



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Tuesday, May 26, 2026

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

APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on March 23, 2026

OLD BUSINESS

NEW BUSINESS

- A. Land Development Code Annual Updates; Ordinance No. 2026-8237

- B. **PC#** 04-26
ADDRESS: 2405 3rd Street South
OWNER: Costa Verde Shops, LLC - Marc Angelo
APPLICANT: Southern Grounds Coffee Jax Beach, LLC
AGENT: Marc Angelo

SUMMARY OF APPLICATION: Conditional Use Application requesting additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(18) of the Jacksonville Beach Land Development Code. **The property is located at 2405 3rd Street South RE#179457-0000, legally described as A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida.**

PLANNING DEPARTMENT REPORT

- A. Training Update
B. The next scheduled meeting is June 8, 2026. There are currently no action items.

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, March 23, 2026, 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 6:01 P.M. by Chair Nicholas Andrews.

ROLL CALL:

Chairperson: Nicholas Andrews
Vice-Chairperson: Justin Henderson
Board Members: David Dahl Dean Hadock Matthew Filer
Alternates: John Leynes Lindsay Haga

Senior Planner Christian Popoli, City Attorney David Migut, and Operations Support Specialist Monica McDaniel were also present.

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on February 9, 2026
- Regular Planning Commission Meeting held on February 23, 2026

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 02-26 Conditional Use Application

Owner: Jeffrey & Grace Maxwell
504 2nd Street South
Jacksonville Beach, FL 32250

Applicant: Jeffrey & Grace Maxwell
504 2nd Street South
Jacksonville Beach, FL 32250

Agent: N/A

Location: 504 2nd Street South

Conditional Use Approval conversion of a nonconforming single-family structure into a multi-family dwelling, to allow for expansion and additions, 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.

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is a single-family structure, built in 1934, per the Duval County Property Appraiser's information, but may be older. The property is located in the Commercial Future Land Use category, and in the Commercial Limited: C-1 zoning district. The property is classified as an "existing historic single-family" under the Land Development Code (LDC) list of uses for the C-1 zoning district. This is a new designation added to the revised 2025 LDC. The new designation allows for single-family uses in the C-1 zoning district to be renovated and remain as single-family uses. Under the previous LDC, there were no options for existing single-family. This new designation allows for the cap on renovation costs to be lifted for these uses, as the use is no longer nonconforming. The structure is considered to be a nonconforming structure, and therefore cannot be expanded in square footage or beyond its existing footprint.

Single-family and commercial are inherently incompatible uses, and therefore the LDC does not encourage the enlargement of these uses, as they could then potentially create additional conflicts.

As the applicant is requesting to add on to the property, replace the existing detached garage with an attached garage, expand the structure to include a replacement of an older addition which was deteriorated and unsafe, with additional square footage added, they would be expanding the nonconforming structure, and going beyond the historic single-family use. To address these issues, the applicant is proposing to convert the single-family home into a multifamily structure. As new single family is not an allowed use in C-1, the lowest intensity use allowed is new or converted multifamily. Therefore, the applicant has decided to seek approval for the conversion to a two-unit multifamily, which is the lowest number of units allowed, and the only reasonable use of the property under these circumstances.

There is also a companion variance scheduled for hearing with the Board of Adjustment to address the nonconformities with the required dimensional standards due to the historic nature of the home and its construction prior to the current LDC.

Surrounding uses include: Commercial office and residential mixed use to the north, across 5th Avenue South, Multifamily to the east, across 2nd Street South, townhouse dwellings to the south, and adjoining, and multifamily to the west and adjoining. The proposed use will not create any anticipated nuisance, as it will be more compatible with the surrounding mix of uses, a majority of which are other multifamily uses.

Staff does not find the proposed multifamily use to be contrary to the intent of the LDC, and further finds it meets the criteria outlined below:

Sec. 34-553. - Standards applicable to all conditional uses:

The conditional use is consistent with the vision, intents and strategies of the comprehensive plan, including standards for building and commercial intensities and densities, and intensities of use;
Yes, the conversion to multifamily will ensure the furthering of the 2050 Comprehensive Plan by encouraging compatible uses in the Commercial Future Land Use designation, and will provide the lowest density allowed under C-1, ensuring they do not exceed the intensity of the surrounding uses.

The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

As noted above, the proposed multifamily use is both compatible with the surrounding uses, and the proposed designed additions will reflect the existing architecture, which predates the surrounding buildings.

The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;

The proposed use will match the surrounding land uses. Therefore, buffering is not required. The continued use of the existing historic structure will be the least impactful on the surrounding area, and keeping the additions to less than three stories will also help ensure compatibility as well.

The proposed conditional use will not have an adverse effect on the permitted uses of the zoning district where it is located.

The proposed use will be more compatible with the surrounding uses, and will not have a negative impact on permitted uses in the surrounding C-1 properties.

The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;

Though staff cannot be certain of the impact on property values, reinvestment in existing properties can only benefit the surrounding properties.

There are adequate public facilities and services pursuant to article IX, adequate public facility standards;

Yes, the property is currently served by city services, and the addition of one more dwelling unit will not have a substantial impact.

There is adequate ingress and egress to the proposed conditional use;

Yes, there is currently an existing driveway, which will continue to be used as the primary access.

The proposed conditional use is consistent with the requirements of the LDC;

The proposed conditional use will be consistent with the LDC, and with the approval of the proposed variance, all further nonconformities will be addressed.

The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;

Not applicable.

The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

The proposed conditional use is consistent with the 2050 Comprehensive Plan, and furthers the intent related to neighborhood preservation and the focus on additional housing units.

Based on the application and information included, as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC#02-26.**"

Ex-Parte Communication: No Board member had ex-parte communication.

Applicant: Jeffrey and Grace Maxwell, 504 2nd Street South, Jacksonville Beach, were sworn in and provided additional background on the item.

A discussion ensued about the companion variance for the property and the staff report.

Public Hearing:

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

Motion: It was moved by Mr. Henderson, seconded by Mr. Dahl, to approve #PC 02-26.

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, Justin Henderson, and Nicholas Andrews.

The motion was unanimously approved.

(B) City Attorney Presentation on Tobacco Regulations.

Mr. Migut presented information regarding tobacco regulations and answered questions from the Commission.

A discussion ensued, and it was the consensus of the commission to request additional information from staff regarding commercial density and concentrations along A1A once staff has completed the current Land Development Code corrections bill.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on April 13, 2026.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:36 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli Senior Planner
DATE:	04/21/2026
SUBJECT:	PC#03-26 - Land Development Code Text Amendment Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 26, 2026 Planning Commission Meeting.

PC#03-26 - Land Development Code Text Amendment

OWNER: City of Jacksonville Beach

APPLICANT: Planning and Development Department

AGENT: Planning and Development Staff

LOCATION: 11 N 3rd Street
Jacksonville Beach, FL 32250

REQUEST: Make Recommendation for Approval / Approval with Conditions, or Denial to City Council.

COMMENTS: After slightly more than one year from the adoption of the new Land Development Code (LDC), Planning and Development Department staff identified a number of areas where clarification was needed, definitions were missing or vague, and inconsistencies internally between one section of the code to another. Additionally, a number of scrivener's errors were noted. It is the intent of the legislation to address these findings and provide corrections, clarifications, and additions as needed to provide consistency within the LDC and to ensure the code will be implemented in a consistent and equitable manner by the Planning and Development Department and other City staff as needed. The updates, include a number of different articles and divisions of the current LDC, including the following:

- Article III,
- Article V, Division 1 & 5,
- Article VI, Division 2,

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Article VII, Division 1, 2, 3 & 4

It is the opinion of planning staff that these changes provide necessary corrections and clarifications, but do not add any undue additional burdens onto private properties or citizens, to ensure the continued and ongoing process of refining the Land Development Code, as intended from its adoption in 2025. The LDC is intended to be a living document that can be corrected, updated, and amended as needed to ensure it adapts with the changes in regulations, markets, and technologies over time. This should be considered the first step in this ongoing process.

At the April 13 Council Briefing, City Council reviewed and provided feedback on the proposed changes, corrections, and updates to the LDC as proposed by the Planning and Development Department staff. Based on the feedback received, staff has amended and updated the proposed changes to Chapter 34 of the City's Code of Ordinances, as outlined in the attached Ordinance No. 2026-8237.

ATTACHMENTS:

1. Ordinance No. 2026-8237

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.

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2026-8237

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING ARTICLES III, V, VI, AND VII OF CHAPTER 34 LAND DEVELOPMENT CODE; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER'S ERRORS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach ("City") has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes; and

WHEREAS, the City Council updated the Comprehensive Plan and Land Development Code in 2025 following two years of workshops, public input, and council participation; and

WHEREAS, pursuant to Section 34-461(b)(8), the Land Development Code will be reviewed as needed, but at a minimum, every five years and recommendations made to the Planning Commission and City Council; and

WHEREAS, the Planning and Development Department has noted several needed clarifications, clarifications, and scriveners' errors from the originally adopted code in March of 2025 to present; and

WHEREAS, the Planning and Development Department has compiled all of these elements into a single ordinance to make these changes and updates to ensure the code functions as intended; and

WHEREAS, the Planning and Development Department recommends these changes and updates to ensure the code is clearly understandable to citizens and the public; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose, it is a permissible exercise of the City's powers and authority, and benefits the public health, safety, and welfare of the citizens, residents, and guests of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. RECITALS AND LEGISLATIVE FINDINGS. The above recitals and legislative findings are ratified, correct and made a part of this Ordinance.

SECTION 2. ARTICLE III DEFINITIONS, SECTION 34-300 GENERAL, IS HEREBY AMENDED AS FOLLOWS¹:

¹ ~~Strikethrough~~ text indicates deletions, underline text indicates additions.

Advertising Flag means any device intended to catch the wind or be moved by the wind, for the intent of attracting attention to a business or commercial site. This may include devices such as, but not limited to, strait flags, edge flags, feather flags, pennant flags, flutter flags or any other form of flag that is not a flag of personal expression or related to a government, state or organization for non-commercial purposes.

Alcoholic beverage establishment means any establishment devoted primarily to the sale of alcoholic beverages for consumption on or off-premises, which is licensed by the State of Florida to dispense or sell alcoholic beverages. This use includes bars and liquor stores but not package stores that do not sell liquor.

~~Convenience store shall mean an establishment of no less than 2,000 square feet and no more than five thousand (5,000) square feet of conditioned space used for the retail sale of consumable goods and may include sit-down restaurant areas~~means any establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies. These may include the sale of packaged beer and wine as well as tobacco, vapes or other traditional smoking products, but which are not the primary products sold, Convenience stores may or may not be in association with fuel sales.

Dwelling, attached means a housing unit connected to another housing unit, generally with a shared wall, that provides living space for one household or family. Attached houses are considered single-family houses as long as they are not divided into more than one housing unit per lot, and they have an independent outside entrance. A single-family house is contained within walls extending from the ground floor to the roof. Townhouses, rowhouses, and duplexes are considered single-family attached housing units, as long as there is no household living above another one within the walls extending from the ground floor to the roof to separate the units. For attached dwellings – townhouses, the lot width shall be the same from the front lot line to the rear lot line, the entire length of the property.

~~Flag means a temporary sign consisting of a piece of cloth, fabric or other non-rigid material~~a rectangular piece of fabric that features a distinctive design, serving as a symbol for a nation, state or other federal or state organizations, a means of signaling, or personal expression. Flags represent national, state or organizational identity, and they are often displayed during significant events and holidays.

Impervious surface ratio (ISR) shall mean a measurement of those surfaces that prevent the entry of water into the soil. Common impervious surfaces include, but are not limited to, rooftops, sidewalks, patio areas, driveways, parking lots, and other surfaces made of concrete, asphalt,

brick, plastic, or any surfacing material with a base or lining of an impervious material. New or existing wood decking elevated two (2) or more inches above the ground and with a ¼ inch gap between deck boards shall not be considered impervious provided that the ground surface beneath the decking is not impervious. Pervious areas beneath roof or balcony overhangs that are subject to inundation by stormwater and which allow the percolation of that stormwater shall not be considered impervious areas. The water surface area of swimming pools shall not be calculated as an impervious surface.

Kitchen means any room or space larger than 80 square feet, dedicated for the use as or intended and designed to be used for cooking or the preparation of food. The installation of a cooking appliance, any full-sized appliances, with a large quantity of storage cabinets and counterspace constitutes a kitchen within the meaning of this definition, and where such a kitchen is installed or maintained in a room or suite of rooms said room or suite of rooms shall constitute a dwelling unit.

Kitchenette shall mean an area within a building containing limited kitchen facilities such as a bar sink, microwave oven, refrigerator/freezer not exceeding ten (10) cubic feet means a compact, limited-cooking area under 80 sq ft, with basic appliances like a mini-fridge, microwave, and small sink, and limited counter space and storage cabinets, and does not include a full sized kitchen sink, a full stove or oven or a full sized refrigerator and freezer combination or stand-alone refrigerator or freezer. The addition of a kitchenette does not constitute a separate dwelling unit.

Lot width means the horizontal distance between side lot lines measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. In the case of townhomes, the lot width shall be consistent from the front property line to the rear property line, for the entire length of the lot.

Mixed Use Project means a development or redevelopment project containing a mix of compatible commercial and residential uses intended to support diversity in housing, walkable communities, the need for less automobile travel and a more efficient use of land.

Package liquor store means any establishment devoted primarily to the sale of alcoholic beverages for consumption off-premises, which is licensed by the State of Florida to dispense or sell alcoholic beverages for consumption off-premises. A package store sells beer and wine, packaged for sale as the primary retail product and does not include hard liquor sales. A convenience store that sells packaged beer and wine in addition to other retail and food items is not considered a package store.

Physical Fitness Facility means an indoor or outdoor establishment dedicated to exercise, physical training, and health-related activities. These facilities, ranging from commercial gyms to recreational activities centered on active movement and health, provide equipment, spaces, and

programs aimed at enhancing cardiovascular endurance, muscular strength, flexibility, and overall well-being.

Restaurant, Coffee shop / Café/ Snack Shop means an establishment primarily engaged in preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or serving beverages such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally promote and sell a unique snack or nonalcoholic beverage. These can include dine-in establishments or walk-up establishments. They are generally considered a type of food service or restaurant.

Restaurant, Drive-thru means a food service establishment that allows customers to order, pay for, and pick up meals without leaving their vehicles. Utilizing a dedicated lane, a speaker system, and a service window, this model maximizes convenience and speed, catering primarily to customers seeking quick-service, takeaway, or fast food

Restaurant, Fast-Casual means a restaurant that does not offer full table service, but advertises higher quality food than fast-food restaurants. It is an intermediate concept between fast food and casual dining with a lower per-patron to employee ration than fine dining, but possibly less than a drive-thru restaurant. Fast Casual includes food service establishments such as coffee shops, ice cream stores, etc. where full tableside service is not provided, but also does not include a drive-thru option.

Restaurant, Fine Dining means a sit-down, full-service establishment offering high-quality, specialized cuisine with specific ambiance, service standards, and often, alcohol service. This includes tableside service by wait-staff, with a higher per-patron to employee ratio

Restaurant, General means any restaurant that is not specifically defined as a separate type or sub-category of restaurant within this section.

Shopping center means a group of ~~four (4)~~ three (3) or more retail stores, service establishments or any other business not necessarily owned by one (1) person nor by a single land ownership that is adjacent to and utilizing a common off-street parking area.

Smoke shop means any place of business or commercial establishment which has more than 200 square feet of space dedicated to retail that specializes in products and accessories related to smoking. Smoke Shops refer to, but are not limited to, the sale of tobacco or different smokable herbs, vaping fluids, tobacco products, water bongs, pipes, collectible glass smoking devices, herb grinders, rolling papers, dab rigs, vaporizers and vaping accessories, stash jars, and storage necessities and lighters, matches, and hemp wick. This does not include unfiltered cigars, or shops exclusively dedicated to the sale and smoking of unfiltered cigars and accessories for such products.

SECTION 3. ARTICLE V DEVELOPMENT REVIEW PROCEDURES, DIVISION 1 GENERAL APPLICABILITY, SECTION 34-506 SUCCESSIVE APPLICATIONS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-506. - Successive applications.

Whenever any application for a development permit or an application requiring a public hearing is denied for failure to meet the substantive requirements of the LDC, except as detailed in subsections (a) and (b) below, an application for all or a part of the same land shall not be considered for a period of one (1) year after the date of denial.

(a) The applicant may submit a new application within the one (1) year if the subsequent or new application is materially different from the prior request.

(1) For the purposes of this subsection, an application shall be considered materially different if it involves a change in land use, decrease in density or intensity, or the application expressly satisfies the deficiencies that were identified in the prior denial.

(2) The planning and development director or designee shall resolve any question concerning the similarity of a second application or other questions which may develop under this section.

(b) The applicant may submit a new application within one (1) year by mutual agreement between city administration and the applicant as a method of resolution of a legal filing, including, but not limited to, litigation or a proceeding under F.S. §70.51. A rehearing will not constitute a *de novo* hearing and does not limit the applicant's further rights under state law for other legal actions unless mutually agreed upon.

SECTION 4. ARTICLE V DEVELOPMENT REVIEW PROCEDURES, DIVISION 5 VARIANCES, SECTION 34-568 AUTHORIZED VARIANCES, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-568. - Authorized variances.

Variations shall only be granted from the dimensional standards of article VI, the off-street parking or landscape standards of article VII, and the subdivision standards of article VIII within the LDC, except that a height variance shall not be permitted in any zoning district. Variations shall not be granted to permit a use not generally allowed in the zoning district in which it is located.

Variations may not be requested for relief from:

(a) Maximum building height

(b) Residential density

(c) Minimum lot area requirements, including lot area and width

(d) Maximum sign dimensional standards

SECTION 5. ARTICLE V DEVELOPMENT REVIEW PROCEDURES, DIVISION 5 VARIANCES, SECTION 34-574 ADMINISTRATIVE VARIANCE, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-574. - Administrative variance.

Notwithstanding the other provisions of division V, the planning and development director or designee may issue an administrative variance from the dimensional standards of article VI and the off-street parking and loading or landscape standards of article VII of the LDC (except that a height variance shall not be permitted in any zoning district) if the proposed application for an administrative variance complies with the standards of section 34-5923. For the purposes of this section, an administrative variance is a variance that does not vary from the relevant dimensional, off-street parking and loading, or landscape standards by more than ten (10) percent.

SECTION 6. ARTICLE VI ZONING DISTRICTS, DIVISION 2 ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS, SECTION 34-613 RESIDENTIAL, SINGLE-FAMILY: RS-3, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-613. - Residential, single-family: RS-3.

(2) *Townhouse (maximum of two (2) units).*

- a. *Minimum lot area:* Six thousand (6,000) square feet (individual lots shall be a minimum of three thousand (3,000) square feet).
- b. *Minimum lot width:* Twenty-five (25) feet at the building line for each unit.
- c. *Minimum yards.*
 1. *Front yard:* Twenty (20) feet.
 2. *Side yard:* Zero (0) for internal. Exterior five (5) feet.
 3. *Rear yard:* Twenty (20) feet.
- d. *Minimum floor area:* A townhouse dwelling unit shall contain a minimum of eight hundred (800) square feet of conditioned living area. A minimum of one car-garage as required, shall not be included as part of the unit's minimum square footage. Additionally, two (2) spaces shall be provided in the driveway.
- e. *Maximum lot coverage for primary structure and required driveway:* ~~Thirty~~Forty-five (345) percent.
- f. *Maximum height:* Thirty-five (35) feet.
- g. *Impervious surface:* ~~FiftySixty~~ (560) percent.
- h. *Accessory uses and structures pursuant to section 34-716:* All accessory uses shall only be located in a side or rear yard (not forward of the dwelling along any street

frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

SECTION 7. ARTICLE VI ZONING DISTRICTS, DIVISION 2 ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS, SECTION 34-615 RESIDENTIAL, MULTI-FAMILY:RM-2, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-615. - Residential, multi-family: RM-2

(e) *Dimensional standards.* The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 zoning district.

~~(4) *Public and private parks, playgrounds and recreational facilities.* There are no minimum dimensional standards for public and private parks, playgrounds and recreational facilities~~ Existing historic single-family.

a. Minimum lot area: Three thousand five hundred (3,500) square feet.

b. Minimum lot width: Thirty (30) feet at the building line.

c. Minimum yards:

1. Front yard: Twenty (20) feet.

2. Side yard: Five (5) feet.

3. Rear yard: Twenty (20) feet.

d. Minimum floor area: A single-family dwelling unit shall contain a minimum of one thousand (1,000) square feet of conditioned living area and a one (1) car garage. Garages shall not be included as part of the single-family dwelling unit's minimum square footage. Additionally, two spaces shall be provided in the driveway.

e. Maximum lot coverage for primary structure and required driveway: Forty-five (45) percent.

f. Maximum impervious surface: Sixty (60) percent.

g. Maximum height: Thirty-five (35) feet.

h. Accessory uses and structures pursuant to section 34-716: All accessory structures shall only be located in a side or rear yard (not forward of the dwelling along a street frontage) and set back a minimum of five (5) feet from any property line or principal or accessory structures.

(5) Public and private parks, playgrounds and recreational facilities. There are no minimum dimensional standards for public and private parks, playgrounds and recreational facilities.

SECTION 8. ARTICLE VI ZONING DISTRICTS, DIVISION 2 ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS, SECTION 34-617 COMMERCIAL LIMITED: C-1, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-617. - Commercial limited: C-1

(b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-1 zoning district. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to section 34-622 Planned Unit Development: PUD district standards and procedures.

(7) Outdoor display of retail merchandise is limited to bicycles, plants, clothing, limited retail items and outdoor furniture, limited to two hundred (200) square feet in area, and only during a business's operating hours.

(29) Existing historic single-family dwellings or dwellings originally constructed for use as a single-family dwelling (per RM-2-dimensional standards for existing historic single-family).

(30) Mixed-Used projects meeting the definition of Mixed-Use per Sec. 34-300.

(d) *Conditional uses.* The following uses are permitted as conditional uses in the C-1 zoning district, subject to the standards and procedures established in section 34-546 et seq.

(14) Townhouse dwelling (per RM-1 dimensional standards) and multi-family dwellings, per section 34-614 residential, multi-family: RM-1, and that for properties located east of 3rd Street, the minimum lot size and density for multi-family dwellings shall be determined in accordance with paragraph (e)(3)a. of section 34-615. This conditional

use does not apply to mixed-use projects meeting the definition of mixed-use as outlined in Section 34-300.

SECTION 9. ARTICLE VI ZONING DISTRICTS, DIVISION 2 ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS, SECTION 34-618 COMMERCIAL GENERAL: C-2, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-618. - Commercial general: C-2.

- (b) *Permitted uses.* The following uses, not to exceed fifty thousand (50,000) square feet in gross floor area for single or multiple use buildings or developments, are permitted as of right in the C-2 zoning district. Buildings or developments containing single or multiple uses listed herein and which exceed fifty thousand (50,000) square feet in gross floor area shall only be approved pursuant to section 34-622 Planned Unit Development: PUD district standards and procedures.

- (10) Outdoor display of retail merchandise is limited to bicycles, plants, clothing, limited retail items and outdoor furniture, limited to two hundred (200) square feet in area, and only during a business's operating hours.

- (34) Existing historic single-family dwellings or dwellings originally constructed for use as a single-family dwelling (per RM-2-dimensional standards for existing historic single-family).

SECTION 10. ARTICLE VI ZONING DISTRICTS, DIVISION 2 ZONING DISTRICTS, PERMITTED USES, ACCESSORY USES, CONDITIONAL USES, DIMENSIONAL STANDARDS, OFF-STREET PARKING AND LOADING STANDARDS, SUPPLEMENTAL STANDARDS, LANDSCAPING STANDARDS, SIGN STANDARDS, AND ENVIRONMENTAL STANDARDS, SECTION 34-623 CENTRAL BUSINESS DISTRICT: CBD.

Sec. 34-623. - Central business district: CBD

- (f) *Site design and lot layout standards.* The following site design, dimensional, and lot layout standards apply in the CBD zoning district.

- (2) *Designation of "A" streets, "B" streets and "pedestrian oriented" streets.* The following table designates existing streets within the central business district as an "A" street or

a "pedestrian oriented" street. Streets not specifically designated will be considered "B" streets. The creation of new streets constructed on or after the effective date (insert adoption of ordinance) will be updated and designated by the city.

- a. "A" streets shall have building frontage requirements, established build-to lines and required active commercial land uses on first floor, restrict parking and service uses adjacent to an "A" street. "A" streets shall not be the primary access unless there is no other feasible option.
- b. "Pedestrian oriented" streets shall have building frontage requirements, established build-to lines, restrict parking and service uses adjacent to a "pedestrian oriented" street.
- c. ~~"B" streets shall have no building frontage requirements. While "B" streets are not included or intended to be primary pedestrian streets, additional provisions on architectural details, accessory structures, and service bays will be provided~~ "Pedestrian only" streets are intended for pedestrian access only and shall not allow car travel, driveways, parking access or any vehicular use other than bicycles that are human powered and does not include electrically powered or assisted bicycles.
- d. "B" streets shall have no building frontage requirements. While "B" streets are not included or intended to be primary pedestrian streets, additional provisions on architectural details, accessory structures, and service bays will be provided.

Table 34-623.1

Street Name	Designation
6th Avenue North, between 3rd Street North and the Sea Walk	A
1st Street North between Beach Boulevard and 6th Avenue North	A
Beach Boulevard, between 3rd Street North and the Sea Walk	Pedestrian Oriented
1st Avenue North, between 3rd Street North and 1st Street North	Pedestrian Oriented
4th Avenue North, between 3rd Street North and the Sea Walk	Pedestrian Oriented
<u>Boardwalk / Ocean Boulevard, between Beach Boulevard and 7th Avenue North</u>	<u>Pedestrian Only</u>

SECTION 11. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 1 PARKING AND LOADING STANDARDS, SECTION 34-702 DESIGN STANDARDS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-702. - Design standards.

(h) All access to any required or optional parking, whether residential or commercial, shall be accessed off a paved right-of-way. If the right of way is unimproved, the right of way must be improved and paved to acceptable standards as defined in Sec. 28-10 of the municipal code, and the design must be reviewed and accepted by public works prior to any approvals for use as parking. This includes:

(1) All commercial or multifamily vehicle use areas / parking lots.

(2) Any residential parking area, such as:

a. primary driveways

b. Secondary access to rear yard parking

c. The parking of any RV, Boat or other vehicle or trailer.

d. Upon the application for building permit for a detached garage without improved access.

SECTION 12. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 1 PARKING AND LOADING STANDARDS, SECTION 34-706 OFF-STREET PARKING SPACE REQUIREMENTS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-706. - Off-street parking space requirements.

Table 34-706.1. Parking Space Requirements

USE TYPE	REQUIREMENT

Commercial Uses See Sec. 34-707 for optional off-street parking reductions available for commercial uses in any zoning district.	

Shopping centers:	
Shopping center under 40,000 sq. ft.	3 spaces per 1,000 sq. ft. of floor area.
Shopping center between 40,000—150,000 sq. ft.	3 spaces per 1,000 sq. ft. of floor area.
Shopping center greater than 150,000 sq. ft.	2.5 spaces per 1,000 sq. ft. of floor area.
Marinas	1 space per four (4) wet berths plus 1 space per six (6) dry storage spaces.
Auto repair establishments	Two (2) spaces per repair stall, plus one (1) space per three hundred (300) sq. ft. of non-stall floor area.
Barber and beauty shops	2 spaces per chair or station.
Banks	1 space per two-hundred fifty (250) sq. ft. of floor area.
<u>General Restaurants</u>	1 space per one hundred (100) sq. ft. of floor area.
<u>Drive-Thru Restaurants</u>	1 space per one hundred (100) sq. ft. of floor area. <u>Drive-thru car stacking considered parking</u>
Fast Casual Restaurant	1 space per one <u>two</u> hundred (400 200) sq. ft. of floor area.
<u>Coffee shop / Café/ Snack Shop</u>	<u>1 space per three hundred (300) sq. ft. of floor area.</u>

Fine Dining Restaurant	5 spaces per 1,000 sq. ft. of floor area
Alcoholic Beverage Establishments, (specifically, private clubs, nightclubs, bars, and taverns)	1 space per one hundred (100) sq. ft. of floor area.
Commercial uses not specifically listed	1 space per two hundred (200) sq. ft. of floor area.

SECTION 13. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 1 PARKING AND LOADING STANDARDS, SECTION 34-707 OPTIONAL OFF-STREET PARKING REDUCTIONS FOR COMMERCIAL USES, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-707. - Optional off-street parking reductions for commercial uses.

Commercial uses, as classified by section 34-706, are eligible for a reduction in the required number of off-street parking spaces in accordance with the below. Restaurant uses are only eligible if they are in the Central Business District (CBD). Although maximum credits are noted in the table below, nothing in this section would limit a commercial use from using pervious materials for the entirety of the parking area, except for any required ADA compliant spaces, it must be demonstrated that the proposed pervious product meets the requirements for ADA parking design standards as outlined in the Florida Building Code.

SECTION 14. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 2 SUPPLEMENTAL STANDARDS, SECTION 34-716 ACCESSORY USES AND STRUCTURES, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-716. - Accessory uses and structures.

(d) *Pools.* Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for personal (not for profit) swimming or bathing purposes. Residential pools are for residential use only, they may not be used for commercial uses as applicable with the Florida Building Code.

- (3) *Screen enclosures.* A screen enclosure constructed around and over a swimming pool may be constructed within five (5) of the rear property line ~~if not attached to the primary structure.~~ whether attached to or detached from the principal structure; however, any screen enclosure shall not exceed 35 feet in height. The screen enclosure shall meet the side setback requirements applicable to the primary structure for all zoning district.

SECTION 15. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 2 SUPPLEMENTAL STANDARDS, SECTION 34-728 STORAGE AND PARKING OF COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, AND REPAIR OF VEHICLES IN RESIDENTIAL ZONING DISTRICTS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-728. - Storage and parking of commercial vehicles, recreational vehicles, and repair of vehicles in residential zoning districts.

For the dual purpose of preserving attractive residential areas within the city and promoting safe, unimpeded traffic circulation throughout such areas, the following supplemental parking restrictions shall apply:

- (b) *Within the setback area from a street right-of-way.* The following vehicles shall not be parked or stored, in whole or part, within the required setback area from a street right-of-way or approved private street easement on residentially zoned property or residentially used property in an RD or PUD district:

~~(1) No more than two (2) boats per residential lot~~

~~(21)~~ Any boat which measures in excess of twenty (20) feet in length.

~~(32)~~ Any hauling trailer (except trailers mounted with boats twenty (20) feet or less in length).

~~(43)~~ Any of the following recreational vehicles: Travel trailers, motor homes and camping trailers regardless of length.

~~(54)~~ Any semi-trailer truck or cab.

~~(65)~~ Any commercial vehicle which measures in excess of twenty (20) feet in total body length, seven (7) feet in total width or seven (7) feet in total height, including appurtenances, equipment or cargo.

- (c) *On any residentially zoned property or residentially used property in an RD or PUD district.* The maximum number of boats shall be two (2) per residential property. No garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials shall be parked or stored in any residentially zoned property or residentially used property in an RD or PUD district.

**SECTION 16. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 2
SUPPLEMENTAL STANDARDS, SECTION 34-731 SHORT-TERM VACATION RENTALS, IS
HEREBY AMENDED AS FOLLOWS:**

Sec. 34-731. - Short-term vacation rentals.

(f) Notification of surrounding properties for each property or unit to be rented as a short-term vacation rental as defined in this section, the owner is responsible for notifying certain property owners within a defined area of the intent to rent the house or unit. This will be applicable for the initial application or any subsequent change of ownership. Copies of these letters shall be provided as part of the application process to the City.

(1) For single family homes, the following neighboring properties must be notified by mail:

(a) properties within 100 feet of the subject parcel

(b) properties immediately across and diagonally across the road on which the property fronts

(c) any properties located immediately across any opened or unopened alley.

(2) For multi-family units located in an apartment or condo structure:

(a) any other units located on the same floor as the unit proposed for short-term rental use.

(3) Notices must use the template approved by the Planning and Development Director.

~~(f)~~ *Initial and routine compliance inspections of short-term vacation rentals.*

(1) An inspection of the short-term vacation rental unit for compliance with this section is required prior to issuance of an initial short-term vacation rental registration certificate.

a. The local fire official or designee shall perform all inspections and be allowed entry as permitted or required under this section or by section 10-3.04 and section 10-3.05, City of Jacksonville Beach Code of Ordinances.

b. If violations are found, all violations must be corrected and the short-term vacation rental unit must be reinspected prior to issuance of the initial short-term vacation rental registration certificate.

(2) Once issued, a short-term vacation rental unit must be properly maintained in accordance with the short-term vacation rental standards as defined in the section and may be reinspected at the time of transfer of ownership, modification, or upon receipt of complaint related to noncompliance with the Florida Fire Prevention Code, Florida Building Code, and F.S. § 509.215.

a. For an inspection, all violations must be corrected and reinspected within thirty (30) calendar days.

- b. Failure to correct inspection deficiencies in the timeframe provided shall result in the suspension of the short-term vacation rental registration certificate until such time as the violation(s) is/are corrected and reinspected.
- (3) The inspections shall be made by appointment with the short-term vacation rental responsible party.
 - a. If the inspector(s) has made an appointment with the short-term vacation rental responsible party to complete an inspection and the short-term vacation rental responsible party fails to admit the inspector(s) at the scheduled time, the owner shall be charged a "no show" fee in an amount as determined by resolution of the City Council of the City of Jacksonville Beach to cover the inspection expense incurred.
- (4) If the inspector(s) is denied admittance by the short-term vacation rental responsible party or if the short-term vacation rental unit is not passed in at least three (3) attempts to complete an initial or subsequent inspection, the inspector(s) shall provide notice of failure of inspection to the owner address as listed on the most recent short-term vacation rental registration certificate or as listed on the Duval County Property Appraiser database.
 - a. For an initial inspection, the notice of failure of inspection results in the registration certificate not being issued.
 - b. For a subsequent inspection, the notice of failure of inspection is considered a violation pursuant to subsection 34-731(f)(2) above and is subject to enforcement as provided herein.
- (gh) *Short-term vacation rental responsible party.*
 - (1) The purpose of the short-term vacation rental responsible party is to respond to routine inspections, nonroutine complaints, and any other more immediate problems related to the short-term vacation rental of the property.
 - (2) The property owner or licensed agent may serve in this capacity or shall otherwise designate a short-term vacation rental responsible party to act on their behalf.
 - (3) Any person eighteen (18) years of age or older may be designated by the owner or licensed agent provided they can perform the duties listed in subsection 34-731(g)(4) below.
 - (4) The duties of the short-term vacation rental responsible party, whether the property owner or licensed agent, are as follows:
 - a. Be available, within a twenty-five (25) mile radius, at the listed phone number twenty-four (24) hours a day, seven (7) days a week and capable of handling any issues arising from the short-term vacation rental use;
 - b. If necessary, be willing and able to come to the short-term vacation rental unit within one (1) hour following notification from an occupant, the owner, or an official

of the City of Jacksonville Beach to address issues related to the short-term vacation rental.

- c. Be authorized to receive service of any legal notice on behalf of the owner for violations of this section;
 - d. Be able to produce copies of the executed rental or lease agreement for current transient occupants, as needed by local authorities; and
 - e. Otherwise monitor the short-term vacation rental unit at least once weekly to assure continued compliance with the requirements of this section.
- (5) A property owner may change his or her designation of a short-term vacation rental responsible party temporarily or permanently. However, there shall be only one (1) short-term vacation rental responsible party for each short-term vacation rental at any given time. To change the designated short-term vacation rental responsible party, the property owner shall notify the City of Jacksonville Beach in writing on a form provided by the city for that purpose before any change in the designated short-term vacation rental responsible party.
- (hi) *Short-term vacation rental lease agreement minimum provisions.* The rental or lease agreement must contain the following minimum information:
- (1) Maximum occupancy of the short-term vacation rental unit as permitted on the short-term vacation rental registration certificate;
 - (2) The total number of vehicles allowed for the short-term vacation rental unit not to exceed the number of off-street parking spaces available as designated on the short-term vacation rental registration certificate; and
 - (3) A statement that all transient occupants must evacuate from the short-term vacation rental upon posting of any evacuation order issued by local, state, or federal authorities.
 - (4) An executed copy of each lease agreement shall be maintained by the designated responsible party and made available for review by city fire, police, building or code enforcement officials upon request.
 - (5) A statement stating that "it is unlawful for a sexual offender or sexual predator to occupy this residence in violation of F.S. § 775.215, precluding such residency within 1,000 feet of any school, child care facility, park, or playground."
- (ij) *Required short-term vacation rental postings:*
- (1) On the back of or next to the main entrance door or on the refrigerator there shall be provided as a single page document the following information:
 - a. The name, address, and phone number of the short-term vacation rental responsible party;
 - b. The maximum occupancy of the unit;

- c. Notice that quiet hours are to be observed between 10:00 p.m. and 7:00 a.m. daily or in compliance with any and all city regulations;
- d. The maximum number of vehicles that can be parked at the unit along with the location of the off-street parking spaces;
- e. The days of solid waste pick-up and recycling;
- f. Notice of sea turtle nesting season restrictions and sea turtle lighting usage as applicable;
- g. The emergency numbers for local police and fire; and
- h. The location of the nearest hospital.

(jk) *Offenses and violations.*

- (1) Noncompliance with any provision of this section or its subsections shall constitute a violation of the City of Jacksonville Beach Code of Ordinances.
- (2) Separate violations. Each day a violation exists shall constitute a separate and distinct violation, except that occupancy violations shall be governed by subsection 34-731(j)(1).

(kl) *Remedies/enforcement.* Violations of this section shall be subject to penalties as part of a progressive enforcement program with the primary focus on compliance and compatibility with adjoining properties, versus penalties and legal actions. To accomplish a safe and effective vacation rental program it is vital that a short-term vacation rental responsible party is responsive and responsible in the management of the property for compliance with this section. Code enforcement activities will be in accordance with F.S. ch. 162 and the City of Jacksonville Beach Code of Ordinances.

- (1) *Warnings.* Warnings shall be issued for first time violations and a reasonable time to correct the violation will be given. Such warnings may include notice to other agencies for follow up by such agencies, such as the department of business and professional regulation, the department of revenue, the Duval County Tax Collector, and the Duval County Property Appraiser, as applicable. Noncompliance with a correction compliance period shall result in the issuance of notice of violation or a citation as stated in section 34-1201.
- (2) *Fines.* Fines per violation shall be as provided in F.S. § 162.09, as may be amended, for per day, repeat, and irreparable or irreversible in nature violations.
- (3) *Enforcement proceedings.* Prosecution of code violations shall utilize Part 1 of F.S. ch. 162. The city code enforcement special magistrate shall be authorized to hold hearings, assess fines, and order other relief as provided in City of Jacksonville Beach Code of Ordinances, chapter 2, article VI.
- (4) *Additional remedies.* Nothing contained herein shall prevent the City of Jacksonville Beach from seeking all other available remedies which may include, but is not limited

to, injunctive relief, liens, and other civil and criminal penalties as provided by law, as well as referral to other enforcing agencies.

SECTION 17. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 3 SITE CLEARING AND LANDSCAPE STANDARDS, SECTION 34-745 LANDSCAPE STANDARDS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-745. - Landscape standards.

(d) Tree and landscape material standards.

(2) *Tree and plant species list.* A list of suitable tree species is contained in the table below.

Table 34-745.1

Tree	Type	Salt Tolerance	Native
Southern Red Cedar	Shade	High	Yes
Live Oak	Shade	High	Yes
Sand Live Oak	Shade	High	Yes
Southern Magnolia	Shade	High	Yes
Slash Pine	Shade	High	Yes
Longleaf Pine	Shade	High	Yes
Bald Cypress	Shade	Moderate	Yes
Winged Elm	Shade	Moderate	Yes
Loblolly Pine	Shade	Moderate	Yes

Tree	Type	Salt Tolerance	Native
Drake Elm	Shade	Moderate	No
Eastern Red Cedar	Non-Shade	High	Yes
Red Bay	Non-Shade	High	Yes
Yaupon Holly	Non-Shade	High	Yes
Southern Wax Myrtle	Non-Shade	High	Yes
Sabal Palm	Non-Shade	High	Yes
American Olive	Non-Shade	Moderate	Yes
Dahoon Holly	Non-Shade	Moderate	Yes
East Palatka Holly	Non-Shade	Moderate	Yes
Norfolk Island Pine	Non-Shade	High	No
Silver Buttonwood	Non-Shade	High	No
Southern Yew	Non-Shade	High	No
Hollywood Juniper	Non-Shade	High	No
Japanese Privet	Non-Shade	High	No

Tree	Type	Salt Tolerance	Native
Washingtonia Palm	Non-Shade	High	No
Medjool Date Palm	Non-Shade	High	No
Sylvester Palm	Non-Shade	High	No
Bottlebrush	Non-Shade	Moderate	No
Loquat	Non-Shade	Moderate	No
Blue Point Juniper	Non-Shade	Moderate	No
Burford Holly	Non-Shade	Moderate	No
Nellie Stevens Holly	Non-Shade	Moderate	No
Crape Myrtle	Non-Shade	Moderate	No
Canary Island Date Palm	Non-Shade	High	No

SECTION 18. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 4 SIGN STANDARDS, SECTION 34-754 PROHIBITED SIGNS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-754. - Prohibited signs.

The signs and sign types listed below are prohibited within the city limits and shall not be erected, operated or placed on any property. Any lawfully existing permanent sign structure or sign type that is among the prohibited signs and sign types listed below shall be deemed a nonconforming sign subject to the provisions of section 34-760, nonconforming signs.

- (a) Abandoned signs; discontinued signs.

(b) Advertising flags.

(bc) Animated signs.

(ed) Attached signs that are taller than the wall of the building to which the sign is attached.

(de) Attached signs that exceed two hundred fifty (250) square feet in sign area.

(ef) Billboards; off-site commercial signs.

(fg) Bandit signs; snipe signs.

(gh) Flashing signs.

(hi) Floodlights and beacon lights, except when required by the Federal Aviation Administration.

(ij) Freestanding or ground signs, including any ground mounted monument signs, which are higher than sixteen (16) feet.

(jk) Freestanding or ground signs that exceed two hundred (200) square feet in sign area.

(kl) Holographic display signs.

(lm) Moving, twirling, or swinging signs, including multi-prism and tri-vision signs.

(mn) Pavement markings, except for official traffic control markings and building address markings required by law.

(no) Flutter signs, feather signs, streamers, balloons, wind signs, wind activated banners, cold air inflatables, pennants and other fixed aerial signage used for commercial advertising.

(op) Permanent pole signs, unless allowed within certain zoning districts pursuant to this division.

(pq) Portable signs, except for A-frame and T-frame signs as allowed herein.

(qr) Revolving signs; rotating signs.

(rs) Roof signs.

(st) Signs within a sight visibility triangle, as described in subsection 34-745(b)(4)a. herein, that obstruct a clear view of pedestrian or vehicular traffic.

(tu) Signs attached to a seawall, dock, buoy, tie pole or pier; other than warning signs and safety signs.

(uv) Signs in, on, or over the public right-of-way; other than fixed projecting signs in the Central Business District (CBD) and the Redevelopment zoning district (RD), traffic control device signs, bus stop informational signs, warning signs; safety signs, vertical streetlight banners, A-frame signs, T-frame signs, and awning or attached canopy signs over a public right-of-way as allowed in this division.

(~~v~~w) Signs in or upon any river, bay, lake, or other body of water within the limits of the city; except government regulatory signs, warning signs, and safety signs.

(~~w~~x) Signs located on real property without the permission of the property owner.

(~~x~~y) Signs nailed, fastened, affixed to, or painted on any tree or part thereof (living or dead), or other vegetation.

(~~y~~z) Signs, other than traffic control device signs, that use the word "stop" or "danger," or present or imply the need or requirement of stopping or the existence of danger, or which are a copy or imitation of traffic control device signs and which are adjacent to the right-of-way of any road, street, or highway.

(~~z~~aa) Signs that are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled public rights-of-way thereby creating a potential traffic or pedestrian hazard or a nuisance to inhabitants of an adjacent neighborhood. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, signal, or wildlife.

(~~aa~~bb) Signs that contain any food or other substance that attracts large numbers of birds or other animals and causes them to congregate on or near the sign.

(~~bb~~cc) Signs that emit sound, vapor, smoke, odor, or gaseous matter.

(~~cc~~dd) Signs that obstruct, conceal, hide or otherwise obscure from view any traffic control device sign or official traffic signal.

(~~dd~~ee) Wall wrap signs.

(~~ee~~ff) Vehicle sign or signs with a total sign area in excess of twenty (20) square feet on any vehicle, and

- (1) The vehicle is not "regularly used in the conduct of the business," and
- (2) The vehicle is visible from a street right-of-way within fifty (50) feet of the vehicle, and
- (3) The vehicle is parked for more than two (2) consecutive hours in any twenty-four (24) hour period within fifty (50) feet of any street right-of-way, and
- (4) A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising, and
- (5) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business; and which is currently licensed, insured and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm or calling attention to the location of a business establishment or firm.

SECTION 19. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 4 SIGN STANDARDS, SECTION 34-755 GENERAL PROVISIONS FOR SIGNS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-755. - General provisions for signs.

(c) *Sign illumination for temporary signs and permanent signs.*

(8) Neon.

- a. *Exposed neon.* Exposed neon tube illumination is not permitted in residential zones, or for residential uses in any zone. It is allowed in all other places, unless otherwise specified.
- b. *Neon borders.* Neon illumination used as a sign copy projection, border, frame or other embellishment of sign copy shall not be included in the total size or area of the sign, provided the measured area of any such projection or detailed embellishment does not exceed twelve (12) square feet in area, or twenty-five (25) percent of the sign display face area, whichever is greater. If neon embellishments exceed these limits, then the embellishments shall be included and counted as part of the permitted sign area for the use.
- c. Exposed Neon used for building accents or other architectural features that are not associated with a sign, and do not constitute advertising are not included in this section. All neon accent light must adhere to all other requirements for lighting in any portion of the Municipal Code or the Florida Building Code

(n) *Flagpoles and flags; flag brackets, flag stanchions and flags.*

- (1) *Flagpoles and flags.* For each parcel and development site in residential use with one (1) principal structure, one (1) flagpole may be installed and two (2) flags may be displayed per flagpole. For each parcel and development site that is over one-half ($\frac{1}{2}$) acre in size and is in nonresidential use, up to three (3) flagpoles may be installed and up to two (2) flags may be displayed per flagpole. A flag shall not exceed twenty-four (24) square feet in size.
 - a. Flag brackets, flag stanchions, and flags. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags. A flag displayed from a flag bracket or a flag stanchion shall not exceed twenty-four (24) square feet in size.
 - b. For the purpose of determining the size of a flag, only one side of the flag shall be counted as the display surface.
 - c. Flags on parcels in non-residential use may be externally illuminated.

(4) This section does not apply to advertising flags, as defined in Sec. 34-300.

(x) Changeable copy signs.

(1) As part of a permitted monument sign or wall sign, a changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not exceed fifty (50) percent of allowable area of the monument sign or wall sign. The changeable copy sign shall not exceed ten (10) feet in height when installed as a part of a monument sign for a single occupant or tenant building. The changeable copy sign shall not exceed sixteen (16) feet in height if part of the monument sign is for a multiple occupant or tenant building. A changeable copy sign that is a part of wall sign shall not be installed higher than the wall of the building. The sign copy on a changeable copy sign shall not be changed more than once every twenty-four (24) hours. Changeable copy signs may be internally illuminated.

(2) Changeable copy signs, strictly for governmental use, owned and operated by the City, to serve the public, may change message or copy once every three (3) Minutes.

(cc) Under Canopy signs.

(1) For each business located in a multi-tenant commercial structure or shopping center with an arcade or canopy adjacent to the main entrance of the business, one (1) under canopy sign is allowed. The sign shall be located within the linear footprint of the business front façade. The total square footage of the canopy sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. A canopy sign may be internally illuminated.

SECTION 20. ARTICLE VII SITE DEVELOPMENT STANDARDS, DIVISION 4 SIGN STANDARDS, SECTION 34-760 NONCONFORMING SIGNS, IS HEREBY AMENDED AS FOLLOWS:

Sec. 34-760. - Nonconforming signs.

(b) Signs rendered nonconforming:

(1) Except as provided in this section, a nonconforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign nonconforming. This section shall not prohibit reasonable repairs and alterations to nonconforming signs unless the sign is brought into compliance.

(2) A nonconforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise nonconforming, may be relocated a single time to another location on the same parcel.

(3) Any nonconforming sign shall be removed or rebuilt in full conformity to the terms of this division if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty (50) percent or more of the cost of replacement of such sign, if any portion of the sign or sign structure is removed or damaged beyond repair or if the sign is deemed unsafe by the building official.

(4) Any nonconforming pole sign shall be replaced when there is a change of use or tenant.

(d) *Signs discontinued:*

(1) Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of one hundred eighty (180) days, shall be deemed to be discontinued.

(2) Any sign or sign structure that is damaged beyond repair or removed, shall be deemed discontinued, regardless of the timeframe or total value of the sign or the replacement cost.

~~(23)~~ A nonconforming sign deemed discontinued shall immediately terminate the right to maintain such sign.

~~(34)~~ After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.

~~(45)~~ Removal of a discontinued nonconforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign, that are not currently in use, or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

SECTION 21. CONFLICTING ORDINANCES. That all ordinances and resolutions previously adopted by the City in conflict with this Ordinance, or parts thereof, are repealed to the extent inconsistent herewith.

SECTION 22. SEVERABILITY. If any section, subsection, clause, or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance.

SECTION 23. SCRIVENER'S ERRORS. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager without the need for a public hearing or further action by the City Council.

SECTION 24. CODIFICATION. The City Council intends that this ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

SECTION 25. EFFECTIVE DATE. This ordinance shall take effect and be enforceable in all aspects immediately upon final reading and approval by the City Council for the City of Jacksonville Beach as authenticated herein.

AUTHENTICATED THIS _____ DAY OF _____, A.D., 2026.

Christine H. Hoffman, Mayor

Molly Allegor, City Clerk

Approved as to form and legal sufficiency:

David Migut, City Attorney



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli, Senior Planner
DATE:	05/08/2026
SUBJECT:	PC#04-26 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Tuesday, May 26, 2026 Planning Commission Meeting.

**PC#04-26
Conditional Use Application**

OWNER:

Costa Verde Shops, LLC
Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

APPLICANT:

Southern Grounds Coffee Jax Beach LLC
12620 Beach Blvd.
Jacksonville, FL 32246

AGENT:

Marc Angelo - Owner
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

LOCATION:

2405 3rd Street North (2415 3rd Street South)
RE#179457-0000

REQUEST:

Conditional Use Application for outdoor seating for a new tenant at a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.



COMMENTS:

The subject site was granted a Conditional Use by the Planning Commission on September 9, 2024. At the time of the approval, it was conditioned by the Commission that the Conditional Use for outdoor restaurant seating be approved for one year only, from the date of the final Certificate of Occupancy. The certificate was issued by the Building Division on May 30th, 2025. It has been one year since the prior approval, and staff has brought the applicant back to the Planning Commission for review and approval of their continued use of outside seating.

Staff did not find any known code enforcement cases or actions related to this property and its use. Staff is unaware of any issues from the addition of more outside seating in this location, associated with Southern Grounds. This specific CU does not apply to other tenants in the shopping plaza, as those approvals are for each use separately, and this is only for the noted location in the attached site plan. The other area of outside seating located in the plaza can continue to be utilized regardless of this application.

Staff has provided a similar review to the previous request, as none of the site conditions or other elements have changed since the original approval.

The subject property is located on the east side of 3rd Street South, north of the intersection with 24th Avenue South. The applicant, Costa Verde Shops, LLC, represented by Marc Angelo, is seeking approval to continue the use of the outdoor seating area for the existing restaurant, Southern Grounds, within the Costa Verde Shops shopping center. The use is intended to continue in its current configuration, and not expand or change in size. Maria Mexican Restaurant currently has outside seating that occupies the open center courtyard of the structure.

Adjacent uses include a multifamily complex to the north and east, a commercial fuel sales and convenience store to the south, and a similar mixed commercial use shopping center to the west, across 3rd street, which includes a restaurant with outdoor seating. The proposed outdoor seating expansion is expected to be compatible with the surrounding commercial and multifamily residential uses and is designed to comply with all relevant regulations. The layout of the outdoor seating areas has been previously reviewed and approved by the Fire Marshal.

The use of outdoor seating adheres to the C-1 zoning standards and aligns with the similar internal uses of the shopping center and the surrounding commercial and multifamily uses. No additional parking is required, as the use is included in the shopping center, which has an established overall parking standard.

Based on the submitted application and the analysis provided in this report, the Planning and Development Department finds the application is consistent with the criteria located in Sec. 34-553 of the Land Development Code and recommends **approval of PC# 04-26, without a time limit or sunset, subject to the requirements of Sec. 34-555 for transferability.**



ATTACHMENTS:

1. PC#04-26 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

APR 30 2026

PC No. 04-26
AS/400# 26-100028
HEARING DATE 5/26/26

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: Costa Verde Shops, LLC Marc Angelo
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: (904) 545-4585
Fax: _____
E-Mail: marcangelomca@gmail.com

Applicant Name: Southern Grounds Coffee Jax Beach, LLC
Mailing Address: 12620 Beach Blvd
Jacksonville, FL 32246

Telephone: (904) 535-3006
Fax: _____
E-Mail: marc@southerngrounds.com

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

Agent Name: Marc Angelo - Owner
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: (904) 545-4585
Fax: _____
E-Mail: marcangelomca@gmail.com

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

PROJECT DATA

Street address of property and/or Real Estate Number: 2405 3rd Street South, Jax Beach, FL 32250

Legal Description of property (attach copy of deed): 04-3S-29E 1.6 PT GOVT LOT 16 RECD O/R 18236-109

Current Zoning Classification: JC-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.

34-617(d) 18

Code section(s) applicable to the requested conditional use: LDC SECTION 34-231

Describe the proposed conditional use and the reason for the request:
CONTINUE THE OUTDOOR SEATING THAT WAS APPROVED LAST YEAR FOR SOUTHERN
GROUNDS COFFEE SHOP

Applicant Signature: 

Date: 4-30-26

Prepared by and Return to:
Lawrence V. Ansbacher, Esq.
Ansbacher & Schneider, P.A.
5150 Belfort Road, Building 100
Jacksonville, Florida 32256

17127709
\$5,000,000⁰⁰

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**
COSTA VERDE PROPERTIES, INC.,
A Florida Corporation
3520 Piedmont Road, Suite 130
Atlanta, GA 30305
2. **Grantee's name and address is:**
2415 3RD STREET SOUTH, LLC,
A Florida Limited Liability Company
1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

The terms Grantor and Grantee shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

3. The real property ("Property") conveyed hereby is described as follows:
See Exhibit A attached hereto and by reference made a part hereof; together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.
The Property Appraiser's Parcel Identification Number is 179457-0000.
4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those matters described on exhibit attached entitled "Permitted Exceptions".
6. Executed as of Dec 21, 2017

(SIGNATURES APPEAR ON FOLLOWING PAGE)

1st Witness: *Cheryl E. Sassard*
Print Name: **CHERYL E. SASSARD**

COSTA VERDE PROPERTIES, INC.,
A Florida Corporation

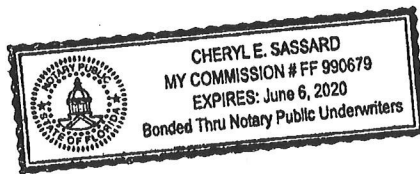
By: *Lee Najjar*
Lee Najjar, Its President

2nd Witness: *[Signature]*
Print Name: Lawrence V. Ansbacher

State of Florida
County of Duval

The foregoing instrument was witnessed by and acknowledged before me this 21st day of Dec, 2017 by Lee Najjar, President of Costa Verde Properties, Inc., a Florida corporation, on behalf of such corporation, () who is personally known to me or () who has produced _____ (GA Driver's License) as identification.

Cheryl E. Sassard
Notary Public, State of Florida
My Commission Expires:



PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
2. Rights of any tenants under unrecorded leases.
3. Easement recorded in Deed Book 1425, page 477.
4. Easement recorded in Official Records Book 14448, page 1834.

EXHIBIT A

A PART OF GOVERNMENT LOT 16, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 16, SECTION 4; THENCE RUN SOUTH 88° 19' WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 16, A DISTANCE OF 343.10 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 1° 25' WEST PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF THIRD STREET SOUTH (STATE ROAD A-1-A) A DISTANCE OF 255.00 FEET; THENCE RUN SOUTH 88° 19' WEST PARALLEL TO SAID SOUTH LINE OF GOVERNMENT LOT 16, A DISTANCE OF 273.58 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF THIRD STREET SOUTH (STATE ROAD A-1-A), AS NOW CLAIMED AND OCCUPIED BY THE FLORIDA STATE ROAD DEPARTMENT, SAID RIGHT OF WAY LINE FURTHER IDENTIFIED AS BEING 50 FEET EASTERLY OF AND PARALLEL TO THE CENTERLINE OF SAID STATE ROAD A-1-A; THENCE RUN SOUTH 1° 25' EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 255.00 FEET TO THE AFORESAID SOUTH LINE OF GOVERNMENT LOT 16; THENCE RUN NORTH 88° 19' EAST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 16, A DISTANCE OF 273.58 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FEET UTILITY EASEMENT TO THE CITY OF JACKSONVILLE BEACH, LYING IN GOVERNMENT 16, SECTION 4, AND MORE PARTICULARLY DESCRIBED IN DEED BOOK 1425, PAGE 477, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXCEPTING ANY PART RECORDED IN OFFICIAL RECORDS VOLUME 3982, PAGE 752, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Florida Limited Liability Company
COSTA VERDE SHOPS, LLC

Filing Information

Document Number L17000256689
FEI/EIN Number 61-1863265
Date Filed 12/15/2017
State FL
Status ACTIVE
Last Event LC NAME CHANGE
Event Date Filed 12/17/2020
Event Effective Date NONE

Principal Address

1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Mailing Address

1283 Ponte Vedra Blvd
Ponte Vedra, FL 32082

Changed: 04/14/2023

Registered Agent Name & Address

ANSBACHER & SCHNEIDER, P.A.
5150 BELFORT RD BLDG 100
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

ANGELO, BETH
1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Title MGR

ANGELO, MARC
1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Collapse sections you do not want to print.

COSTA VERDE SHOPS LLC
1283 PONTE VEDRA BLVD
PONTE VEDRA BEACH, FL 32082

Primary Site Address
2415 S 3RD ST
Jacksonville Beach FL 32250-

Official Record Book/Page
18236-01099

Title #
9504

2415 S 3RD ST

Property Detail

RE #	179457-0000
Tax District	USD2
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	69336

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

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.](#)

Taxable Values and Exemptions - In Progress

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method		
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$2,299,968.00	\$2,299,968.00
Land Value (Market)	\$0.00	\$0.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$5,271,200.00	\$5,277,900.00
Assessed Value	\$5,271,200.00	\$5,277,900.00
Cap D/H/ Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,271,200.00	See below

Refine Search New Search

Tax Map



Oblique Image Viewer

April 30, 2026

Re: Southern Grounds Jax Beach Conditional Use for Outdoor Seating
Costa Verde Shops
2405 3rd Street South
Jacksonville Beach, FL 32250

Jacksonville Beach Planning and Development:

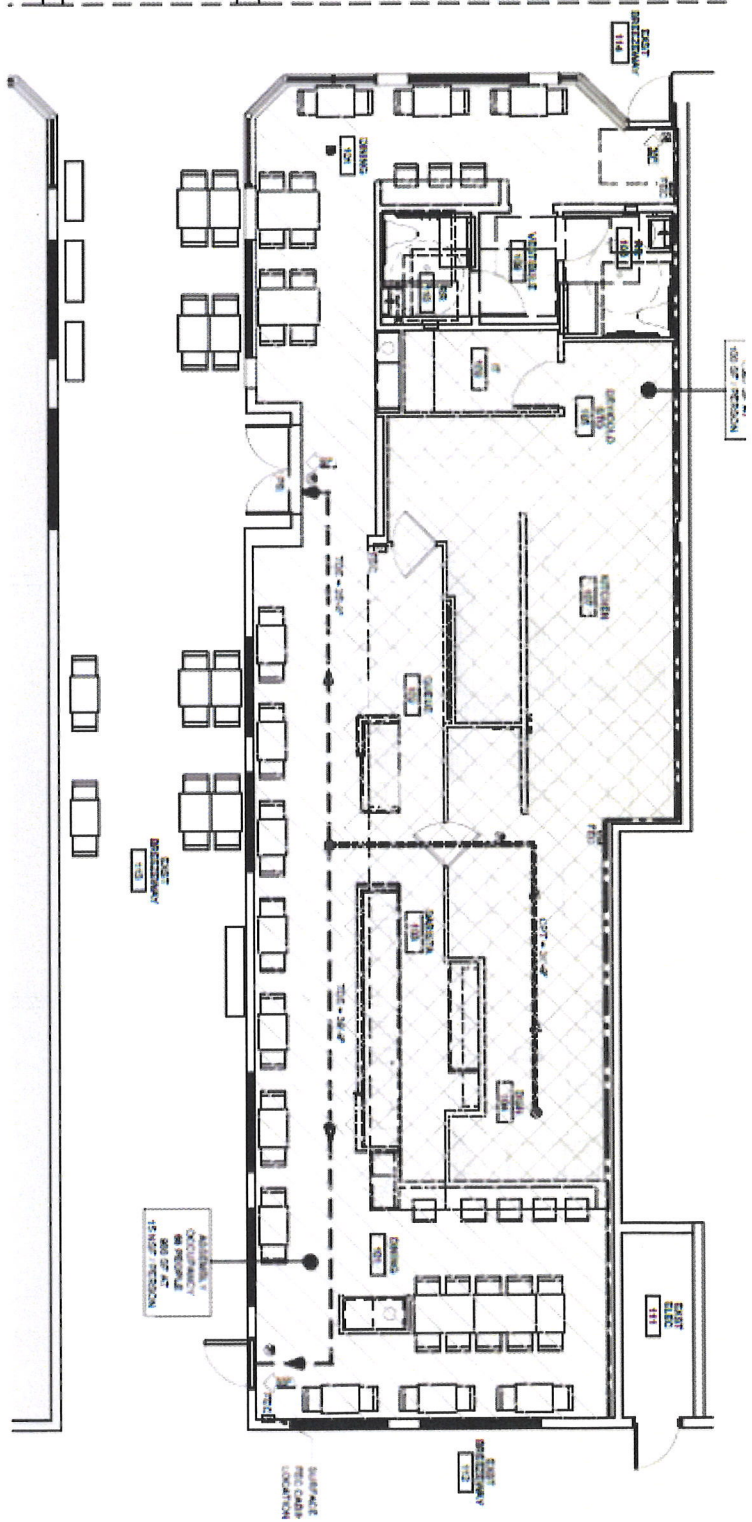
Please accept this letter that the property owner Marc Angelo, Manager/Owner, of Costa Verde Shops L.L.C., shall act as the agent and apply for the Conditional Use Application on behalf of Southern Grounds Jax Beach located at Costa Verde Shops, 2405 3rd Street South, Jacksonville Beach, FL 32250.

Sincerely,



Mark Janasik
Southern Grounds Jax Beach
mark@southerngrounds.com
904-545-4585

LIFE SAFETY PLAN



315' x 150'



CERTIFIED MAIL – RETURN RECEIPT REQUESTED
9589 0710 5270 2066 1718 51

September 12, 2024

Southern Grounds Coffee Jax Beach, LLC
12620 Beach Boulevard
Jacksonville, FL 32246

Costa Verde Shops, LLC
1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

DEVELOPMENT ORDER FOR CONDITIONAL USE

PC#11-24 (24-100042)
2405 3rd Street South - RE# 179457-0000

A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida, and being more particularly described in official record book 18236, page 1099. Along with the recorded 30 foot easement recorded in official book 14448, page 1834.

The Planning Commission for the City of Jacksonville Beach met and held a public hearing at **7:00 p.m. on Monday, September 9, 2024** in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider your development permit application for **Conditional Use** for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

Based on the review and discussion of said application and the consideration of competent substantial evidence in the form of the staff report, testimony or other material provided during the duly advertised public hearing, the Planning Commission determined this application for development **met** the standards applicable for authorizing a conditional use pursuant to **LDC Section 34-231**.

The Board **Approved** the request with the following condition:

- Approved for 1 year from the date the Certificate of Occupancy is issued.

Pursuant to LDC **Section 34-233**, conditional use approval is only granted to the applicant and is not assignable or transferable. This section shall not apply to the assignment or transfer of ownership of a single dwelling unit.

Please remove the public hearing notice(s) posted on your property for this application. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online.

Copies of this development order shall be submitted when applying for any future development or building permit applications. If you have any questions, please feel free to call me at (904) 247-6231.



Sincerely,

A handwritten signature in blue ink, appearing to read 'Christian Popoli', is written over a light blue horizontal line.

Christian Popoli
Senior Planner

Continued Page 2

DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

City of

Jacksonville Beach

City Hall

PC#11-24

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org