



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Amended Agenda

Planning Commission

Monday, August 23, 2021

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

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

1. **Call to Order**

2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring,
Alternates: Colleen White, Justin Lerman

3. **Approval of Minutes:**

(A) July 26, 2021

5. **Correspondence:** None

6. **Old Business:**

(A)PC# 08-21 3818 3rd Street South

Planning Unit Development: PUD Zoning Amendment Approval to amend Ordinance No. 7411, as amended, for the *South Beach Regional Shopping Center* Planned Unit Development, to allow for outdoor restaurant areas in four (4) locations; and to allow for outdoor retail display and sales areas.

7. **New Business:**

(A)PC# 09-21 134 1st Street South

Conditional Use Application for a single-family dwelling at a property located in the Commercial: CBD zoning district, pursuant to Section 34-345(d)(9) of the Jacksonville Beach Land Development Code. The property is located at 134 1st Street South, legally described as the south 39 feet of lot 8, Block 12, Pablo Beach South

8. **Planning Department Report:** The next meeting is tentatively scheduled for Monday, September 27, 2021.

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

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

**Minutes of Planning Commission Meeting
held Monday, July 26, 2021, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



Call to Order

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

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders (*absent*) Colleen Murphy White
Alternates: Justin Lerman

Also present were Senior Planner Christian Popoli and Administrative Assistant Jodilynn Byrd.

Approval of Minutes

The following minutes were passed unanimously by a voice vote:

- June 14, 2021

Correspondence - None

New Business

(A) **PC#07-21** Conditional Use Application

Owner: Ameris Bank
7825 Baymeadows Way, Ste 200-B
Jacksonville, FL 32256

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

Location: 1315 3rd Street South

Conditional Use Application for Multi-family dwellings (townhomes) at property located in the Commercial Limited: C-1 Zoning District, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code

Staff Report:

Mr. Popoli read the following report into the record:

The subject property is located on the southeast corner of the intersection of 13th Avenue South and 3rd Street South. The site contains a commercial banking establishment built in 1986. The site has dual street frontage, stretching from 3rd Street South to 2nd Street South. The majority of the property is currently developed as paved parking. The proposed new use would encompass the east half of the property (Lots 1 and 2) with frontage on 2nd Street South. The existing bank currently has an excess of parking. Once the property is split, the east half would be devoted to the proposed multi-family use,

and the remainder would be reconfigured to accommodate the required number of code compliant parking spaces for the exiting bank use, with all required landscaping to be provided.

The new proposed use will consist of 4 townhomes with individual driveways fronting on 2nd Street South. Adjacent uses consist of multi-family structures to the north, south, and east, and business professional uses to the west. The overall density is consistent with Limited Commercial Future Land Use category. The proposed design will meet the dimensional standards for lot size, area, and width, and lot coverage pursuant to RM-2 zoning district standards. The rear yard setbacks proposed are less than required by code, and the applicant has submitted a variance application scheduled for an August 3rd public hearing, pending the outcome of the Conditional Use application. The proposed multi-family residential project is consistent with the mixed residential and commercial character of the area and should not negatively impact adjacent properties.

Public Hearing:

Applicant John Atkins clarified the application is for 1/3 of the property, not 1/2 of the property. He stated the property is currently an unused parking lot for a bank. Mr. Atkins stated he had built projects like this before in the same zoning district.

The following spoke in support of the application:

- Mike Watson, 1330 2nd Street South, Unit B, spoke in support of the application.

Mr. Sutton closed the Public Hearing.

Discussion:

There was no discussion by the Board.

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

Roll call vote: Ayes – David Dahl, Margo Moehring, Colleen M. White, Justin Lerman, and Greg Sutton

The application was unanimously approved.

(B) PC#07-21 Planned Unit Development: PUD Zoning Amendment Application

Owner: Regency Centers LP
One Independent Drive, Suite 114
Jacksonville, FL 32202

Applicant: Steve Diebenow
One Independent Drive, Suite 114
Jacksonville, FL 32202

Location: 3818 3rd Street South

Planning Unit Development: PUD Zoning Amendment Approval to amend Ordinance No. 7411, as amended, for the *South Beach Regional Shopping Center* Planned Unit Development, to allow for outdoor restaurant areas in four (4) locations, and to allow for outdoor retail display and sales areas.

Staff Report:

Mr. Popoli read the following report into the record:

The owners and representatives of the *South Beach Regional Shopping Center*, located at the southeast corner of South 3rd Street and Jacksonville Drive, approached staff to discuss the options for outdoor restaurant areas and outdoor retail displays and sales in the commercial shopping center. The applicant was informed that the current existing Planned Unit Development (PUD) Ordinance governing the commercial shopping center especially limited outdoor retail display and sales to a small area adjacent to the Home Depot retail store only. Additionally, there are no provisions in the PUD to allow for application for Conditional Use approval for outdoor restaurant areas.

In response, the owner of the *South Beach Regional Shopping Center* has submitted an application to amend the Planned Unit Development originally established under Ordinance No. 7411 in 1989, and as was subsequently amended, to accommodate the proposed uses of four (4) outdoor restaurant areas and outdoor retail sales and display areas within the commercial shopping center as shown on Exhibit H of the application. Additionally, the applicant is specifically requesting to also allow for development of "up to 60% of the enclosed space at each of these locations (the "Restaurants") for outdoor restaurant areas. Outdoor restaurant areas may take the place of the current vehicular drive through lanes. Owner may continue to use the drive through windows as walk-up windows if outdoor restaurant areas is established." This would be a departure from the current Land Development Code (Section 34-707) requirements that only 25% of the restaurant seating can be allocated towards outdoor restaurant areas.

When it was adopted in 1989, PUD Ordinance No. 7411 included specific "Conditions of Approval of Final Development Plan." Specifically, condition No. 11 stated, "There will be no outside storage of any kind on the shopping center property, including, but not limited to use of palletized storage or semitrailers." In 2006, the PUD was amended to allow Home Depot to replace the former K-Mart store at the east end of the center. Ordinance No. 2006-7928, approving the Home Depot store, specifically reiterated and expanded on the prohibition of outside storage and display of merchandise contained in Ordinance No. 7411. Further, in 2016, the PUD was amended to allow for some limited outside sales and storage of merchandise, and the following (relevant) amended conditions were adopted:

1. There shall be no outside speakers permitted.
2. There shall be no outside storage of goods or services offered or empty cartons/pallets at any time, to include but not limited to storage in portable storage units, except that empty pallets, baled cardboard, and recyclable items may be stored within the truck well area, adjacent to the compactor, at the northwest corner of the building, and merchandise may be stored and staged along the outside of the north wall of the Home Depot store building, as shown on Exhibit A hereto (Ordinance No. 2016-8077).
3. There shall be no outside storage or display of propane bottles except in the area of the truck well or the north side of the garden center.
4. All shopping carts and lumber dollies shall be stored in the building or in parking lot cart corrals during business hours and within the building before and after business hours, but may be stored in front of the building, as shown on Exhibit A hereto (Ordinance No. 2016-8077), during

business hours.

5. There shall be no use of semi-trailers at any time to either store items in or sell merchandise from.
6. Outside display of merchandise shall be allowed adjacent to the entry and exit doors to the building and garden center, as shown on Exhibit A hereto (Ordinance No. 2016-8077), however, clear ingress and egress shall be required to be maintained to the building and garden center, and clear sidewalk access shall be maintained to the balance of the shopping center spaces to the west at all times. All such areas located under the front canopy of the building used for outside display of merchandise shall be fully fire sprinkled.
7. There shall be no loading/unloading of any type of semi-trailers from any other entrance other than the primary loading area at the northwest corner of the Home Depot building, except that the loading and unloading of lumber shall be permitted between the hours of 9:00 PM and Midnight through the customer pick-up canopy on the east side of the building. During such outdoor loading/unloading operations, the engine of any vehicle being loaded or unloaded shall be turned off, and any audible backup alarms of vehicles loading and unloading materials shall be de-activated
8. There shall be no vendors of any type operating outside of the building.

The property owner is requesting that the PUD language in Ordinance 2016-8077 be amended to permit the outside display and retail sales of merchandise throughout the entirety of the PUD. The requested change in language can be found in the attached PUD proposed written description.

Staff would suggest that if a recommendation for approval were considered to allow the outside display and storage and retail sale of merchandise and the addition of four (4) outdoor restaurant areas, the following conditions be retained/ amended/ added in addition to the re-adoption of all other conditions contained in the PUD per ordinance 2016-8077:

1. Outdoor restaurant areas shall be allowed as shown on Exhibit X (Site Plan) hereto (Ordinance No. 2021-XXXX), however, all outdoor restaurant areas shall adhere to the requirements as described in Section 34-407 of the Land Development Code in effect at the time of adoption.
2. Any outdoor restaurant area shall adhere to the requirements for corner visibility, as described in Sec. 34-395 of the Land Development Code in effect at the time of adoption.
3. There shall be no outside speakers permitted for outdoor restaurant areas adjacent to Jacksonville Drive.
4. Outdoor restaurant areas shall cease operation at 11:00 p.m. Monday-Friday and 10:00 p.m. Sundays
5. Outside display of merchandise shall be allowed as shown on Exhibit H (Site Plan) hereto (Ordinance No. 2021-XXXX), however, clear sidewalk access shall be maintained to the balance

of the shopping center spaces at all times, and a clear ADA compliant path be maintained at all times along any sidewalk or walkway. All such areas located under the front canopy of the building used for outside display of merchandise shall be fully fire sprinkled.

Public Hearing:

Applicant Steve Diebenow and Owner Representative Patrick McKinley reviewed the proposed PUD Zoning Amendments. Conversation ensued regarding the proposed amendments to the PUD language to permit the outside display and retail sales of merchandise throughout the entirety of the PUD. Restrictions and limitations were discussed.

Mr. Diebenow reviewed the proposed amendments to allow outdoor seating to add four (4) outdoor restaurant areas. Conversation ensued regarding the following conditions:

- Outdoor restaurant areas shall be allowed as shown on Exhibit X (Site Plan) hereto (Ordinance No. 2021-XXXX), however, all outdoor restaurant areas shall adhere to the requirements as described in Section 34-407 of the Land Development Code in effect at the time of adoption.
- Any outdoor restaurant area shall adhere to the requirements for corner visibility, as described in Sec. 34-395 of the Land Development Code in effect at the time of adoption.
- There shall be no outside speakers permitted for outdoor restaurant areas adjacent to Jacksonville Drive.
- Outdoor restaurant areas shall cease operation at 11:00 p.m. Monday-Friday and 10:00 p.m. Sundays
- Outside display of merchandise shall be allowed as shown on Exhibit H (Site Plan) hereto (Ordinance No. 2021-XXXX), however, clear sidewalk access shall be maintained to the balance of the shopping center spaces at all times, and a clear ADA compliant path be maintained at all times along any sidewalk or walkway. All such areas located under the front canopy of the building used for outside display of merchandise shall be fully fire sprinkled.

Mr. Sutton closed the Public Hearing.

Discussion:

Conversation ensued regarding proposed amendments to the current PUD. It was the consensus of the Board and Mr. Diebenow to postpone voting on the proposed amendments until the next Planning Commission meeting on August 23, 2021, to allow time for staff to work with Mr. Deibenow to revise the proposed amendments.

Motion: It was moved by Ms. White and seconded by Mr. Dahl to defer the case to the August 23, 2021 meeting.

Roll call vote: Ayes – Margo Moehring, Colleen M. White, David Dahl, Justin Lerman, and Greg Sutton

The motion to defer was unanimously approved.

Planning & Development Director's Report

Mr. Popoli announced the next meeting was scheduled for Monday, August 23, 2021.

Adjournment

There being no further business coming before the Board, Mr. Sutton adjourned the meeting at 8:18 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:

Chairman

Date



REZONING APPLICATION

JUN 25 2021

PC No. 8-21

AS/400# 21-100109

PC HEARING 7.26.21

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a \$1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: Regency Centers LP
Mailing Address: One Independent Drive, Suite 114
Jacksonville, FL 32202
Attn: Jacksonville Property Management

Telephone: 904-598-7000

Fax: _____

E-Mail: patrickmckinley@regencycenters.com

Applicant Name: Steven Diebenow
Mailing Address: One Independent Drive, Ste 1200
Jacksonville, FL 32202

Telephone: (904) 301-1269

Fax: _____

E-Mail: SD@DriverMcAfee.com

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

Agent Name: SAME AS APPLICANT

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 professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 3818 South 3rd Street, Jacksonville Beach, FL 32250

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See Attached Exhibit A

Current Zoning Classification: PUD Future Land Use Map Designation: _____

Proposed Zoning Classification: PUD

REQUIRED INFORMATION	Attached?	
	Yes	No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	☒	☐
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;	☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	☒	☐
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	☒	☐

Applicant Signature: [Signature]

Date: 12-29-20

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NARRATIVE DESCRIPTION
South Beach Regional Shopping Center
Proposed Modification to Planned Unit Development and
Preliminary Development Plan as Amended and Approved
June 24, 2021

Regency Centers LP (“Owner”) owns the property known as the South Beach Regional Shopping Center, located in Jacksonville Beach, Florida 32250 (RE#181416 1110) (the “Property”). The following is a description of proposed modifications to the Existing Planned Unit Development (“Existing PUD”) and the Preliminary Development Plan as Amended and Approved (“PDPA”) supporting same. Also included is an explanation of why the proposed modifications comply with the standards governing PUD rezonings and PDPs in the Land Development Code (“LDC”).

INTRODUCTION

The Owner is proposing two (2) modifications to the Existing PUD to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else in the PUD has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PUD.

The Owner is proposing two (2) modifications to the PDPA to permit: 1) outdoor restaurant areas in four (4) locations¹; and, 2) outdoor retail display and sales areas on the Property. Everything else on the PDP has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PDPA.

Development Team

Owner: Regency Centers LP
c/o Patrick McKinley
One Independent Drive, Suite 114
Jacksonville, FL 32202
PatrickMcKinley@regencycenters.com
(904) 598-7468

Applicant/Agent: Steve Diebenow
Driver, McAfee, Hawthorne & Diebenow
One Independent Drive, Suite 1200
Jacksonville, FL 32202
sd@drivermcafee.com
(904) 301-1269

¹ In accordance with the LDC, 1 parking space shall be required for each 250 square feet of outdoor restaurant areas. The proposed PUD and PDP will comply with this requirement as further detailed below.

Future Land Use

South Beach District (Mixed Use).

Current Zoning

The PUD was originally established on April 24, 1989 by Ordinances 7411 and subsequently amended by Ordinances 7436, 95-7635, 2006-7928, 2009-272, 2013-8033, and 2016-8077 (collectively, the "PUD"). Pursuant to 95-7635, the Property was divided into distinct Parcels: Parcel #5 (Main Center), *K-Mart* Parcel, Sandcastle Parcel and Parcel #4.

PRELIMINARY DEVELOPMENT PLAN

The Owner is proposing two (2) modifications to the PDPAA to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else on the PDP has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PDPAA. The proposed modifications will protect the health safety and welfare of the citizens of Jacksonville Beach.

Restaurant

The four (4) locations identified for future outdoor restaurant areas are shown on Exhibit I. Notwithstanding Section 34-707 of the LDC, Owner may develop up to 60% of the enclosed space at each of these locations (the "Restaurants") for outdoor restaurant areas. Outdoor restaurant areas may take the place of the current vehicular drive through lanes. Owner may continue to use the drive through windows as walk-up windows if outdoor restaurant areas is established.

Parking

There are presently 1,419 parking spots on the Property per Exhibit H. The Owner is proposing to permit additional outdoor restaurant areas in four (4) locations² as depicted on Exhibit I.

Review Standards

Pursuant to **Section 34-348(d)**, "[p]rior to receipt of a planned unit development (PUD) zoning district classification, land must receive approval of a preliminary development plan for PUD pursuant to the procedures and standards of this section. The preliminary development plan for a PUD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of **Section 34-251³ et. seq.**"

² In accordance with the LDC, 1 parking space shall be required for each 250 square feet of outdoor restaurant areas. Any new parking spaces required to permit outdoor restaurant areas will be deducted from the 158 excess parking spaces shown on Exhibit I.

³ Per **Section 34-251** "[d]evelopment plans shall be required in accordance with the provisions of this section in order to ensure that the proposed development complies with the site development standards in Article VIII and

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The PDP for a PUD zoning district classification shall be evaluated based on the standards of **Section 34-348(j)3**:

(3) Standards. A preliminary development plan for a PUD shall comply with the following standards:

- a. Area. There shall be no minimum acreage required.

N/A

- b. Unified ownership or control. The title to all land that is part of a PUD zoning district designation shall be owned or controlled by one person. A person shall be considered to control all lands in the PUD either through ownership or written consent of the owners of the land to be subject to the conditions and standards of the development order for the development plan for the PUD zoning district designation.

Please see attached Application and Exhibits B and C.

- c. Density. Residential development shall not exceed the maximum densities established in the RM-2 zoning district.

N/A

- d. Building height: Thirty-five (35) feet.

No buildings are proposed to exceed 35 feet in height.

- e. Access. Safe and adequate access shall be provided to all development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement. City-owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic municipal services such as fire and police protection and emergency service needs of the residents of the PUD.

Please see attached Exhibit I. The proposed changes to vehicular access would be to potentially remove two (2) existing vehicular drive through lanes to permit outdoor restaurant areas.

other requirements of the LDC, and to otherwise protect the public health, safety and general welfare of the citizens of the City of Jacksonville Beach.”

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- f. Off-street parking and loading. The off-street parking and loading standards for the preliminary development plan for PUD shall comply with the requirements of article VIII, division 1.

Please compare the attached Exhibit H to the attached Exhibit I. There are presently 1,419 parking spots on the Property per Exhibit H. There will be 158⁴ more parking spaces on the Property than required by the LDC.

- g. Adequate public facilities. There shall be a demonstration that the development proposed in the preliminary development plan complies with article X, adequate public facilities standards.

The Property has been fully developed for many years and there has been no indication of inadequate public facilities. Expanding the outside retail sales areas, potentially converting two (2) existing drive through lanes to allow outdoor restaurant areas and permitting outdoor restaurant areas at two (2) other locations, will not diminish the provision of adequate public facilities in any way.

- h. Common recreation and open space. The preliminary development plan shall comply with the following common recreation and open space standards.

1. A minimum of twenty (20) percent of the gross land in the development plan shall be reserved for common recreation and usable open space. Parking areas, street rights-of-way, or minimum yards and spacing between buildings shall not be included when determining usable open space. Water bodies contained on-site may account for up to fifty (50) percent of the required open space.

The Owner is proposing two (2) modifications to the PDPAA to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else on the PDP has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PDPAA.

2. All common open space and recreational facilities shall be included in the development plan. Such common open space and recreational facilities shall be constructed and fully improved according to the development schedule established for each development phase of the development plan.

The Owner is proposing two (2) modifications to the PDPAA to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else on the PDP has been previously evaluated, found to

⁴ In accordance with the LDC, 1 parking space shall be required for each 250 square feet of outdoor restaurant areas. Any new parking spaces required to permit outdoor restaurant areas will be deducted from the 158 excess parking spaces shown on Exhibit I.

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be in compliance with the LDC, and will remain as previously permitted in the PDPAA.

3. All privately owned common open space shall continue to conform to its intended use as specified in the development plan. To ensure that all the common open space identified in the development plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and prohibit the partition of any common open space.

A full array of real estate restrictions and covenants have been recorded in the public record since the Property was fully developed to ensure that all common space will be properly maintained. Nothing in this Application will modify or diminish these.

4. If common open space is proposed to be maintained through an association or nonprofit corporation, such organization shall conform to the following standards.

N/A

- i. The association or nonprofit corporation shall be established prior to the sale of any lots or units within the development plan for PUD.
- ii. Membership in the association or nonprofit corporation shall be mandatory for all property owners within the development plan for PUD.
- iii. The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public; and shall provide for the maintenance, administration and operation of such land and any other land within the development plan for PUD not publicly owned, and secure adequate liability insurance on the land.

- i. Compatibility of open spaces. Open space uses shall be designed in a compatible manner.

The Owner is proposing two (2) modifications to the PDPAA to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else on the PDP has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PDPAA.

- j. Compatibility with surrounding land uses. The development proposed in the Preliminary development plan shall be consistent with the character of surrounding land uses.

The proposed two (2) changes outlined throughout this application are not inconsistent with the current uses at the Property which have been deemed consistent with surrounding land uses for more than two (2) decades. The proposed two (2) changes outlined throughout this application are also not inconsistent with the surrounding uses.

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- k. Beach access. The preliminary development plan shall not diminish existing public beach access.

N/A

- l. Consistency with comprehensive plan. The preliminary development plan shall be consistent with the comprehensive plan.

Expanding the outdoor retail display and sales areas, potentially converting two (2) existing drive through lanes to allow outdoor restaurant areas and permitting outdoor restaurant areas at two (2) other locations, will not cause the existing PUD to be non-compliant with the South Beach District 2030 Comprehensive Plan Future Land Use Map Designation.

PROPOSED PUD MODIFICATIONS

The Owner is proposing two (2) modifications to the Existing PUD to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else in the PUD has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PUD.

Owner requests that the Conditions adopted pursuant to Ordinance 2016-8077 continue to apply except and that a new Condition 20. shall be added as follows:

20. Outdoor retail display and sales areas of merchandise and outdoor restaurant areas shall be allowed adjacent to the building as shown on Exhibit I hereto (Ordinance No. 2021-____), however, clear ingress and egress shall be required to be maintained to the buildings, and clear sidewalk access shall be maintained to the shopping center at all times. All areas used for outdoor retail display and sales areas and outdoor restaurant areas shall be fire sprinklered if under canopy.

Restaurant

The four (4) locations identified for future outdoor restaurant areas are shown on Exhibit I. Notwithstanding Section 34-707 of the LDC, Owner may develop up to 60% of the enclosed space at each of these locations (the "Restaurants") for outdoor restaurant areas. Outdoor restaurant areas may take the place of the current vehicular drive through lanes. Owner may continue to use the drive through windows as walk-up windows if outdoor restaurant areas are established.

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Parking

There are presently 1,419 parking spots on the Property per Exhibit H. The Owner is proposing to permit additional outdoor restaurant areas in four (4) locations⁵ as depicted on Exhibit I.

Review Standards

In accordance with **Section 34-348(a)** the intent of the PUD zoning district designation is to permit such flexibility and provide performance criteria for PUD which are as follows:

Please see attached Exhibit I. The Owner is proposing two (2) modifications to the Existing PUD to permit: 1) outdoor restaurant areas in four (4) locations; and, 2) outdoor retail display and sales areas on the Property. Everything else in the PUD has been previously evaluated, found to be in compliance with the LDC, and will remain as previously permitted in the PUD.

- (1) Permits a creative approach to the development of land;

The proposed PUD modification allows outdoor restaurant areas in four (4) locations, the conversion of two (2) existing vehicular drive through lanes to allow outdoor restaurant areas adjacent to existing tenant spaces and additional outdoor retail display and sales areas on the Property.

- (2) Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code;

The proposed PUD modification allows the Owner to repurpose retail space. A strict application of the existing PUD would restrict a use that is not inconsistent with the LDC and the City's Comprehensive Plan. The proposed PUD modification also allows the conversion of two (2) drive through lanes to permit outdoor restaurant areas.

- (3) Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs;

Repurposing existing built space and potentially converting two (2) existing vehicular drive through lanes to permit outdoor dining along with outdoor sales represents an efficient use of existing developed land.

- (4) Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;

⁵ In accordance with the LDC, 1 parking space shall be required for each 250 square feet of outdoor restaurant areas. Any new parking spaces required to permit outdoor restaurant areas will be deducted from the 158 excess parking spaces shown on Exhibit I.

A full array of real estate restrictions and covenants have been recorded in the public record since the Property was fully developed to ensure that all common space will be properly maintained. Nothing in this Application will modify or diminish these.

- (5) Provides an opportunity for new approaches to ownership;

N/A

- (6) Provides an environment of stable character compatible with surrounding areas; and

The proposed PUD modification allows the Owner to convert two (2) drive through lanes to permit outdoor restaurant areas along with additional outdoor restaurant areas and outdoor retail display and sales areas provides an environment of stable character. These proposed modifications are not in consistent with the current uses at the Property which have been deemed compatible with surrounding land uses for more than two (2) decades.

- (7) Retains property values.

The proposed PUD modification allows the Owner to convert two (2) drive through lanes to permit outdoor restaurant areas along with additional outdoor restaurant areas and outdoor retail display and sales areas which clearly enhances the Property value.

In accordance with **Section 34-211(c)**, "the city council shall consider the adoption of an ordinance enacting the proposed amendment based on one (1) or more of the following factors, provided however, that in no event shall an amendment be approved which will result in an adverse community change in which the proposed development is located."

- (1) Whether the proposed amendment is consistent with the comprehensive plan;

Repurposing existing built space and potentially two (2) existing vehicular drive through lanes while adding outdoor restaurant areas and outdoor retail display and sales areas is not inconsistent with the proposed uses in the South Beach District Future Land Use Category. The Property has been deemed consistent with the comprehensive plan for more than two (2) decades and these proposed changes are not inconsistent with the comprehensive plan.

- (2) Whether the proposed amendment is in conflict with any portion of the LDC;

The proposed modification to the PUD is not in conflict with applicable portions of the LDC.

- (3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

Repurposing existing built space and potentially two (2) existing vehicular drive through lanes while adding outdoor restaurant areas and outdoor retail display and sales areas is not inconsistent with the proposed uses in the South Beach District Future Land Use Category. The Property has been deemed consistent with the comprehensive plan for more than two (2) decades and these proposed changes are not inconsistent with the comprehensive plan.

- (4) Whether and the extent to which there are any changed conditions that require an amendment;

The primary changed condition that Owner seeks to address is the increased demand for outdoor restaurant areas and sales experiences in Jacksonville Beach.

- (5) Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;

The Property has been fully developed for many years and there has been no indication of inadequate public facilities or that the current uses would exceed the level of service standards established for public facilities. Repurposing existing built space and potentially two (2) existing vehicular drive through lanes while adding outdoor restaurant areas and outdoor retail display and sales areas will not diminish the provision of adequate public facilities in any way.

- (6) Whether, and the extent to which, zoning district boundaries are not properly drawn on the official zoning atlas;

N/A

- (7) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;

The proposed modifications to the PUD would not result in any significant adverse impacts of any kind.

- (8) Whether and the extent to which the proposed amendment would adversely affect the property values in the area;

Repurposing existing built space and potentially two (2) existing vehicular drive through lanes while adding outdoor restaurant areas and outdoor retail display and sales areas will enhance the Property value and will not adversely affect property in the area.

- (9) Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern;

Repurposing existing built space and potentially two (2) existing vehicular drive through lanes while adding outdoor restaurant areas and outdoor retail display and sales areas are logical and orderly extensions of an existing orderly development pattern.

- (10) Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

N/A

CONCLUSION

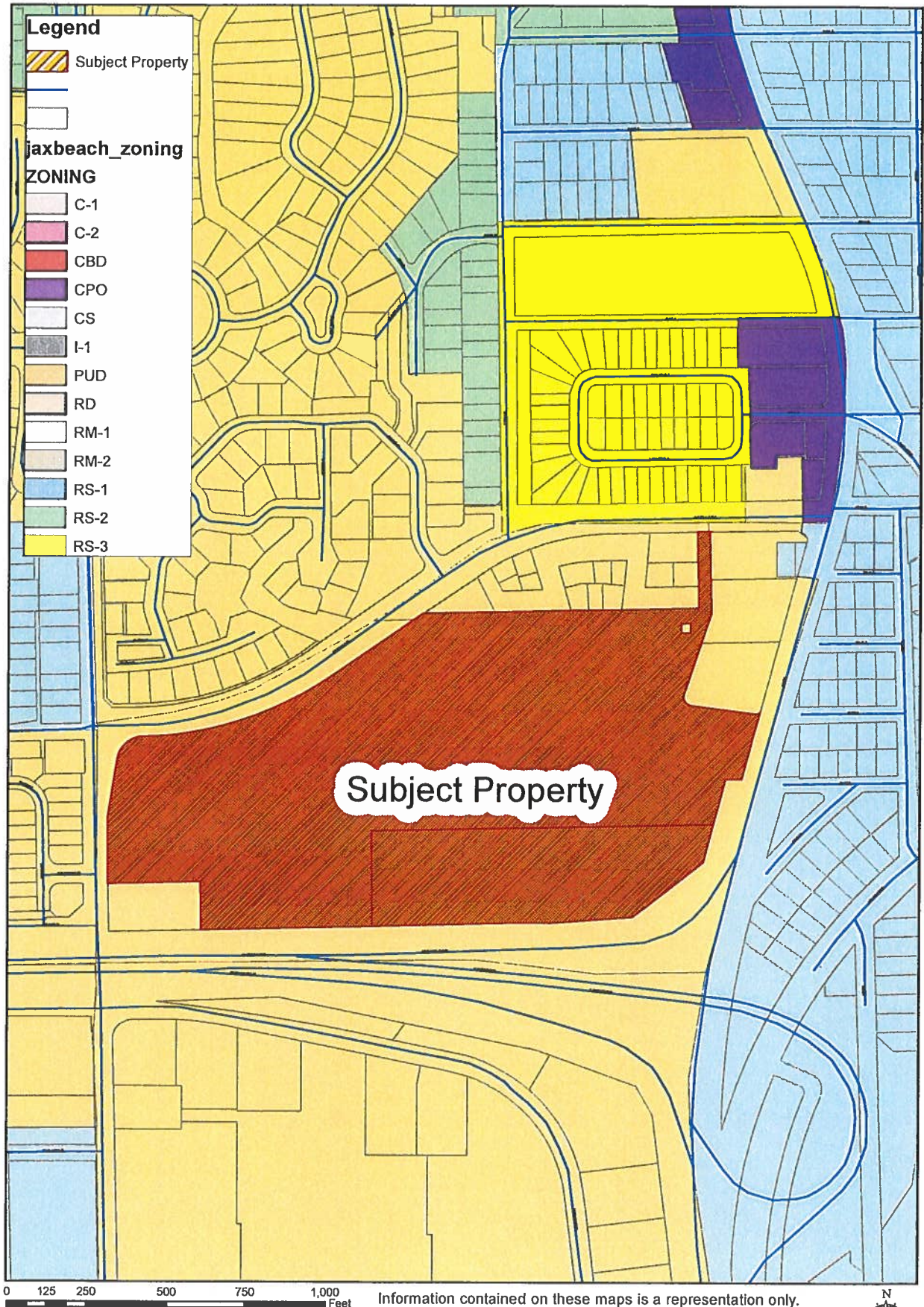
As demonstrated above, the proposed modifications to the Existing PUD and supporting PDPA comply with all of the standards governing a rezoning in the LDC and the City's Comprehensive Plan. As a result, Owner respectfully requests recommendations of approval for both the proposed PDP and PUD modifications.

- EXHIBIT A: Legal Description
- EXHIBIT B: Agent Authorization
- EXHIBIT C: Warranty Deed
- EXHIBIT D: Property Appraiser Page
- EXHIBIT E: Duval County Property Appraiser Map
- EXHIBIT F: Future Land Use Map
- EXHIBIT G: Zoning Map
- EXHIBIT H: Current Parking Conditions
- EXHIBIT I: Preliminary Development Plan dated June __, 2021

PC #8-21

Current Zoning

8/23/21
7/26/21



Information contained on these maps is a representation only. As such, the City of Jacksonville Beach provides no warranties concerning the accuracy of this data for any other particular use. The City of Jacksonville Beach assumes no liability whatsoever associated with the use of such data.



PROPOSED

Building Area Calculations

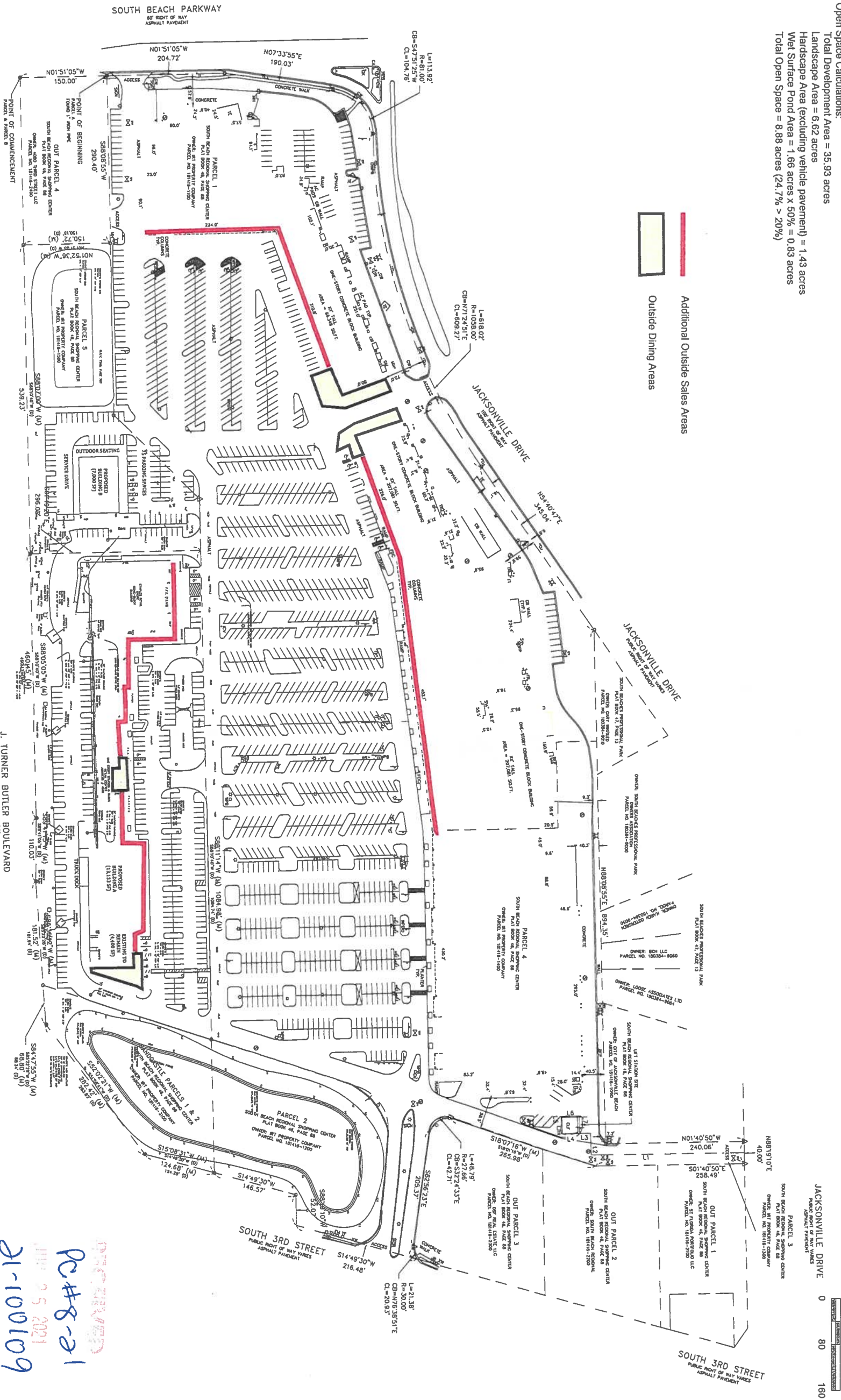
Approved Total Building Area (GLA) = 315,285 sf

Parking Calculations:

Total Required Parking = 315,285/250 = 1,261 spaces
Approved Parking Spaces = 1,419 spaces (4.5 per 1,000 sf)

Open Space Calculations:

Total Development Area = 35.93 acres
Landscape Area = 6.62 acres
Hardscape Area (excluding vehicle pavement) = 1.43 acres
Wet Surface Pond Area = 1.66 acres x 50% = 0.83 acres
Total Open Space = 8.88 acres (24.7% > 20%)



PC #8-21
JUL 25 2021
21-100109

South Beach Regional Shopping Center
Jacksonville Beach, Florida

DATE	ISSUE/DESCRIPTION
03/10/21	PUD APPLICATION
05/24/21	PUD RESUBMITTAL

CURRENT DEVELOPMENT PLAN

EXHIBIT H

EXISTING

Building Area Calculations

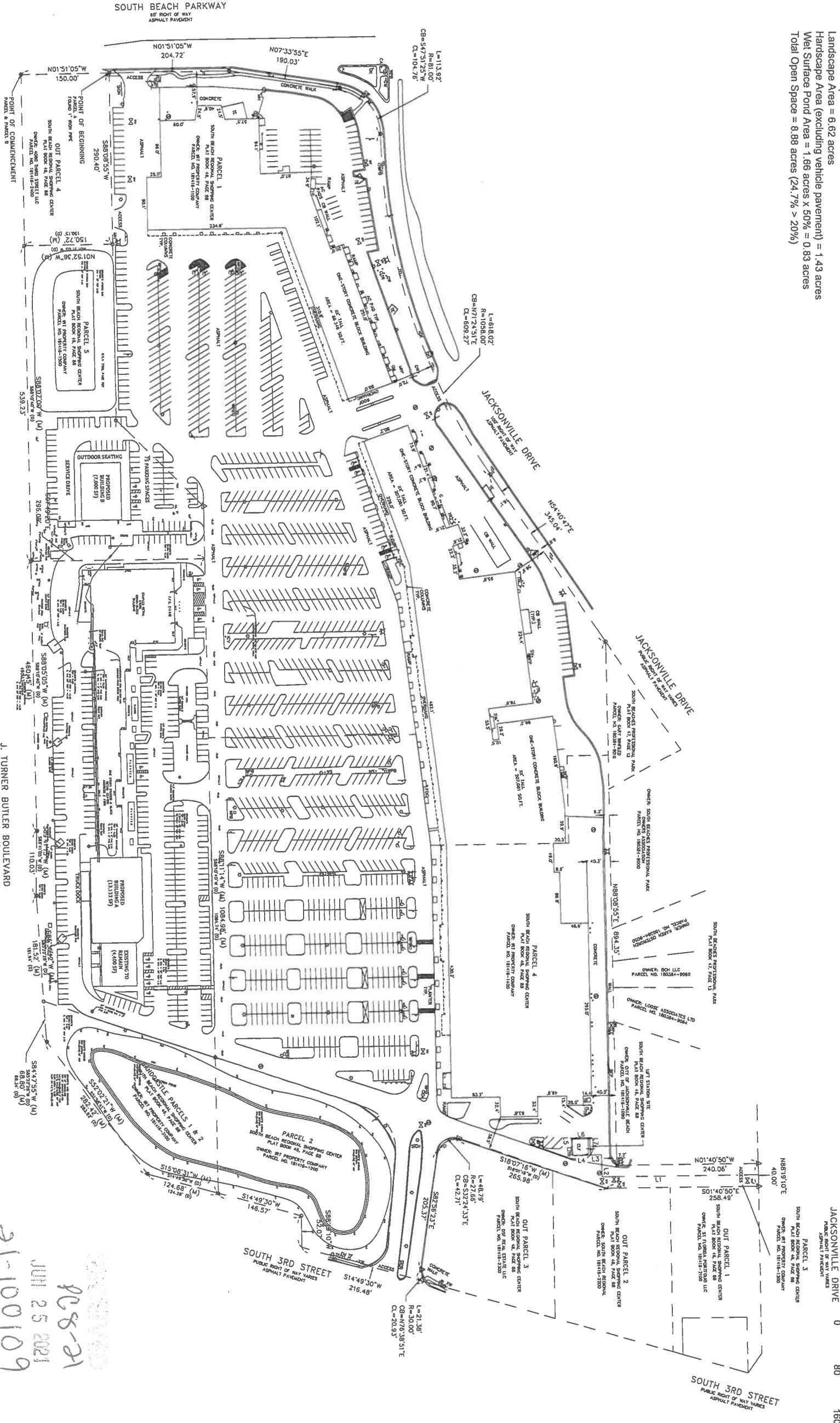
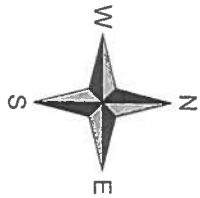
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21-100109
JUN 25 2021
PC8-21

South Beach Regional Shopping Center
Jacksonville Beach, Florida

ISSUE/DESCRIPTION	DATE
PUD APPLICATION	03/10/21

CURRENT DEVELOPMENT PLAN

EXHIBIT-H



CONDITIONAL USE APPLICATION

PC No. 9-21
AS/400# 21-100122
HEARING DATE 8/23/21

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.

APPLICANT INFORMATION

Land Owner's Name: FOR HIS ULTIMATE GLORY, LLC
Mailing Address: 238 PONTE VEDRA PARK DR. #201
PONTE VEDRA BEACH, FL 32082

Telephone: 904-716-4601
Fax: _____
E-Mail: TAXDOCTOR1@AOL.COM

Applicant Name: ERIC GRIGGS
Mailing Address: 932 1ST ST. N #602
JACKSONVILLE BEACH, FL 32250

Telephone: 904-716-4601
Fax: _____
E-Mail: TAXDOCTOR1@AOL.COM

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

Agent Name: _____
Mailing Address: _____

Telephone: JUL 22 2021
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: 134 1ST ST. S JACKSONVILLE BEACH, FL

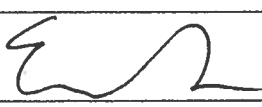
Legal Description of property (attach copy of deed): 3-28 33-25-29E PABLO BEACH S
39⁺ + LOT 8 BLK 12 175603-0000

Current Zoning Classification: COMMERCIAL JCBD Future Land Use Map Designation: HDR

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

Code section(s) applicable to the requested conditional use: 34-345(d)(9)

Describe the proposed conditional use and the reason for the request: TO CONSTRUCT A SINGLE -
FAMILY DWELLING IN THE CENTRAL BUSINESS DISTRICT ZONING

Applicant Signature: 

Date: 7/22/21

CaRRent

RECEIVED

21-100122

JUL 22 2021

PLANNING & DEVELOPMENT



Current

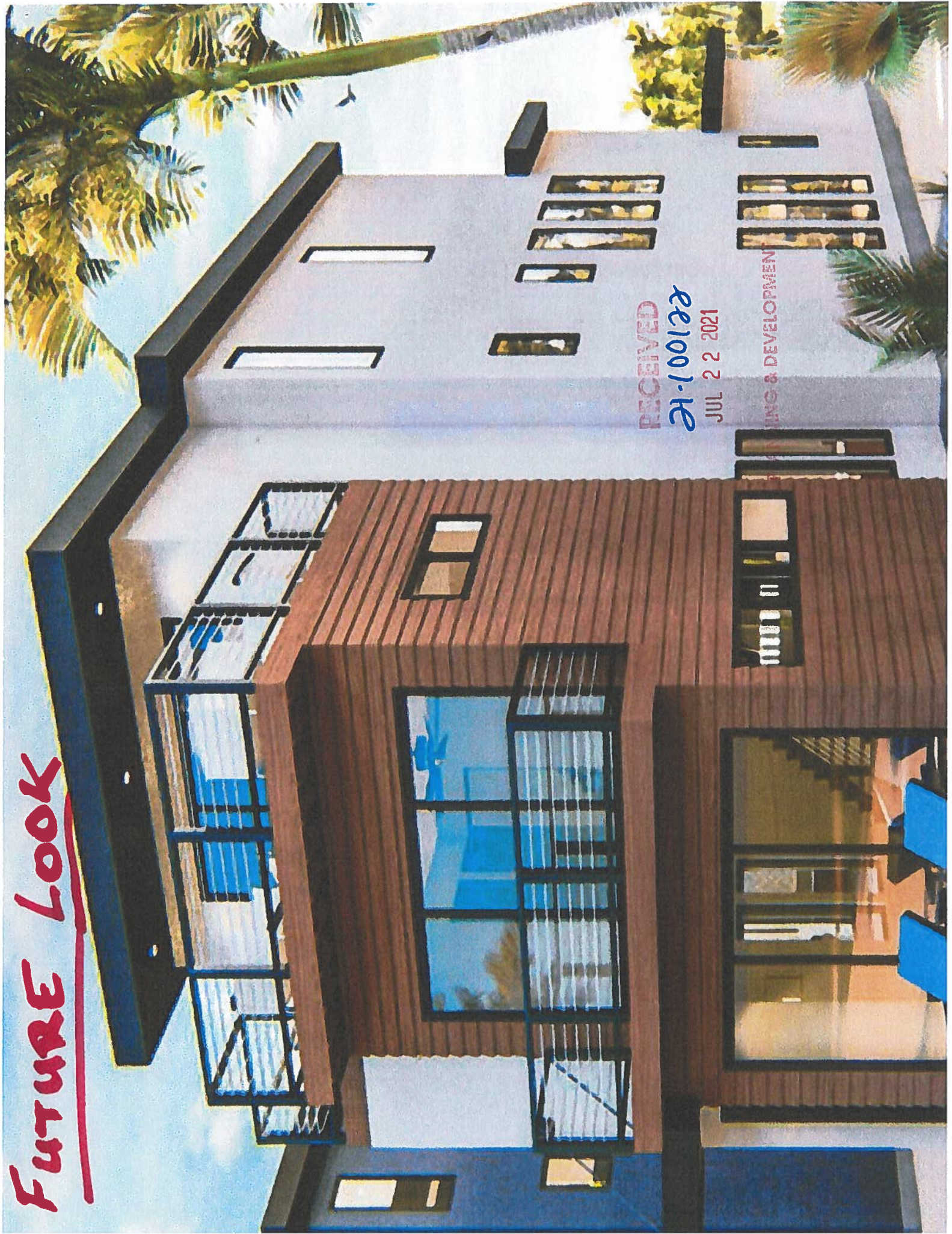
RECEIVED
51-100122

JUL 22 2021

PLANNING & DEVELOPMENT



FUTURE LOOK



RECEIVED

21-100122

JUL 22 2021

PLANNING & DEVELOPMENT

ORDERED BY

The Law Offices of Rod Schloth
2187 S Third St
Jacksonville Bch, FL 32250
904-372-9351
beach@rod-law.com



PROPERTY ADDRESS: 134 1ST STREET SOUTH JACKSONVILLE, FLORIDA 32250

SURVEY NUMBER: FL1306 2552

FIELD WORK DATE: 07/25/2013

REVISION DATE(S):

FL1306 2552
BOUNDARY SURVEY
DUVAL COUNTY

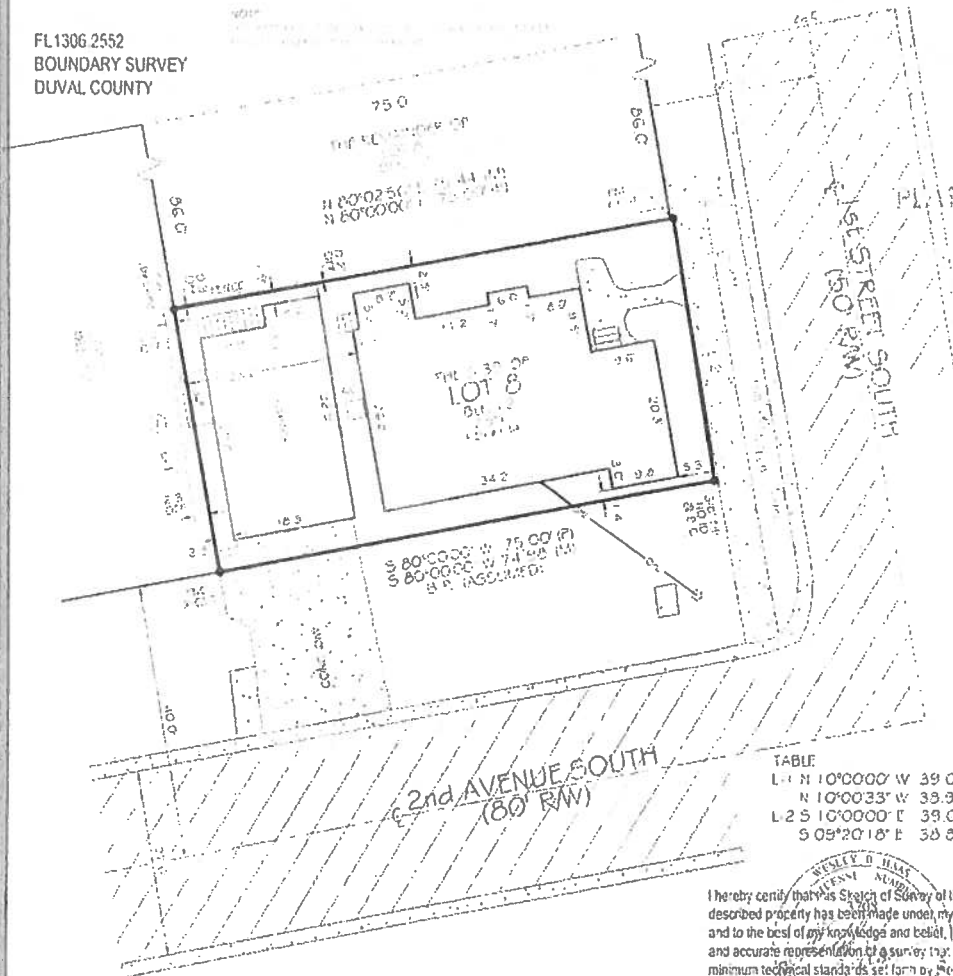


TABLE
L1 N 10°00'00\" W 39.00' (P)
N 10°00'33\" W 33.91' (M)
L2 S 10°00'00\" E 39.00' (P)
S 05°20'18\" E 30.85' (M)

I hereby certify that this Sketch of Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors as described in Chapter 53-17 of the Florida Administrative Code.

Wesley B. Haas
State of Florida Professional Surveyor and Mapper
License No. 3793

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor
Nothing herein shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF JACKSONVILLE BEACH, COMMUNITY NUMBER 120078, DATED 04/01/13.

CLIENT NUMBER: PLS 1593

DATE: 07/27/2013

BUYER: MICHAEL PRATT

SELLER: 111 THIRD STREET CORP

CERTIFIED TO: MICHAEL PRATT, THE LAW OFFICES OF ROD SCHLOTH, P.A., 2187 S. THIRD STREET, JACKSONVILLE, FL 32250. THIS CERTIFICATE IS NOT VALID WITHOUT ALL PAGES.

This is page 1 of 2 and is not valid without all pages

POINTS OF INTEREST

(1) COVERED ENTRY ENCROACHES OVER LOT LINE



Florida Land
Title Association

**AFFILIATE
MEMBERS**

EXACTA

Land Surveyors, Inc.

108-7997

www.surveystars.com
P 856 735-9315 • F 856-744-2882
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33905

PC 9-21
AUG 11 2021
21-100122
SEE ATTACHED
TO SCALE
FROM CAD
FILE OF
EXACTA

LEGAL DESCRIPTION:

THE SOUTH 39 FEET OF LOT 8, BLOCK 12, PABLO BEACH SOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

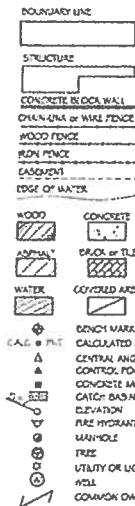
THE ASSUMED BEARING REFERENCE OF SOUTH 80°00'00" WEST IS BASED ON THE SOUTHERLY LINE OF LOT 8, BLOCK 12, PABLO BEACH SOUTH, AS RECORDED IN PLAT BOOK 3, PAGE 28, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The legal description used to perform this survey was supplied by others. This survey does not constitute a warranty of ownership.
- This survey only shows improvements shown above ground. Underground facilities, pipes, and easements are not indicated on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate, and was determined by visual above ground indications only. No attempt for related to the tank.
- This survey is intended for the use of the parties to whom it is related.
- Additions or deletions to this survey map and report by others than the signing party or parties is prohibited. The written consent of the signing party or parties is required.
- Dimensions and other data are given as stated.
- Due to varying construction standards, figure dimensions are approximate.
- Any FEMA flood zone data contained in this survey is for informational purposes only. Research to obtain flood data was performed at www.fema.gov.
- All easements shown on this survey are shown for informational purposes only. The surveyor is not responsible for the accuracy of the easement information.
- If you are reading this survey in an electronic format, the information contained on this document is electronically signed as specified in Chapter 51.17 (62) of the Florida Administrative Code. The Electronic Signature is related to this document and is prominently displayed on the survey as a checkmark under separate cover. Manually signed and checked by all surveying parties. The signature is located in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and is not valid without the signature.
- Unless otherwise noted, an examination of the abstract of title was not performed. The signing surveyor is not responsible for the accuracy of the property location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI) are selected above ground improvements which may be associated with boundary building setbacks or easement lines as defined by the parameters of this survey. There may be additional POI's which are not shown or called out as POI's or which have otherwise unknown to the surveyor. These POI's may not be shown as a form of easement or setback.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey may not be performed exclusively, and is the sole responsibility of Exacta Surveyors. Additional logo or reference to third party firms are for informational purposes only.
- Pursuant to 15.35 (6)35, a third party employee or agent may not be held individually liable for negligence.

LEGEND

SURVEYOR'S LEGEND



AC	AIR CONDITIONING	ID	IDENTIFICATION	SDW	SEWER
B.R.	BEARING REFERENCE	INT	INTERSECTION	S.F.	SQUARE FEET
B.L.	BLOCK	IR	IRON ROD	SDH	SET DRILL HOLE
B.C.	BLOCK CORNER	IP	IRON PIPE	SRC	SET IRON ROD & CAP
B.R.L.	BUILDING RESTRICTION LINE	L	LENGTH	SH	SET HAIL
BSMT.	BASEMENT	LSB	LICENSE # - BUSINESS	SWD	SET HAIL & DISC
BW	BAYBOW WINDOW	LSM	LICENSE # - SURVEYOR	STY	STORY
CG	CALCULATED	MR	MEASURED	STL	SURVEY TIE LINE
CH	CURB	NR	NON RADIAL	SV	SCHER VALVE
CHV	CABLE TV RECSR	N.T.S.	NOT TO SCALE	SW	SEWAL
CB	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	SWW	SEWAL
CHM	CHIMNEY	O.G.	ON GROUND	TBL	TELEPHONE FACILITIES
C.L.P.	CHAIN LINK FENCE	O.H.L.	OVERHEAD LINE	T.D.B.	TOP OF BANK
C.O.	CLEAN OUT	O.R.D.	OFFICIAL RECORD BOOK	TX	TRANSFORMER
CONC.	CONCRETE	OH	OVERHANG	TYT	TYPICAL
C.V.G.	CONCRETE VALLEY GUTTER	OA	OVERALL	WC	WIDENESS CORNER
CL	CENTER LINE	OS	OFFSET	WT	WATER FILTER
CP	COVERED PORCH	PS	PAVING SURFACE	WJ	WOODEN FENCE
CSW	CONCRETE SIDEWALK	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WM	WATER METER/VALVE BOX
CCR	CORNER	PLS	PROFESSIONAL LAND SURVEYOR	WV	WATER VALVE
CR	CURB	PLT	PLANT	VP	WIRE FENCE
CRV	CURB	PR	POOL EQUIPMENT		
D	DEED	PLT	PLANTER		
D.F.	DRIVEWAY	PP	PINCHED PIPE		
D.D.	DRAIN FIELD	P.F.	FLAT BOOK		
D.L.	ELECTRIC UTILITY BOX	P.I.	POINT OF INTERSECTION		
D.L.	ENCLOSURE	P.O.B.	POINT OF BEGINNING		
D.L.	ENTRANCE	P.O.C.	POINT OF COMMENCEMENT		
D.L.	EDGE OF PAVEMENT	P.T.	POINT OF TANGENCY		
D.L.	EDGE OF WATER	P.C.	POINT OF CURVATURE		
D.L.	FENCE LINE	P.C.C.	POINT OF COMPOUND CURVATURE		
D.L.	FENCE POST	P.C.P.	POINT OF CURVATURE		
D.L.	FIELD	P.F.M.	PERMANENT REFERENCE MONUMENT		
D.L.	FINISHED FLOOR	R	RADIUS OF RADIAL		
D.L.	FLORIDA POWER & LIGHT	R	RECORD		
D.L.	FOUND DRILL HOLE	R.S.	RESIDENCE		
D.L.	FOUND IRON PIPE & CAP	R.W.	RIGHT OF WAY		
D.L.	FOUND IRON ROD & CAP	S	SURVEY		
D.L.	FOUND IRON ROD	S.B.L.	SETBACK LINE		
D.L.	FOUND IRON PIPE	S.C.L.	SURVEY CLOSURE LINE		
D.L.	FOUND CONCRETE MONUMENT	SCR	SCREEN		
D.L.	FOUND HAIL & DISC	SDH	SET DRILL HOLE		
D.L.	FOUND	SDP	SEPTIC TANK		
D.L.	GARAGE				
D.L.	GAS METER				

SEWER	SEWER
S.F.	SQUARE FEET
SDH	SET DRILL HOLE
SRC	SET IRON ROD & CAP
SH	SET HAIL
SWD	SET HAIL & DISC
STY	STORY
STL	SURVEY TIE LINE
SV	SCHER VALVE
SW	SEWAL
SWW	SEWAL
TBL	TELEPHONE FACILITIES
T.D.B.	TOP OF BANK
TX	TRANSFORMER
TYT	TYPICAL
WC	WIDENESS CORNER
WT	WATER FILTER
WJ	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
VP	WIRE FENCE

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.hashcalculator.com/>. To Electronically Sign any survey PDF:

1. Save the PDF onto your computer
2. Use the online tool at <http://www.hashcalculator.com/> to browse for the saved PDF on your computer
3. Select the Hash Method as SHA1
4. Click Submit

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab
 2. Select a printer with legal sized paper
 3. Under "Print Range" click select the "All" toggle
 4. Under the "Page Handling" section, select the number of copies that you would like to print
 5. Under the "Page Scaling" selection drop down menu, select "None"
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK & WHITE:
1. In the main print screen, choose "Properties"
 2. Choose "Quality" from the options
 3. Change from "Auto Color" or "Full Color" to "Gray Scale"

OFFER VALID ONLY FOR: VISHAL PRABHU

EXACTA
POOL • FENCE • ADDITION

25% off
(UP TO \$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

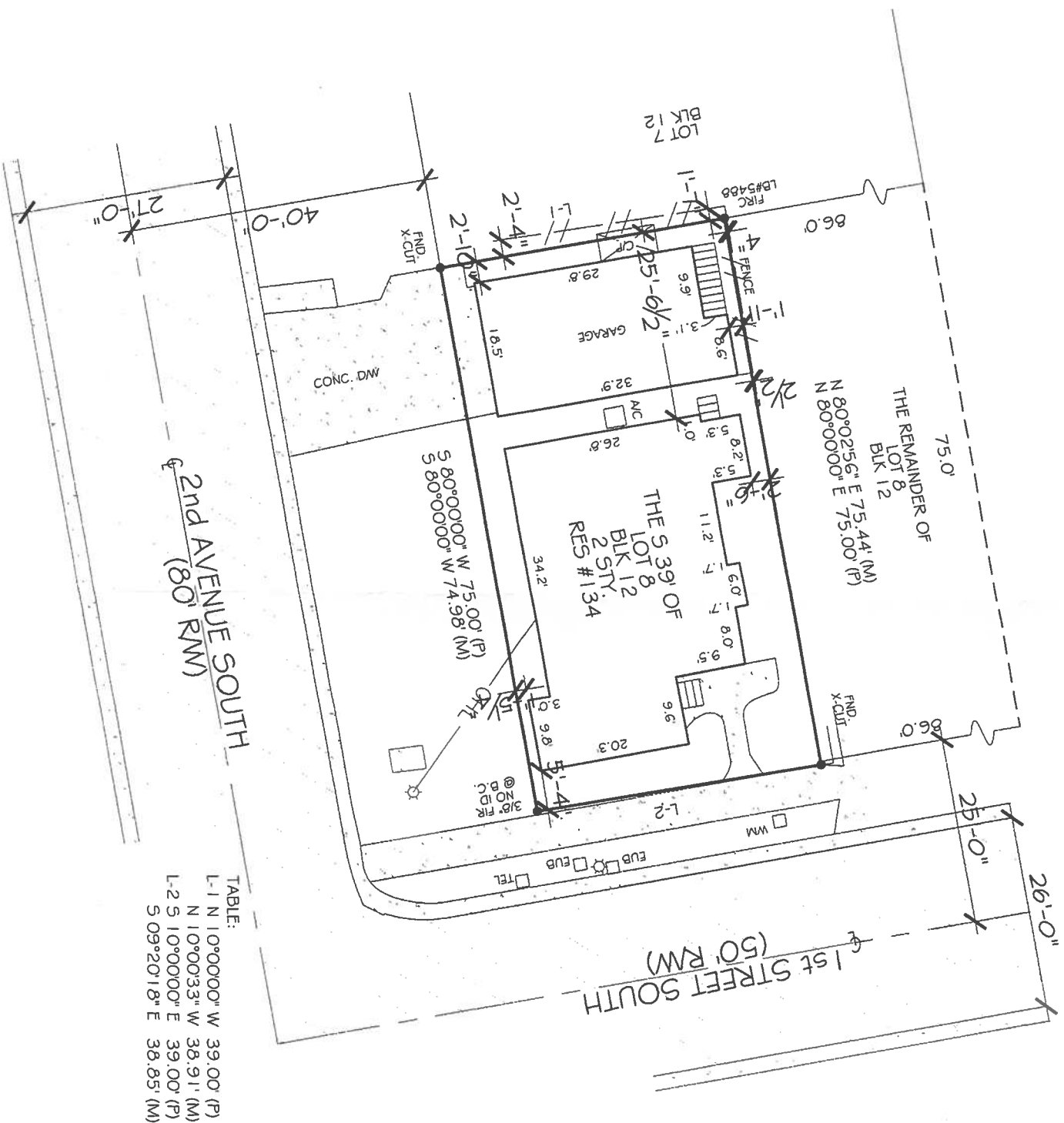
Offer valid only for the buyer or listed on the first page of the survey. Total discount not to exceed \$500.

EXACTA

Exacta Land Surveyors, Inc.
LE#1117

www.surveystars.com
P 866-735-1916 • F 866-744-2882
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

EXISTING



NORTH
1" = 20'-0"

TO SCALE
FROM CAD
FILE OF L&SD
EXACTA
SURVEYORS

RECEIVED
PC 9-21

AUG 11 2021

21-100122

PLANNING & DEVELOPMENT

SP

A RESIDENTIAL PROJECT FOR:

134 1st. Street South
Jacksonville Beach, Florida 32250

LOT COVERAGE CALCS.
2924 TOTAL LOT S.F.
PROPOSED COVERAGE AREA=
=2339 S.F. (80% IMPERVIOUS)

86.0' THE REMAINDER
OF LOT 8, BLK 12

OUTLINE OF PROPOSED
3-STORY RES.

N 80°02'56" E 75.44' (M)
N 80°00'00" E 75.00' (P)

FENCE

59'-8"

PROPOSED 5' SETBACK

LOT 7
BLK 12

#134
THE S 39' OF
LOT 8, BLK 12
(PROPOSED PAD
59'8" x 33'8")

PROPOSED 5' SETBACK

S 80°00'00" W 75.00' (P)
S 80°00'00" W 74.98' (M).

PROPOSED
CONC. DRIVE

TABLE:

L-1 N 10°00'00" W	39.00' (P)
N 10°00'33" W	38.91' (M)
L-2 S 10°00'00" E	39.00' (P)
S 09°20'18" E	38.85' (M)

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED
AND A COPY OF THE SURVEY SHALL BE ON THE
SITE FOR THE BUILDING INSPECTORS USE PRIOR
TO FRAMING INSPECTION.

2nd AVENUE SOUTH
(80' R/W)

1st STREET SOUTH
(50' R/W)

NORTH
1" = 10'-0"

Site Plan Notes

1. This is not a survey.
2. Pool Design and location shown are only suggested.
3. Landscaping design by others.

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE
OVER DIMENSIONS SHOWN ON THE SITE PLAN
AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS
OF THE JOB.

Site Plan

Scale: AS NOTED

PLANNING & DEVELOPMENT

PC 9.21
AUG 11 2021
21-100132-2

A CUSTOM 3-STORY HOME DESIGNED FOR:

GRIGGS RESIDENCE

134 1st. STREET SOUTH
JACKSONVILLE BEACH, FL. 32250

AUG 11 2021

Custom Home Design by:

Jamie M. Bryant
Phone: 904.742.2588
418 Hearthside Court
Orange Park, Florida 32065
"DesigningDreamHomes.net"

SP

Sheet no.

Job no.

date

drawn by

J.M.B.

21299

Jamie M. Bryant hereby reserves the common law copyrights and other copyrights in these plans, ideas, and designs. These ideas, designs and plans are not to be copied or changed in any manner or form whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission from Jamie M. Bryant.