clients of the fitness studios
- Additional safety concerns may exist for fitness clients who may be more tempted to drink after a workout - a dangerous and unhealthy combination

2.) The proximity to other, existing establishments that serve beer and wine (ie. Strings Bar, Simko's Discount Beverage, and the Circle K gas station).

- The three businesses listed above already serve wine and beer in the immediate vicinity, so what is the need to have another one?
- I would question the business acumen of someone who wants to open a business so close to other businesses offering the same service - what is the realistic "lifespan" of such a business?
- The risks of having so many similar businesses in such close proximity seem to far outweigh the benefits.

3.) Traffic congestion

- This is already a congested area with very limited parking for the tenants and clients of all the businesses located in the plazas there on Penman. Additional congestion, especially when associated with a business whose sole purpose is intoxication, is unwarranted, unnecessary, and greatly increases the risk to personal physical safety and increases the likelihood for harassment.

I oppose the issuance of the Conditional Use Application/Permit (PC#17-25), and strongly urge the Department to deny the application.

Kindly,
Brian Seymour



FW: PC#17-25 Conditional Use Application for 1301 Penman Rd (Unit A&B)

From Planning Division <Planning@jaxbchfl.net>

Date Mon 10/6/2025 12:14 PM

To Monica McDaniel <MMcDaniel@jaxbchfl.net>; Jodilynn Byrd <jbyrd@jaxbchfl.net>

Cc Christian Popoli <cpopoli@jaxbchfl.net>

From: Alvena Kerta <akerta3@gmail.com>

Sent: Sunday, October 5, 2025 11:02 AM

To: Planning Division <Planning@jaxbchfl.net>

Subject: PC#17-25 Conditional Use Application for 1301 Penman Rd (Unit A&B)

You don't often get email from akerta3@gmail.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

I am writing regarding the Conditional Use Application requested for property address 1301 Penman Road, Unit A & B, Jacksonville Beach, FL. I am writing to oppose their request for a conditional use application to sell packaged beer and wine. There is a beer & liquor store in the adjacent retail center offering the same products, not to mention this is a predominantly residential area of the beaches.

Thank you for your consideration.

Alvena Kerta



FW: Opposition to Conditional Use Application PC#17-25 (1301 Penman Road, Unit A & B)

From Planning Division <Planning@jaxbchfl.net>

Date Mon 10/6/2025 12:14 PM

To Monica McDaniel <MMcDaniel@jaxbchfl.net>; Jodilynn Byrd <jbyrd@jaxbchfl.net>

Cc Christian Popoli <cpopoli@jaxbchfl.net>

From: Remee <dinmore8788@gmail.com>

Sent: Friday, October 3, 2025 4:09 PM

To: Planning Division <Planning@jaxbchfl.net>

Subject: Opposition to Conditional Use Application PC#17-25 (1301 Penman Road, Unit A & B)

You don't often get email from dinmore8788@gmail.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

I am writing as a frequent patron of businesses in the Penman Road area to oppose the conditional use application PC#17-25 for 1301 Penman Road, Unit A & B, which seeks approval for a packaged liquor store selling beer and wine.

While I respect the rights of businesses to serve the community, I believe this particular use is not appropriate for this location for the following reasons:

1. Incompatibility with the area's character

This section of Jacksonville Beach is primarily residential with many small service-related businesses. Adding another alcohol retail outlet would not align with the current character of the area and may create an imbalance in business types.

2. Redundancy of services

There is already an existing store in the retail center nearby that provides the same products (beer, wine, and tobacco). A second location offering identical products is unnecessary and does not provide meaningful community benefit.

3. Parking and traffic strain

Parking in this area is already very limited and often stressed by existing tenants and nearby residents. Additionally, traffic along Penman Road and surrounding streets is already slowing down and experiencing congestion during peak hours. A new liquor store would only worsen these conditions, creating additional safety and accessibility concerns.

4. Community impact

The establishment of another alcohol retail shop in a largely residential section could negatively affect the quality of life in the neighborhood and does not promote the balanced, family-friendly environment we value in Jacksonville Beach.

For these reasons, I respectfully urge the Planning Commission to deny this application.

Thank you for your time and consideration.

Sincerely,
Remee Dinmore



FW: PC # 17-25

From Planning Division <Planning@jaxbchfl.net>

Date Mon 10/6/2025 3:18 PM

To Monica McDaniel <MMcDaniel@jaxbchfl.net>; Christian Popoli <cpopoli@jaxbchfl.net>

Cc Jodilynn Byrd <jbyrd@jaxbchfl.net>

From: jen conway <jenniferconway@comcast.net>

Sent: Monday, October 6, 2025 2:36 PM

To: Planning Division <Planning@jaxbchfl.net>

Subject: PC # 17-25

You don't often get email from jenniferconway@comcast.net. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am writing to you in regards to the hearing happening on October 13th. It is PC#17-25, the property located at 1401 Penman Road.

I am against a liquor, smoke and vape shop being put into this space. I feel that it would negatively change this safe, quiet little shopping center which it has been for years.

Thank you,
Jen



FW: Opposition to Proposal PC#17-25

From Planning Division <Planning@jaxbchfl.net>

Date Mon 10/6/2025 3:19 PM

To Monica McDaniel <MMcDaniel@jaxbchfl.net>; Christian Popoli <cpopoli@jaxbchfl.net>

Cc Jodilynn Byrd <jbyrd@jaxbchfl.net>

From: Christine Encinas <mangum_c@bellsouth.net>

Sent: Monday, October 6, 2025 3:11 PM

To: Planning Division <Planning@jaxbchfl.net>

Subject: Opposition to Proposal PC#17-25

You don't often get email from mangum_c@bellsouth.net. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

ATTN: Planning Commission of Jacksonville Beach

Please submit and acknowledge this email to record my strong opposition to proposal PC#17-25, the application requesting the allowance of a packaged liquor store in the commercial limited C-1 zoning district at the address of 1301 Penman Road, Unit A & B, Re#177387-0010 & 177387-0015. This proposal threatens the safety and security of the AltFit fitness studio in which I have been both a student and instructor for the past 5 years. This location was originally a ballet dance studio and has always been an area that is family friendly and exemplifies a lifestyle of health and fitness.

This location is a combination of businesses and residential homes, and the residential homes should always take priority over business requests. There are many options available that are more appropriate for a liquor store to find a place within the Jax Beach community that would have a smaller impact to this kind of community. The Jax Beach Planning committee should always prioritize safety over any economic gains that would more than likely not show many gains as it could only have a negative impact. Please maintain and protect the safety of those that already have residence here. This type of business would only impose a risk to the safety of patrons due to the increase of traffic, lack of parking and the potential for security issues.

Just recently, there was an attempted kidnapping incident at a vape shop in a nearby county. If needed, additional statistics can be provided that reflect heightened crime statistics associated with a liquor business. We are already limited with spaces where we can safely go without being constantly in fear, do not continue to take our safe spaces away.

In conclusion, this email is being submitted to oppose proposal PC#17-25. I urge you to uphold the safety of this area and consider the safety of those that already have a vested interest in this area by way of business or residential activity. Thank you for allowing the opportunity to be heard on this matter, your service to this community is appreciated.

Sincerely,
Christine Encinas



Conditional Use Application for Business on Penman

From Ariane Justice <ariane.a.justice@gmail.com>

Date Mon 10/6/2025 3:50 PM

To Planning Division <Planning@jaxbchfl.net>

You don't often get email from ariane.a.justice@gmail.com. [Learn why this is important](#)

Caution: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Planning Commission of Jacksonville Beach,

As a patron of the Alt Fit Jax Studio and a resident of this community, I am writing you today with deep concern about the proposal to open a liquor and smoke shop at 1401 Penman Road. I urge you to deny this application to protect the safety and character of this neighborhood.

The business owners in that plaza, especially Alt Fit Jax, have worked hard to create a place where people feel safe and welcome. Allowing a liquor and smoke shop there would dismantle their hard work and threaten the safety of current and future patrons of the plaza.

Although I am very passionate about protecting this safe space, it's also backed by evidence.

- An article published by the National Library of Medicine, particularly off-premise consumption alcohol stores are strongly associated with drinking problems, crime, and violence. Unlike the on-premise consumption venues, the liquor store can sell alcoholic beverages to patrons in large quantities in unmonitored environments such as cars, parking lots, or street corners.
- Another article published by the Alcohol Research Group, references a study done by Tragenstein and her team from Johns Hopkins found a direct link between the availability of alcohol and violent crime. With a 10% increase in access to alcohol outlets (off-site and on-site consumption), there was an associated increase of 4.2% in violent crime. There is a stronger link to increased violent crimes with outlets for off-site consumption at 4.4%
- Smoke shops often sell legal but poorly regulated substances. For example, Kratom, a product commonly sold in this store has been linked to several overdoses this year alone. Approving this proposal would introduce an unnecessary and foreseeable public health risk into our community.

Setting aside the extensive evidence linking these businesses to crime, there are immediate, practical issues that make this proposal unsuitable for the location:

- **Parking and Traffic Safety:** This is a small plaza with limited parking that already serves multiple businesses. Adding a high-traffic, high-turnover liquor store will create significant parking shortages, especially during evenings and weekends, making it harder for patrons of the

existing businesses to find a space. The inevitable increase in traffic entering and exiting this small, confined lot also poses a clear risk for traffic accidents.

- **Direct Threat to Patron Safety:** The existing businesses—a fitness studio and two salons—serve a clientele that is predominantly women. The presence of intoxicated individuals, a common and predictable issue around off-premise liquor stores, would create an intimidating and potentially unsafe environment for these patrons as they walk to and from their cars, often alone or in the evening.
- **Guaranteed Decline in Cleanliness:** The quality of life and cleanliness of the plaza will decrease. These establishments are consistently magnets for loitering and litter. The area will inevitably be surrounded by cigarette and cigar butts, empty vape cartridges, and broken bottles, degrading the property that the current business owners work hard to maintain.

Approving this application would actively undermine a safe and positive commercial space in our community. It would create foreseeable problems with parking, traffic, safety, and cleanliness, all while increasing the statistical risk of violent crime. For the well-being of the current patrons and the long-term vitality of our community, I implore you to reject this proposal.

Thank you for your time and consideration.

Respectfully,
Ari Justice



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	09/18/2025
SUBJECT:	PC# 18-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 13, 2025 Planning Commission Meeting.

PC# 18-25

Conditional Use Application

OWNER: Karen B. Thomas
3572 Richmond Street
Jacksonville, FL 32205

APPLICANT: Karen B. Thomas
3572 Richmond Street
Jacksonville, FL 32205

AGENT: Pamela Tibbs-Daylor
RE/MAX Specialists PV
250 A1A N, Suite 500
Ponte Vedra Beach, FL 32082

LOCATION: 1102 2nd Street South

REQUEST: **Conditional Use Application** to allow for construction of a three-unit townhome structure, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Limited: C-1 zoning district. The property is situated on the southwest corner of the intersection of 2nd Street South and 11th Avenue South. The property is currently occupied by a four-unit multifamily structure, built in 1946. The current structure is of an older design, and currently does not meet many of the required design standards in the Land Development Code, nor does it likely meet most of the requirements in the Florida Building Code. Additionally, as the building was constructed prior to the adoption of the current FEMA FIRM maps, the structure sits below base flood elevation. All of these reasons combined have led to the request to demolish the existing



structure and build three fee-simple town homes in its place.

The subject property is located within the first block on the east side of 3rd Street South, and the entire block is within the C-1 zoning district. The adjacent blocks further east beyond 2nd Street South are in the RM-2 zoning district. The general area is a mix of commercial and residential uses, both in the surrounding blocks and specifically within this block. With the conversion of this property into three town homes, the number of dwelling units will be reduced from four to three, and this will reconfigure the site to be in compliance with all current land development code regulations. Additionally, as with all new construction, the design will require the buildings to be elevated above the base flood elevation for the area, which will include an additional foot of freeboard. Finally, the new structures will be built to current Building Code standards, which will help ensure the structures are out of the flood plain, and can better withstand modern storms and flooding.

The surrounding uses are as follows: to the south and adjacent across the existing alley, multifamily condos; to the east, across 2nd Street South, two town home units; to the west and adjoining, a commercial restaurant use; and to the north, across 11th Avenue South, a commercial office condo structure. The proposed use is not in conflict with any of the existing uses, and will be consistent with other uses on the same block and the surrounding area. Generally, multifamily and town home uses are a good transition from fully commercial uses to single-family residential.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval** of **PC# 18-25** for a three-unit town home project in the C-1 Commercial zoning district.

ATTACHMENTS:

1. PC#18-25

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.



RECEIVED
CONDITIONAL USE APPLICATION

SEP 15 2025

PLANNING
DEPARTMENT

PC No. 18-25
AS/400# 25-100074
HEARING DATE 10/13/25

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 VI, 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 ten (10) 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: <u>KAREN B. THOMAS</u>	Telephone: <u>904.477.2008</u>
Mailing Address: <u>3572 RICHMOND STREET</u>	Fax: _____
<u>JACKSONVILLE, FLORIDA 32205</u>	E-Mail: <u>karenbthomas@comcast.net</u>
Applicant Name: <u>KAREN B. THOMAS</u>	Telephone: <u>904.477.2008</u>
Mailing Address: <u>3572 RICHMOND STREET</u>	Fax: _____
<u>JACKSONVILLE, FLORIDA 32205</u>	E-Mail: <u>karenbthomas@comcast.net</u>

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

Agent Name: _____	Telephone: _____
Mailing Address: _____	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: 1102 2nd St. South Jacksonville Beach, FL 32250 #176196-0500

Legal Description of property (attach copy of deed): 3-28 20-2S-28E .215 PABLO BEACH SOUTH
LOT 1, E 25FT LOT 2 BLK 113

Current Zoning Classification: Commercial JC 1 Future Land Use Map Designation: MULTI-FAMILY RESIDENTIAL

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 (9), 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: 34-617(d)(14) Rm-1 standards

Describe the proposed conditional use and the reason for the request: ZONING CHANGE:
PROPERTY CURRENTLY ZONED COMMERCIAL JC-1. WOULD LIKE TO CHANGE TO MULTI-FAMILY RESIDENTIAL.
THE QUADRAPLEX LOCATED AT 1102 2ND STREET SOUTH WILL BE DEMOLISHED AND THREE LUXURY
TOWNHOMES TO BE CONSTRUCTED.

Applicant Signature: Karen B. Thomas Date: September 12, 2025

PLANNING AND DEVELOPMENT DEPARTMENT 11 NORTH 3RD STREET PHONE (904) 247-6231 FAX (904) 247-6107



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, October 13, 2025**, at **6:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, to consider the following development permit applications:

PC#18-25 Conditional Use Application to allow for construction of a three townhomes located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (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.**

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can 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 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.

If you are a person with a disability who needs 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 286.0105, 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.

Prepared by:
JoAnn Lee
Watson & Osborne Title Services, Inc.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach Florida 32082
File #: 06T1028

142543
Record and return to:
Karen B. Thomas
3572 Richmond Street
Jacksonville, Florida 32205

18.50
70

General Warranty Deed

Made this February 28, 2007 A.D. By BELLOIT GROUP, LLC, a Florida limited liability company, whose address is: 3572 Richmond Street, Jacksonville, Florida 32205, hereinafter called the grantor, to **Karen B. Thomas, a single woman**, whose address is: 3572 Richmond Street, Jacksonville, Florida 32205, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

PARCEL 1:

The South 33 feet of Lot 1 and the East 25 feet of Lot 2, Block 113, PABLO BEACH SOUTH, according to plat thereof as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida.

PARCEL 2:

The North 92 feet of Lot 1, Block 113, PABLO BEACH SOUTH, according to plat thereof as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida.

Parcel ID Number: 176196-0500

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Denise Strange
Witness Printed Name Denise Strange

Karen B. Thomas (Seal)
Karen B. Thomas, Managing Member of Belloit Group, LLC
Address: _____

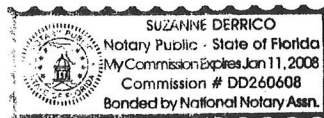
Suzanne Derrico
Witness Printed Name SUZANNE DERRICO

Address: _____ (Seal)

State of Florida
County of St. Johns

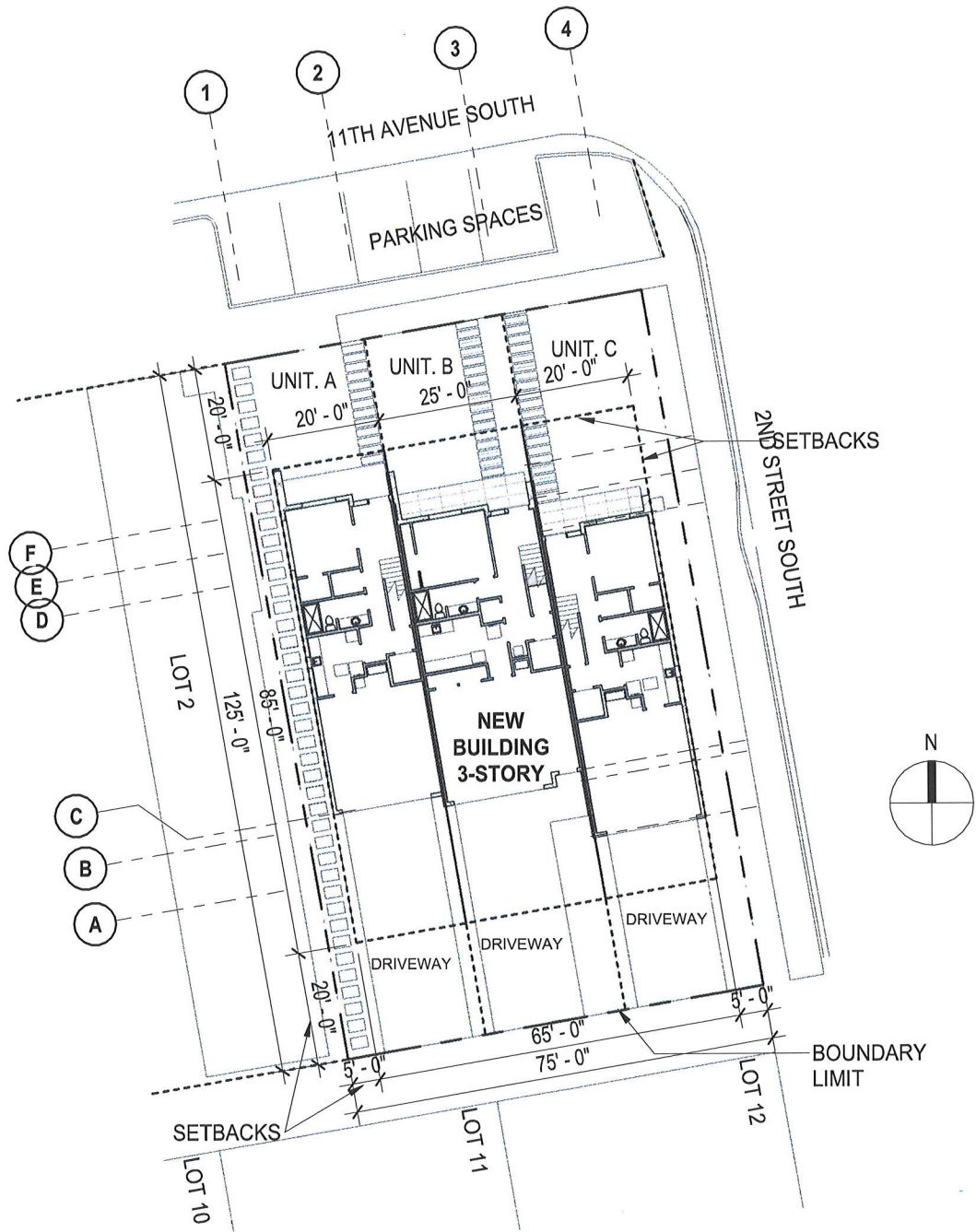
The foregoing instrument was acknowledged before me this 28th day of February, 2007, by Karen B. Thomas, Managing Member of Belloit Group, LLC, who is/are personally known to me or who has produced DRIVER'S LICENSE as identification.

Suzanne Derrico
Notary Public
Print Name: SUZANNE DERRICO
My Commission Expires: _____



PROPERTIES
DUVAL MAPS





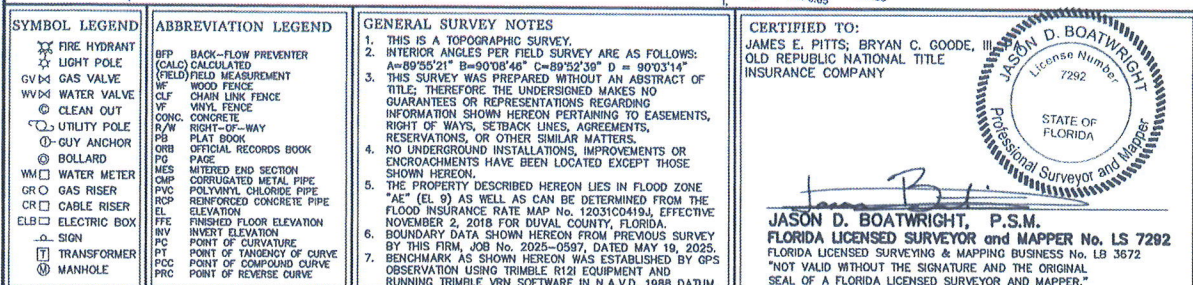
1. SITEPLAN

SCALE: 1" = 30'-0"

09.12.2025

POH
GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES

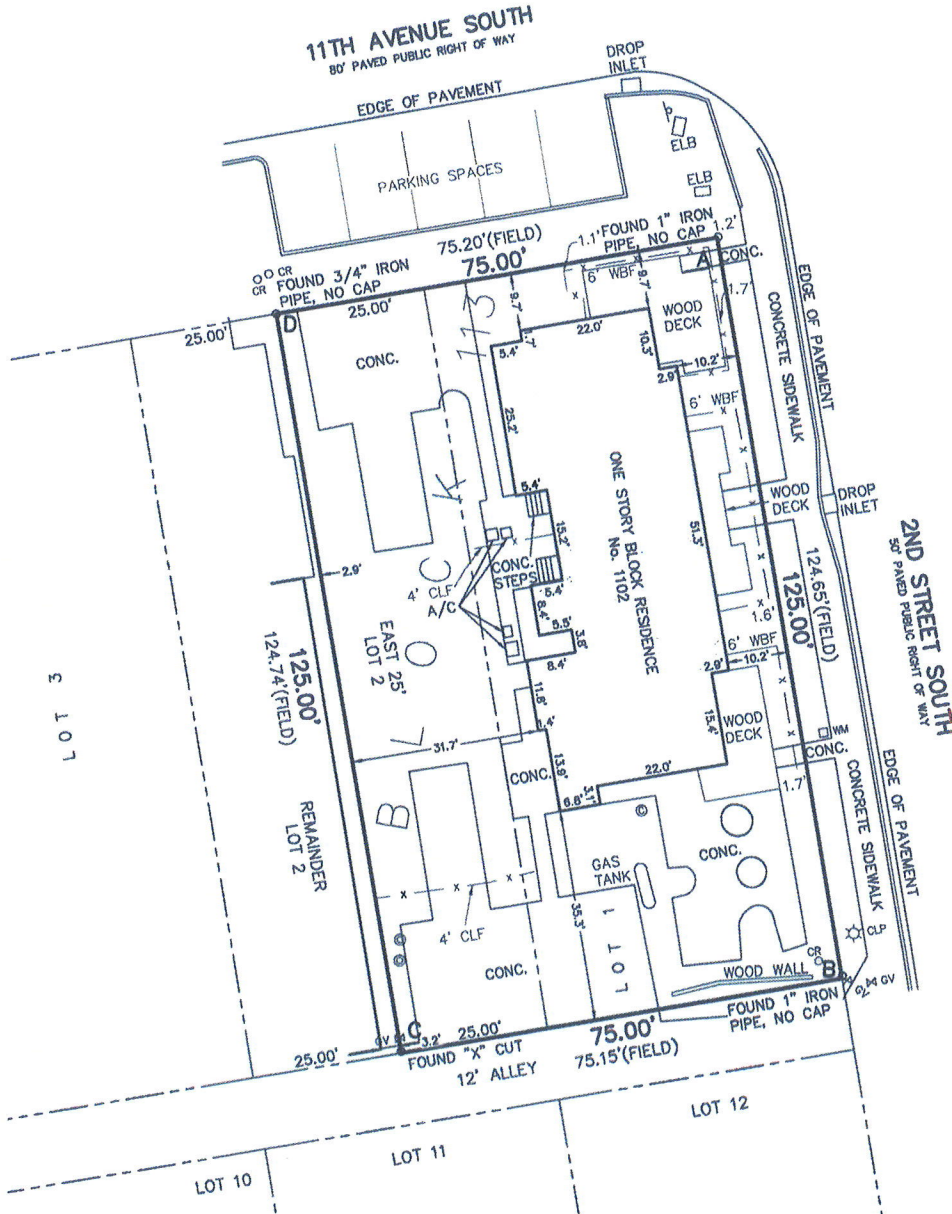
LOT 1, TOGETHER WITH THE EASTERLY 25 FEET OF LOT 2, BLOCK 113,
PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF
THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



FILE: 2025-0881 DRAWN BY: WWZ SCALE: 1" = 20'	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550	DATE: JULY 29, 2025 SHEET 1 OF 1
---	---	-------------------------------------

MAP SHOWING SURVEY OF

LOT 1, TOGETHER WITH THE EASTERLY 25 FEET OF LOT 2, BLOCK 113, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



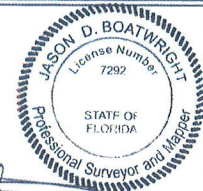
SYMBOL-LEGEND	
XX	FIRE HYDRANT
☆	LIGHT POLE
GV	GAS VALVE
WV	WATER VALVE
○	CLEAN OUT
○	UTILITY POLE
⊙	GUY ANCHOR
⊙	BOLLARD
WM	WATER METER
GR	GAS RISER
CR	CABLE RISER
ELB	ELECTRIC BOX
⊙	SIGN
⊕	TRANSFORMER
⊕	MANHOLE

ABBREVIATION-LEGEND	
BFP	BACK-FLOW PREVENTER
(CALC)	CALCULATED
(FIELD)	FIELD MEASUREMENT
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PL	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PO	PAGE
MES	METERED END SECTION
CMP	CORRUGATED METAL PIPE
PCP	POLYETHYLENE GLASS REINFORCED CONCRETE PIPE
EL	ELEVATION
FTE	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY SURVEY.
- INTERIOR ANGLES PER FIELD SURVEY ARE AS FOLLOWS:
A = 89°55'21" B = 90°08'48"
C = 89°52'39" D = 90°03'14"
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
- THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" (EL. 9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0419J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
KAREN THOMAS



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

FILE: 2025-0597
DRAWN BY: WWR
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: MAY 19, 2025
SHEET 1 OF 1

THOMAS KAREN B 
3572 RICHMOND ST
JACKSONVILLE, FL 32205-9422

Primary Site Address
1102 S 2ND ST
Jacksonville Beach FL 32250-

Official Record Book/Page
13858-01440

Tile #
9504

1102 S 2ND ST

Property Detail

RE #	176196-0500
Tax District	USD2A
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03201 PABLO BEACH SOUTH
Total Area	9080

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$172,242.00	\$170,555.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$800,000.00	\$800,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$972,242.00	\$970,555.00
Assessed Value	\$642,074.00	\$706,281.00
Cap Diff/Portability Amt	\$330,168.00 / \$0.00	\$264,274.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$642,074.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

'School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13858-01440	2/28/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved
13233-01259	4/24/2006	\$760,000.00	WD - Warranty Deed	Qualified	Improved
08410-00274	8/2/1996	\$145,000.00	WD - Warranty Deed	Qualified	Improved
08410-00272	8/2/1996	\$100.00	WD - Warranty Deed	Unqualified	Improved
04933-00033	8/1/1979	\$3,000.00	WD - Warranty Deed	Unqualified	Vacant
04933-00032	7/25/1979	\$79,000.00	WD - Warranty Deed	Unqualified	Vacant
04772-01122	12/1/1978	\$92,500.00	AG - Agreement for Deed	Unqualified	Improved
04518-00111	12/1/1976	\$45,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	75.00	125.00	Common	4.00	Lot	\$800,000.00

Legal

LN	Legal Description
1	3-28 20-2S-28E .215
2	PABLO BEACH SOUTH
3	LOT 1,E 25FT LOT 2 BLK 113

Buildings

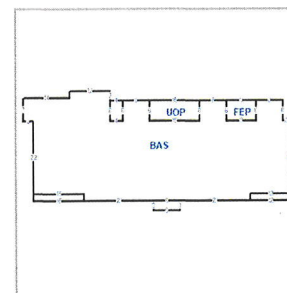
Building 1

Building 1 Site Address
1102 S 2ND ST Unit
Jacksonville Beach FL 32250-

Building Type	0803 - QUADRUPLEX
Year Built	1946
Building Value	\$170,555.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2144	2144	2144
Unfin Open Porch	24	0	5

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	6	6 Wood Custom
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted



Unfin Open Porch	90	0	18	Air Cond	3	3 Central
Finished Encl Porch	54	0	32			
Finished Open Porch	24	0	7	Element	Code	Detail
Finished Open Porch	24	0	7	Stories	1.000	
Finished Open Porch	24	0	7	Bedrooms	4.000	
Finished Open Porch	30	0	9	Baths	4.000	
Finished Open Porch				Rooms / Units	4.000	
Total	2390	2144	2222			

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$706,281.00	\$0.00	\$706,281.00	\$5,153.41	\$5,668.75	\$5,351.14
Public Schools: By State Law	\$970,555.00	\$0.00	\$970,555.00	\$3,006.17	\$3,003.87	\$2,906.52
By Local Board	\$970,555.00	\$0.00	\$970,555.00	\$2,185.60	\$2,181.81	\$2,082.62
School Board Voted	\$970,555.00	\$0.00	\$970,555.00	\$972.24	\$970.56	\$970.56
FL Inland Navigation Dist.	\$706,281.00	\$0.00	\$706,281.00	\$18.49	\$20.34	\$19.07
Jax Beh USD2A	\$706,281.00	\$0.00	\$706,281.00	\$0.00	\$0.00	\$0.00
Jax Beach	\$706,281.00	\$0.00	\$706,281.00	\$2,564.89	\$2,821.38	\$2,693.47
Water Mgmt Dist. SJRWMD	\$706,281.00	\$0.00	\$706,281.00	\$115.12	\$126.64	\$120.28
Urban Service Dist2	\$706,281.00	\$0.00	\$706,281.00	\$0.00	\$0.00	\$0.00
			Totals	\$14,015.92	\$14,793.35	\$14,143.66
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$972,242.00	\$642,074.00	\$0.00	\$642,074.00		
Current Year	\$970,555.00	\$706,281.00	\$0.00	\$706,281.00		

2025 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2024](#)

[2023](#)

[2022](#)

[2021](#)

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

[2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
BELLOIT GROUP, LLC

Filing Information

Document Number L04000047811
FEI/EIN Number [35-2239548](#)
Date Filed 06/25/2004
State FL
Status ACTIVE

Principal Address

3572 RICHMOND STREET
JACKSONVILLE, FL 32205

Mailing Address

216 11TH AVE S
JACKSONVILLE BEACH, FL 32250

Changed: 06/02/2006

Registered Agent Name & Address

THOMAS, KAREN B
3572 RICHMOND STREET
JACKSONVILLE, FL 32205

Authorized Person(s) Detail

Name & Address

Title MGRM

THOMAS, KAREN B
3572 RICHMOND STREET
JACKSONVILLE, FL 32205

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	04/09/2024



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	09/18/2025
SUBJECT:	PC# 19-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 13, 2025 Planning Commission Meeting.

PC# 19-25
Conditional Use Application

OWNER: Chris Johns
255 10th Avenue South
Jacksonville Beach, FL 32250

APPLICANT: Chris Johns
255 10th Avenue South
Jacksonville Beach, FL 32250

AGENT: N/A

LOCATION: 255 10th Avenue South

REQUEST: **Conditional Use Application** to allow for construction of a third unit to an existing two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the Commercial Limited: C-1 zoning district. The property is located mid-block, along the north side of 10th Avenue South, between 2nd Street South and 3rd Street South. The block is completely zoned C-1 commercial, but is host to a mix of commercial and residential uses. The subject site is currently a two-unit multifamily structure, built in 1958. The property currently lacks any on-site parking, and is located near the front of the property, with a substantial amount of undeveloped land in the rear. The current structure is an up-down duplex, with each unit roughly 800 square feet in size.

The applicant is requesting to construct an additional third unit to the rear of the existing structure. As part of the new construction, the current two units will be given four (4) parking spaces in the front of the existing structure, and the new



third unit will have parking access off the existing alley. The proposed unit is within the limits of maximum density per the 2050 Comprehensive Plan and meets the minimum lot size requirements for RM-2 zoning, east of third street. The new structure will be built to meet all the current LDC, Building Code and Flood zone requirements.

Surrounding uses include a commercial coffee shop with drive-through service, adjoining to the west, fronting on 3rd Street South, a commercial auto service station to the north and adjoining, a two-unit townhouse structure adjoining to the east, and an existing commercial retail center and vacant commercial lot to the south, across 10th Avenue South. The proposed additional unit should not cause conflict with the existing surrounding uses, nor will it cause any expected form of nuisance. The surrounding area is a diverse mix of uses, and adding a dwelling unit to an existing multifamily property is supported by the intents and strategies of the 2050 Comprehensive Plan, which encourages the infill development of residential units in existing residential and mixed-use areas.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval** of **PC# 19-25** for the addition of a third multifamily unit to an existing two-unit multifamily property located in the C-1 Commercial zoning district.

ATTACHMENTS:

1. PC#19-25 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

SEP 12 2025

PLANNING
DEPARTMENT

PC No. 19-25
AS/400# 25-100075
HEARING DATE 10-13-25

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 VI, 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 ten (10) 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: Chris Johns
Mailing Address: 255 10th Ave S
Jacksonville Beach, FL 32250

Telephone: 904-378-6533
Fax: 904-895-6257
E-Mail: chris@chrisjohnsmediation.com

Applicant Name: Chris Johns
Mailing Address: 255 10th Ave S
Jacksonville Beach, FL 32250

Telephone: 904-378-6533
Fax: 904-895-6257
E-Mail: chris@chrisjohnsmediation.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: 255 10th Ave S, Jacksonville Beach, FL 32250 RE#176133-0000

Legal Description of property (attach copy of deed): Lot 10, Block 93, Pablo Beach South, Plat Book 3, Page 28 - Duval County

Current Zoning Classification: C-1

Future Land Use Map Designation: LC

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 (9), 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: 34-617 d 14

Describe the proposed conditional use and the reason for the request: Multi-Family RM-1 use in C-1 zoning district.
The existing 2-story structure is currently two residential units & I am looking to add a 3rd unit that will be 2-stories

Applicant Signature: Chris Johns

Date: 9-12-2025



PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, October 13, 2025, at 6:00 p.m.** in the **Council Chambers**, located at **11 North 3rd Street**, Jacksonville Beach, to consider the following development permit applications:

PC#19-25 Conditional Use Application to allow for construction of a third unit to an existing 2 story structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The **property is addressed as 255 10th Ave South RE#176133-0000 legally described as Lot 10, Block 93, Pablo Beach South.**

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).

Planning Commission
City of Jacksonville Beach

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can 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 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.

If you are a person with a disability who needs 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 286.0105, 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.

THIS INSTRUMENT PREPARED BY:
Richard T. Morehead
Bartlett, Miller & Morehead, P.A.
910-A 3rd Street
Neptune Beach, Florida 32266

RECORD AND RETURN TO:
Chris Johns
257-215 South 10th Avenue
Jacksonville Beach, Florida 32250

RE PARCEL ID #: 176133-0000
BUYER'S TIN: [REDACTED]

FOR RECORDER	
Book	8222 Pg 1624
Bk:	8222
Pg:	1624 - 1625
Doc#	95231884
Filed & Recorded	11/21/95
	04:11:04 P.M.
	HENRY W. COOK
	CLERK CIRCUIT COURT
	DUVAL COUNTY, FL
REC. \$	10.50
DEED	\$ 651.00

WARRANTY DEED

THIS WARRANTY DEED made this 16th day of November, 1995 by Valeriy Fedorovich Khodyukov and Galina Khodyukov, his wife, hereinafter called Grantor, and whose address is 543 PELICAN KEY, ATLANTIC BEACH, FL to Chris Johns, a single man, hereinafter called Grantee and whose address is 215 South 10th Avenue, Jacksonville Beach, Florida 32250.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Duval County, Florida, viz:

Lot 10, Block 93, PABLO BEACH SOUTH, according to plat thereof as recorded in Plat Book 3, page 28 of the current public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1995.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Richard T. Morehead
Witness Signature

RICHARD T. MOREHEAD
Witness Printed Signature

Diana Smith
Witness Signature

Diana Smith
Witness Printed Signature

Valeriy Fedorovich Khodyukov
Valeriy Fedorovich Khodyukov

Galina Khodyukov
Galina Khodyukov

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of November, 1995 by Valeriy Fedorovich Khodyukov and Galina Khodyukov, his wife. He/She is personally known to me or has produced _____ driver's license _____ as identification.

Notary Public, State and County Aforesaid

Richard T. Morehead
Notary Signature

Notary Printed Signature

(Title or Rank)

(Serial No., if any)



DRAINAGE NOTES:

1. THE COVERED LANAI SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE LANAI, THE TYPICAL ELEVATION DROP SHALL BE 4"

2. GROUND ELEV. AT FOUNDATION SHALL BE MIN. 6" BELOW F.F. ELEV.

3. CONTRACTOR SHALL BE REQUIRED TO BE WITHIN $\pm 0.1'$ OF DESIGN ELEVATIONS

4. WHEN SWALES ARE SHOWN ON PROPERTY LINES THE ADJACENT LOTS HAVE COMMON OWNERSHIP AT TIME OF DESIGN.

5. DOWNSPOUTS ARE TO BE CONNECTED TO UNDERGROUND DRAINAGE 6" SOCK DRAIN PIPE WITH POP-UP EMITTERS PLACED NEAR PROPERTY LINE IN WATER RETENTION AREA.

PROPOSED LOT COVERAGE CALCULATIONS:

CONCRETE DRIVE, WALKWAY, DECK & PADS = 1,470 SF

LOT COVERAGE BY BUILDINGS: 2,190/6,267 = 34.9%

IMPERVIOUS SURFACE RATIO = 3,660/6,267 = 58.4% (65% MAX)

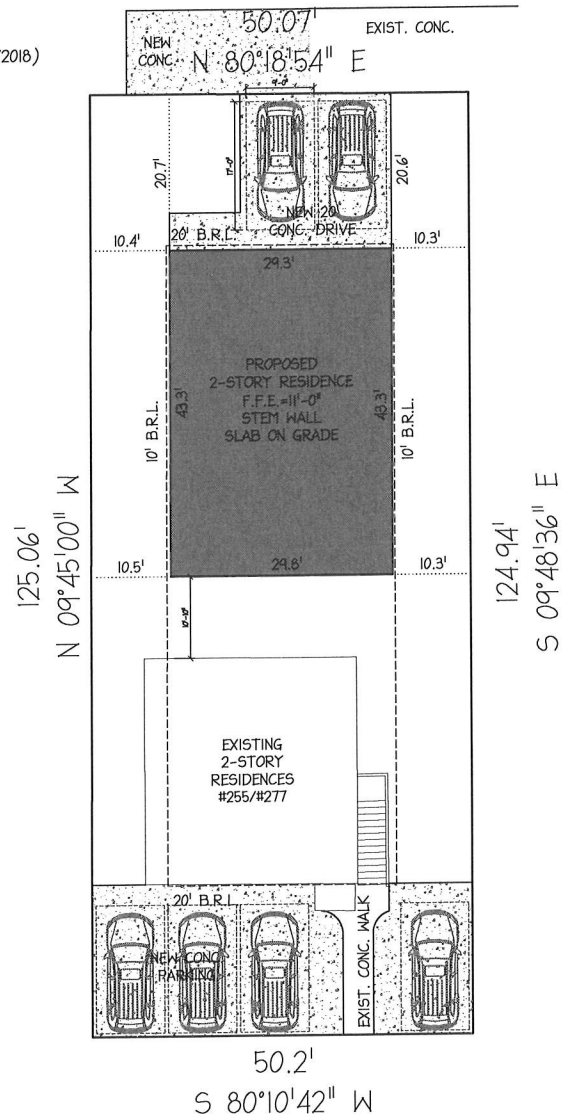
LOT SQUARE FOOTAGE: 6,267 SQ. FT. (± 0.14 ACRES)

PROPERTY IS LOCATED IN FLOOD ZONE "AE-9" PER MAP 12031C0419J (11/2/2018)
NEW STRUCTURE FINISHED FLOOR TO BE LOCATED AT EL-11'-0" MIN.

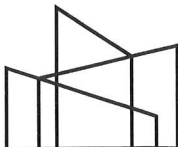
ZONING: C-1 TO RM-1

OVERALL BUILDING HEIGHT = 30'-0" ABOVE ADJACENT GRADE

LOT 10, BLOCK 93, PABLO BEACH SOUTH,
AS RECORDED IN PLAT BOOK 3, PAGE 28
OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



10TH AVE S
(80' RIGHT OF WAY)



JACKSON
DESIGN COMPANY

9310 OLD KINGS RD S, SUITE 704
JACKSONVILLE, FL 32257
K.JACKSON@JACKSONDESIGNCOMPANY.NET
WWW.JACKSONDESIGNCOMPANY.NET
TEL 904.238.8573

JOHNS RESIDENCE
255 10TH AVE S
JACKSONVILLE BEACH, FL 32250

SITE PLAN

DESIGN: KAJ

DATE: 9/11/25

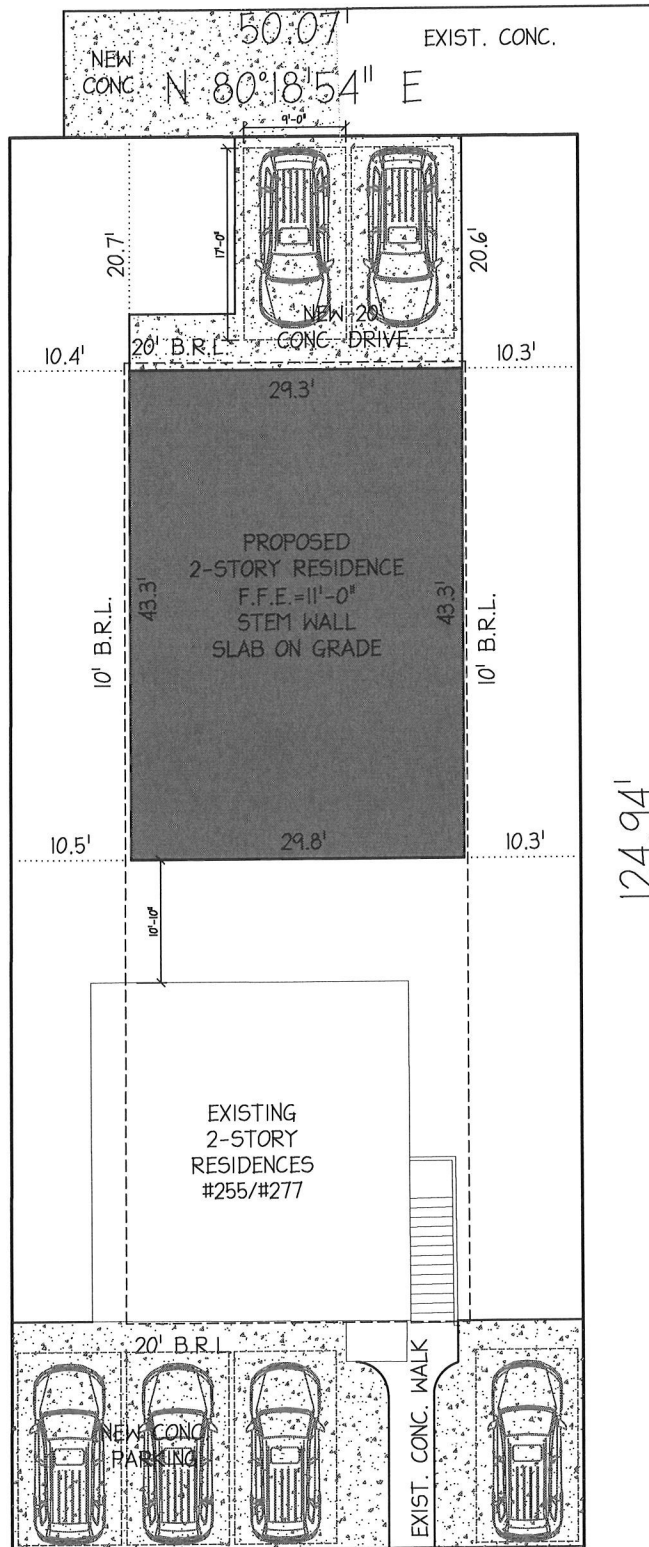
SCALE: 1/16" = 1'-0"

JOB NO: 25-121

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ALL RIGHTS RESERVED. THESE PLANS ARE
PROTECTED BY COPYRIGHT LAW.
UNAUTHORIZED USE MAY RESULT IN LEGAL
ACTION.

125.06'
N 09°45'00" W



50.2'
S 80°10'42" W

124.94'
S 09°48'36" E

10TH AVE S