



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, May 9, 2022

7:00 PM

Council Chambers

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

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

CALL TO ORDER

ROLL CALL

Margo Moehring (Vice-Chair), Dave Dahl, Greg Sutton, Colleen White
Alternates: Justin Lerman, Emily Stouffer

APPROVAL OF MINUTES

A. Regular Planning Commission Meeting held on March 28, 2022

ELECTION OF OFFICERS

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **PC#5-22** ADDRESS: 608 Beach Boulevard
APPLICANT: ABC Liquors, Inc. OWNER: ABC Properties, Ltd.
SUMMARY OF APPLICATION: **Conditional Use Application** for a Package Liquor Store for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)2 of the Jacksonville Beach Land Development Code.
- B. **PC#6-22** ADDRESS: 604 3rd Street North
APPLICANT: Coastal Curations, LLC. OWNER: Coastal Curations, LLC.
SUMMARY OF APPLICATION: **Conditional Use Application** for a multi-family dwelling for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15, subject to Section 34-399 standards of the Jacksonville Beach Land Development Code.
- C. **PC#7-22** ADDRESS: 1177 3rd Street South
APPLICANT: Paul Grainger OWNER: 1177 Third, LLC.
SUMMARY OF APPLICATION: **Conditional Use Application** for Outdoor Restaurant Seating at a new restaurant 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.

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Monday, May 23, 2022. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS**ADJOURNMENT****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, March 28, 2022, 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 Britton Sanders.

ROLL CALL

Chairman: Britton Sanders
Vice-Chairman: David Dahl (absent)
Board Members: Margo Moehring Greg Sutton (absent) Colleen M. White
Alternate: Justin Lerman Emily Stouffer

Senior Planner Christian Popoli, Deputy City Clerk Jodilynn Byrd, and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

The following minutes were approved by a voice vote:

- February 28, 2022

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 04-22** Conditional Use Application
Owner: Marshpoint Multi Family One LLC
2300 Marsh Point Rd., Suite 301
Neptune Beach, FL 32266

Applicant: Jean Bakkes
2300 Marsh Point Rd, Suite 301
Neptune Beach, FL 32266

Location: 220 5th Avenue South

Conditional Use Application for an existing multiple-family dwelling unit development located in a Commercial, limited: C-1 zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

Staff Report:

Senior Planner Christian Popoli read the following report into the record:

The subject property is currently occupied by a legal nonconforming use of a multifamily structure. The structure was built as a multifamily building in 1969. Because of its age, the property was never granted a conditional use approval, as the structure predates the current Land Development Code. As a legal nonconforming structure, the building can remain and can be renovated to an extent, but if the structure would be destroyed, it would need conditional use to be reconstructed. The applicant has requested to have conditional use granted, so the structure would then be conforming, and should the unforeseeable happen, the applicant would then be able to rebuild. The applicant has also submitted for a variance for this location to address the existing nonconforming setbacks and parking. The current property is over the allowable density allowed in the Comprehensive Plan and Land Development Code. Even with the approval of this Conditional Use, any reconstruction would be limited to the maximum density allowed and could not exceed it in the future.

The adjacent property uses include office and retail to the west, multifamily to the north, east, and south. Approval of conditional use for the existing multifamily structure should not negatively impact adjacent properties.

Applicant:

Jean Bakkes, 2009 Marsh Point Road, Neptune Beach, FL, stated the building was built before 1969 and needed work. He stated there were 28 apartments in the building.

Public Hearing:

No one came forth to speak on this item. Mr. Sanders closed the public hearing.

Discussion:

None

Motion:

It was moved by Ms. White and seconded by Ms. Moehring to approve PC# 04-22.

Roll Call Vote:

Ayes – Margo Moehring, Colleen White, Justin Lerman, Emily Stouffer, and Britton Sanders

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

Mr. Popoli noted no applications were received for April, and the next meeting was tentatively scheduled for Monday, May 9, 2022.

ADJOURNMENT

There being no further business, Chairman Sanders adjourned the meeting at 7:08 P.M.

Submitted by: Jodilynn Byrd
Deputy City Clerk

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date

DRAFT



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PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	04/26/2022
SUBJECT:	May 9, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, May 9, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#05-22 Conditional Use Application

OWNER: ABC Properties, Ltd.
8989 South Orange Avenue
Orlando, FL 32824

APPLICANT: ABC Liquors, Inc / Phyllis Fitzpatrick
8989 South Orange Avenue
Orlando, FL 32824

AGENT: KPM Franklin,
6300 Hazeltine National Drive, Suite 118
Orlando, FL 32822

LOCATION: 608 Beach Boulevard
RE# 175453-0000

REQUEST: Conditional Use Approval for a proposed package liquor store in a Commercial General: C-2 zoning district, pursuant to Sections 34-343(d)(2) of the Jacksonville Beach Land Development Code

COMMENTS: The subject property is an existing package store since at least 1991. The applicant has requested to do a substantial renovation of the existing structure. This would include the enclosing of the existing drive-thru lane, converting it into retail space as part of the main store. The existing use of package sales is currently a legal nonconforming use. Renovations and repairs are limited to 15% of the structure value, per section 34-622(1) of the land development code. The proposed expansion would exceed this amount. The granting of a Conditional



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Use approval for package sales would allow the applicant to renovate the structure up to 50% of the structure value. Any work that would exceed that amount, would then require compliance with other aspects of the LDC, such as addressing parking, setbacks and landscaping, or to seek a variance to gain relief. Without Conditional Use approval, the use of Package Liquor Store could continue as a legal nonconforming use, but would not allow renovations and substantial maintenance. Disapproval would not eliminate the nonconforming use.

Adjacent uses consist of retail gasoline sales to the west, restaurant use to the east, warehouse and storage to the south and retail sales to the north. The applicant's continued use of the existing location would not have a negative impact on the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#5-22**

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

MAR 28 2022

PC No. 5-22
AS/400# 22-100040
HEARING DATE 5.9.22

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: ABC Properties, Ltd.
Mailing Address: 8989 S Orange Ave
Orlando, FL 32824

Telephone: (407) 851-0000
Fax: _____
E-Mail: phyllisf@abcfws.com

Applicant Name: ABC Liquors, Inc. (general partner) by Phyllis Fitzpatrick (see authorization)
Mailing Address: 8989 S Orange Ave
Orlando, FL 32824

Telephone: (407) 851-0000
Fax: _____
E-Mail: phyllisf@abcfws.com

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

Agent Name: KPM Franklin
Mailing Address: 6300 Hazeltine National Dr. Suite 118
Orlando, FL 32822

Telephone: (407) 994-4451
Fax: _____
E-Mail: rgalbraith@kpmfranklin.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: 608 Beach Blvd./175453-0000

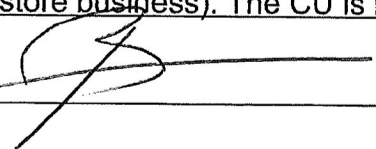
Legal Description of property (attach copy of deed): Deed attached; see Exhibit A (Store No. 187)

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

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

Code section(s) applicable to the requested conditional use: Sec. 34-343(d)(2) pursuant to Sec. 34-221

Describe the proposed conditional use and the reason for the request:
The conditional use is an existing Package liquor store within C-2 zoning district. The package liquor store has occupied the property for many years. The Owner intends to improve the property (keeping the package liquor store business). The CU is required for the prospective property improvement.

Applicant Signature:  Date: 7. 25. 2022

AUTHORIZATION OF APPLICANT'S REPRESENTATIVE
& CONSULTANT

Project: **ABC Fine Wine & Spirits Store No. 187B**
 608 Beach Blvd
Duval County Parcel: 175453-0000

RECEIVED

22-100040

MAR 28 2022

Christian Popoli
Planning & Zoning Department
City of Jacksonville Beach
11 North 3rd St
Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

Mr. Popoli:

Regarding the Project and property referenced above, please accept this letter as our authorization for

- Phyllis Fitzpatrick of ABC Liquors, Inc. (as Applicant's representative)
- KPMFranklin – John C. Kelly, P.E., Engineer of Record, or his assignee; (as Consultant)

to sign and submit to the City's Planning & Zoning Department, necessary to secure approvals for the subject Project, including but not limited to Conditional Use application and Development Plan Approval application.

For the Owner

ABC PROPERTIES, LTD.



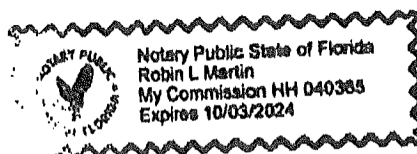
Charles E. Bailes, III
Chairman & CEO
ABC LIQUORS, INC. (its general partner)

ORANGE COUNTY
STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 21st day of March 2022, by Charles E. Bailes, III, who is personally known to me and did not take an oath.

State of Florida Notary Public

Signature & Seal



2021 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A95000000768

Entity Name: ABC PROPERTIES, LTD.**Current Principal Place of Business:**8989 SOUTH ORANGE AVENUE
ORLANDO, FL 32824**Current Mailing Address:**P.O. BOX 593688
ORLANDO, FL 32859**FEI Number:** 59-3320326**Name and Address of Current Registered Agent:**MARTIN, ROBIN L
8989 SOUTH ORANGE AVENUE
ORLANDO, FL 32824 US**FILED**
Apr 26, 2021
Secretary of State
9121519929CC22-100040
MAR 28 2022

PLANNING & FINANCIAL

Certificate of Status Desired: No*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** ROBIN L. MARTIN**04/26/2021**

Electronic Signature of Registered Agent

Date

General Partner Detail :

Document #	P95000036322
Name	H&B MANAGEMENT PROPERTIES, INC.
Address	8989 SOUTH ORANGE AVENUE
City-State-Zip:	ORLANDO FL 32824

Document #	162281
Name	ABC LIQUORS, INC.
Address	8989 SOUTH ORANGE AVENUE
City-State-Zip:	ORLANDO FL 32824

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JACQUELINE H BAILES**VP****04/26/2021**

Electronic Signature of Signing General Partner Detail

Date

2021 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 162281

Entity Name: ABC LIQUORS, INC.**Current Principal Place of Business:**8989 SOUTH ORANGE AVENUE
ORLANDO, FL 32824**Current Mailing Address:**8989 SOUTH ORANGE AVENUE
ORLANDO, FL 32824 US**FEI Number:** 59-0686670**Name and Address of Current Registered Agent:**CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408 US**Certificate of Status Desired:** No*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** FRANK RODRIGUEZ, CHAIRMAN

04/12/2021

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	PD
Name	BAILES III, CHARLES
Address	8989 SOUTH ORANGE AVENUE
City-State-Zip:	ORLANDO FL 32824

Title	VP, SECRETARY, TREASURER
Name	BAILES, JESS
Address	8989 SOUTH ORANGE AVENUE
City-State-Zip:	ORLANDO FL 32824

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CHARLES E BAILES III**PRESIDENT**

04/12/2021

Electronic Signature of Signing Officer/Director Detail

Date

March 25, 2022

Christian Popoli
Senior Planner
City of Jacksonville Beach Planning and Development Department
City of Jacksonville Beach
11 3rd Street North
Jacksonville Beach, FL 32250

PC#5-22
22-100040
MAR 28 2022

Project: ABC Fine Wine & Spirits Store 187B; 608 Beach Boulevard
RE: Conditional Use for Package Liquor Store
Reference: LDC Sec. 34-343(d)(2) pursuant to Sec. 34-221

Dear Mr. Popoli

This letter is intended to serve as the narrative for standards applicable to all conditional uses accompanying the Conditional Use Application for the subject Project. This narrative covers Comprehensive Plan and Land Development Code consistency, public facility effect and transportation concerns. The statements below address the requirements of Sec. 34-226 and Sec. 34-231, of the Land Development Code Regulations.

a. statement of the basis of the application

ABC Fine Wine & Spirits (ABC) operates a retail store at the referenced address. The location is on Beach Boulevard east of 7th street and north of Shetter Avenue. The property owner is ABC Properties LTD (Owner). The building was constructed in 1966 and ABC has operated has its business of retail sales of alcoholic beverages since at least 1990. ABCs business is licensed by the State of Florida to dispense or sell alcoholic beverages for consumption off-premises (Liquor, package store¹).

The accompanying Application is for a Conditional Use Application (CU). ABC proposes to improve the property by making an expansion to the existing building by enclosing area formerly occupied drive-through. Under the C-2 zoning the package store use is currently a nonconforming use.

The proposed use of the property will continue to be commercial. In order to make the aforementioned improvements on the property under a site plan, a Liquor Package Store must be approved as a conditional use.

b. narrative describing how the intended plan of development complies with the City of Jacksonville Beach comprehensive plan and Land Development Code

Following is a listing of each of the applicable sections of Goals, Objectives, & Policies from the CLUP, followed by narrative comment.

1. Future Land Use and Zoning

¹ **Liquor, package store**; Usage terminology, pursuant to *City of Jacksonville Beach, Florida Code of Ordinances Chapter 34 Land Development Code* (hereafter referred to as "LDC") Article IV §34-41.

The Project does not propose or require change to the City's Zoning Map or Future Land Use Map. Notwithstanding the foregoing, we believe the Project's character is consistent and harmonious with the current zoning (C2 – General Commercial) and Land Use (C – Commercial).

The overall intensity of development is proposed to be increased with this Project. The existing building area (+/-7,754 sq.ft. GFA) will be increased to a total 9,312 sq.ft. As shown in the accompanying Estimated Trip Generation table, the proposed development increases trips.

The proposed land use that is being contemplated (package liquor store) is unchanged and has been in operation for many years. The CU approval is being sought only as it relates to the modification of the existing building and site. Surrounding uses are a varied mixture of commercial uses. Any future site plan for the improvements will be devised with the intent of conforming to the City's Land Development Regulations including required and appropriate buffering/screening/separation from adjacent properties.

The construction of the redevelopment would be done in accordance with all applicable local, State and Federal regulations. The existing signs and lighting will not be altered under the proposed Conditional Use. The proposed improvements would not pose threat to the health, safety, or welfare of the City's citizens.

2. Transportation

The Project proposes "infill" redevelopment and expansion of a commercial site. The trip generation demonstrated an increase in expected daily weekday trips. Please note that the projected trip generation is based on a small sample size as noted on the attached pdfs.

3. Infrastructure

The Project proposes "infill" redevelopment and expansion of a commercial site, already served with services and utilities, thus the Project continues satisfy Article X, Adequate Public Facility Standards.

Sanitary Sewer and Potable Water

The Project is infill redevelopment already serviced by the City of Jacksonville Beach for potable water for domestic, irrigation and sewer. This service will continue with the proposed expansion. The proposed small increase in square footage of the prospective new building will not mean appreciable increase of water demand or sewer flow.

Solid Waste

The Project is infill redevelopment already serviced by a solid waste collection franchise, for the Solid Waste Authority. Amount and/or types of solid waste are not anticipated to be substantially different for the proposed Project.

Stormwater Management

The Project is infill redevelopment, and the proposed site plan submittal will decrease impervious surface area, by inclusion of more pervious/open area than existing thereby creating less runoff.

4. Conservation

The Project involves redevelopment of a completely developed commercial property. There are no indications of listed, protected or threatened species, or habitat, extant on the property.

5. Recreation and Open Space

Park, recreation, and/or open space facilities, or access to such facilities, are not applicable for this commercial project. Areas for landscaping requirements, namely perimeter buffers, internal areas, and building foundation planting, in accordance with LDC will be shown on the site plan.

c. statement by the applicant of the major planning assumptions and objectives of the development project, including but not limited to

1. projected population, if applicable

Not applicable to this non-residential Project

2. Proposed ownership and form of organization to maintain common open space facilities

The property is currently owned by **ABC Properties LTD**. There is no change anticipated in the property ownership.

3. proposed density and land use for each parcel within the project, if applicable

The Project involves a single real estate parcel of 0.55 ac.

The summary of uses/intensities is

USE	INTENSITY (ENCLOSED BUILDING GFA, SQ.FT.)
Retail package store	9,312

Please contact me at awilliams@kpmfranklin.com and (407) 554-4067 with questions and comments.

Sincerely,

KPMFranklin



Allyson Williams
Planner

cc: Ross Galbraith, E.I.
John C. Kelly, P.E.
Alex Goetz, P.E.

Liquor Store (899)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

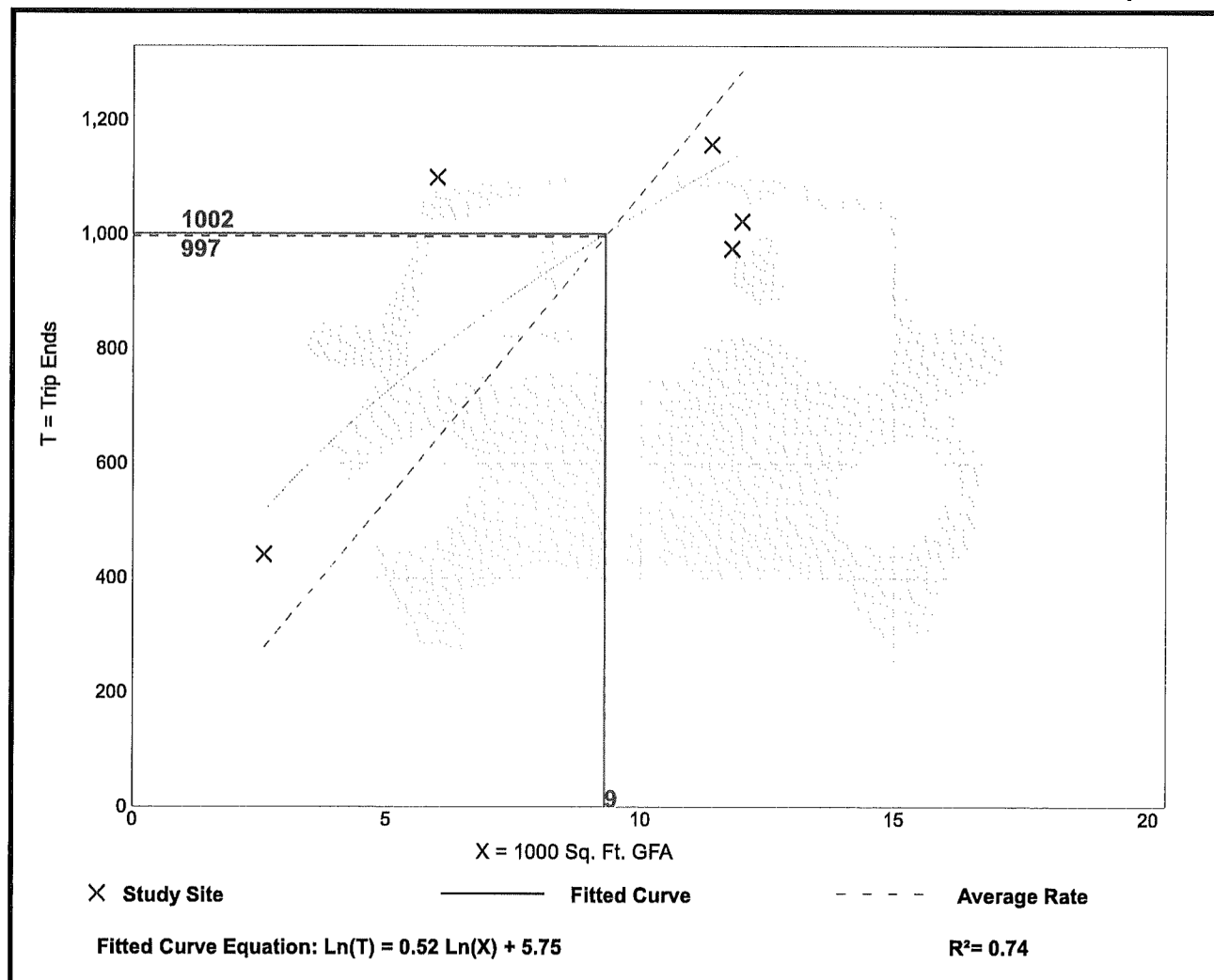
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
107.21	82.63 - 183.33	40.75

Data Plot and Equation

Caution – Small Sample Size



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Liquor Store (899)

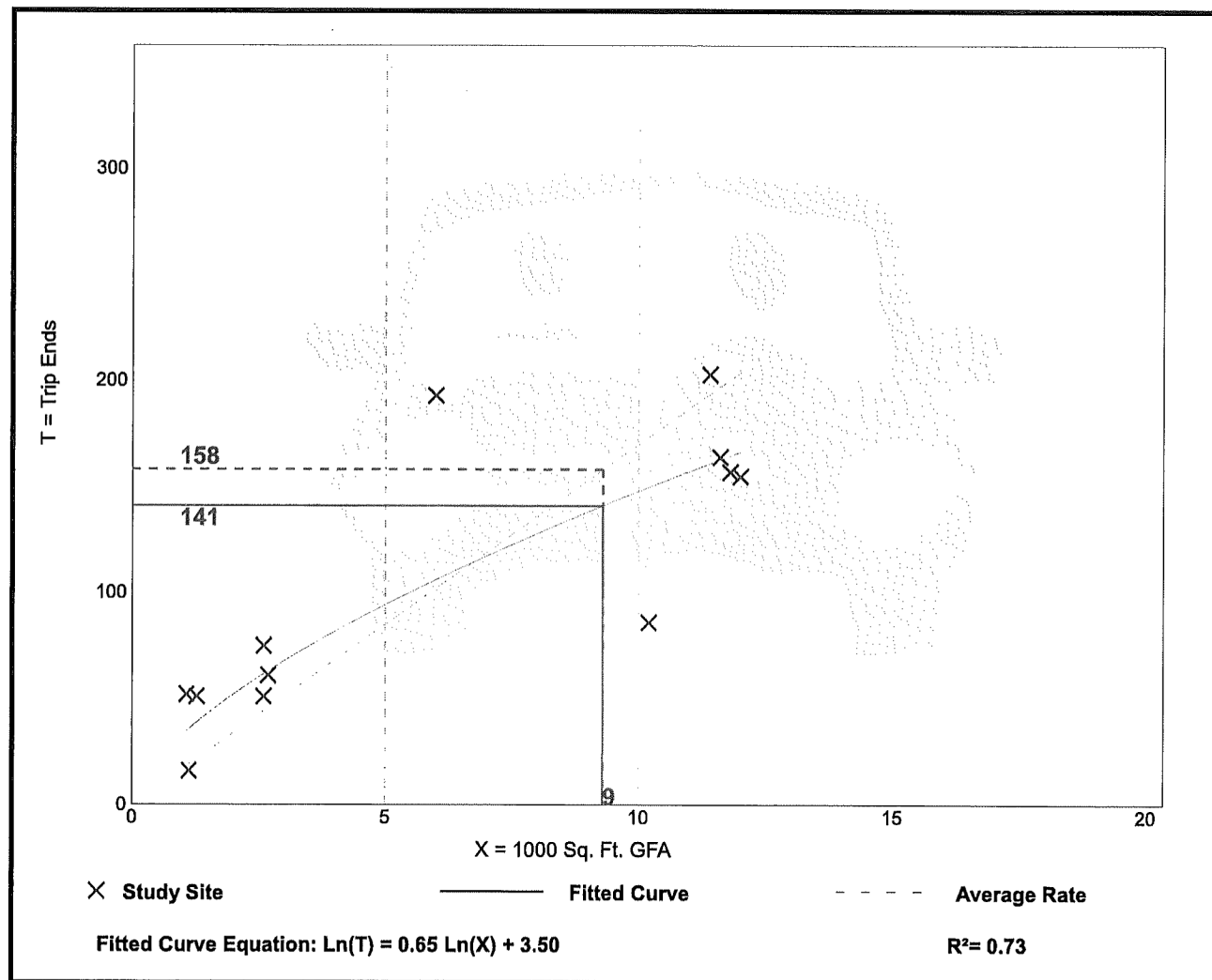
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
17.00	8.43 - 48.60	8.40

Data Plot and Equation

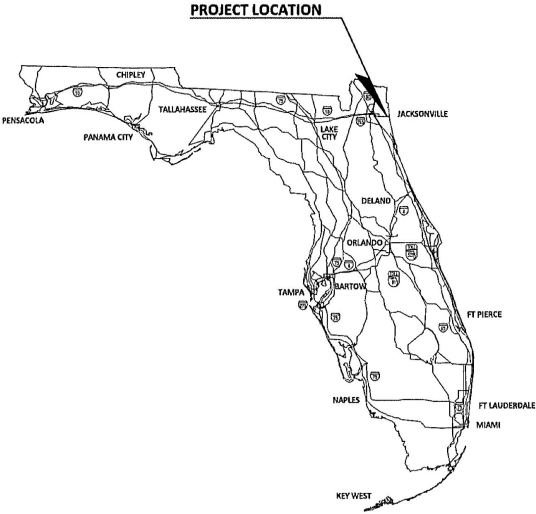
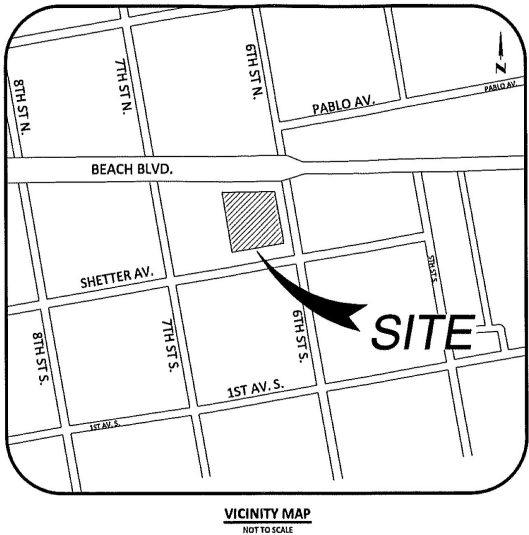


MAP OF BOUNDARY and TOPOGRAPHIC SURVEY

OF
608 BEACH BLVD, JACKSONVILLE BEACH FL.
STORE#187
NOT VALID WITHOUT SHEET 2 OF 2

SURVEYOR'S NOTES:

- DEED BEARINGS AND DISTANCES SHOWN HEREON ARE RELATIVE TO THE LEGAL DESCRIPTION PROVIDED BY PROPERTY INFO TITLE SEARCH SERVICES.
- FIELD BEARINGS AND DISTANCES ARE BASED ON THE NORTH BOUNDARY OF PARCEL "B", (BEARING BASE: NORTH 89°42'31" EAST).
- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY, AS DEFINED IN CHAPTER 51-17.02(1)(A)-(I) OF THE FLORIDA ADMINISTRATIVE CODE (FAC). MORE SPECIFICALLY THE PURPOSE OF THIS SURVEY, WAS TO CONVEY A BOUNDARY SURVEY AND ITS IMPROVEMENTS TOPOGRAPHICALLY.
- THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17.051 FAC) IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED EXCEEDS THIS REQUIREMENT
- THE HORIZONTAL CONTROL NETWORK WAS COMPLETED UTILIZING A TRIMBLE R10 RECEIVER, THE CONTROL FOR THIS SURVEY IS BASED ON REDUNDANT NTK (REAL TIME KINETIC) OBSERVATIONS BASED ON FPPN (FLORIDA PERMANENT REFERENCE NETWORK).
- THE REDUNDANT RTK (REAL TIME KINETIC) OBSERVATIONS WERE PERFORMED TO ESTABLISH THE PRIMARY NETWORK CONTROL. THE OBSERVATIONS WERE PERFORMED ON FEBRUARY, 2020.
- A FIELD TRAVERSE WAS USED TO ESTABLISH INTERMITTENT CONTROL, BETWEEN THE GPS POINTS.
- HORIZONTAL CONTROL IS BASED ON FLORIDA STATE PLANE COORDINATE WEST EAST (F01) MAP (NORTH AMERICAN DATUM) 1983/2011ADI.
- THE ACCURACY STANDARD USED FOR THE VERTICAL CONTROL FOR THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENT CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17.051 FAC). THE MAXIMUM ERROR OF ACCURACY ALLOWED FOR THIS TYPE OF SURVEY IS 0.03 TIMES THE SQUARE ROOT OF THE DISTANCE IN MILES (0.05"±V). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION EXCEEDS THIS REQUIREMENT.
- THE VERTICAL CONTROL WAS BASED ON GPS LEVELING FROM PUBLISHED BENCHMARK FOOT, LOCATED IN DUVAL COUNTY, FLORIDA (EL+9.61' / NAVD 88').
- VERTICAL DATA IS BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 (US SURVEY FOOT).
- 2 TEMPORARY BENCH MARKS WERE SET ON THE SITE. SEE THE MAP OF SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- PROPERTY LINES SHOWN HEREON WERE COMPUTED FROM THE EXISTING PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ARE BASED ON FOUND MONUMENTATION. MONUMENT SYMBOLS ARE NOT TO SCALE.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEY, EXCEPT AS SHOWN. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER DEEDS OF RECORD.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN. NO S.U.E. (SUBSURFACE UTILITY EXPLORATION) OR G.P.R. (GROUND PENETRATING RADAR) WERE UTILIZED DURING THIS SURVEY.
- ABOVE GROUND UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS. UTILITIES SYMBOLS ARE NOT TO SCALE
- THIS PROPERTY LIES WITHIN ZONE X OF THE CURRENT FEMA FLOOD RATE MAPS AND IS REFLECTED ON THE SURVEY. THE MAP IDENTIFICATION IS DUVAL COUNTY UNINCORPORATED AREAS, FLORIDA. PANEL NUMBER 1205C(17) WITH A REVISION DATE OF NOVEMBER 2, 2018.
- ONE FOOT CONTOUR INTERVALS ARE SHOWN HEREON.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT.
- TREE SYMBOLS ARE NOT TO SCALE. TREE DIAMETER BHEAST HEIGHT IS DENOTED BY EACH TREE ON THIS SURVEY. TREE SIZE AND SPECIES SHOULD BE VERIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT (P.L.A.), ARBORIST OR PERSON OF A SIMILAR PROFESSION (TREE EXPERT).
- ALL TYPES, SIZES, LOCATIONS, GRADES, ETC. OF ALL FEATURES, SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THIS SURVEY DOES NOT INCLUDE THE LOCATION OF ANY POSSIBLE WETLAND OR JURISDICTIONAL BOUNDARIES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED ON THE PROPERTY.
- NO ENCROACHMENTS WERE FOUND DURING THIS SURVEY.



LEGAL DESCRIPTION:

PARCEL A:

LOTS ONE (1), TWO (2), AND THREE (3), BLOCK "C", MUNDY DRIVE TERRACE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 96, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH,

PARCEL B:

THAT PART OF LOTS ONE (1), AND TWO (2), BLOCK "C", PABLO BEACH SOUTH, A SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHEAST CORNER OF LOT ONE (1), OF BLOCK "C", OF MUNDY DRIVE TERRACE, A SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 96, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND RUN NORTHERLY ALONG THE WEST LINE OF BOTH STREET TWELVE (12) FEET TO THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK "C", MUNDY DRIVE TERRACE, ONE HUNDRED FIFTY (150) FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF LOT THREE (3) OF BLOCK "C", SAID MUNDY DRIVE TERRACE, THENCE NORTHERLY ALONG THE PROJECTION OF SAID WEST LINE OF LOT THREE (3), A DISTANCE OF THIRTY-FOUR AND SIXTY-NINE HUNDREDTHS (34.69) FEET TO A POINT SIXTY-EGHT (68) FEET SOUTHERLY, WHEN MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF STATE ROAD 212; THENCE NORTH EIGHTY-NINE (89) DEGREES, TWENTY-SEVEN (27) MINUTES, TWENTY (20) SECONDS EAST ONE HUNDRED FIFTY-TWO AND SIX HUNDREDTHS (152.04) FEET; THENCE SOUTHERLY NINE AND SEVENTY-SEVEN HUNDREDTHS (9.77) FEET TO THE POINT OF BEGINNING. TOGETHER WITH,

PARCEL C:

THAT PART OF A TWELVE (12) FOOT ALLEY (CLOSED BY CITY OF JACKSONVILLE BEACH ORDINANCE # 4738 DATED MARCH 20, 1949) LYING SOUTH OF AND ADJACENT TO LOTS ONE (1) AND TWO (2), BLOCK "C", PABLO BEACH SOUTH AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 3, PAGE 28, OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, AND LYING NORTH OF AND ADJACENT TO LOTS ONE (1), TWO (2) AND THREE (3), BLOCK "C", MUNDY DRIVE TERRACE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 15, PAGE 96, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), MUNDY DRIVE TERRACE, RUN THENCE NORTH ALONG THE PROJECTION NORTHWARDLY OF THE EAST LINE OF SAID LOT ONE (1), A DISTANCE OF TWELVE (12) FEET TO THE SOUTHEAST CORNER OF LOT ONE (1), BLOCK "C", PABLO BEACH SOUTH; RUN THENCE WEST ALONG THE SOUTH LINE OF LOTS ONE (1) AND TWO (2), BLOCK "C", PABLO BEACH SOUTH ONE HUNDRED FIFTY (150) FEET TO THE INTERSECTION OF NORTHWARDLY PROJECTION OF THE WEST LINE OF LOT THREE (3), BLOCK "C", MUNDY DRIVE TERRACE; RUN THENCE SOUTH ALONG THE NORTHWARDLY PROJECTION OF THE WEST LINE OF LOT THREE (3), BLOCK "C", MUNDY DRIVE TERRACE, TWELVE (12) FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3), BLOCK "C", MUNDY DRIVE TERRACE; RUN THENCE EAST ALONG THE NORTH LINE OF LOTS ONE (1), TWO (2) AND THREE (3), BLOCK "C", MUNDY DRIVE TERRACE, ONE HUNDRED FIFTY (150) FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

ABC LIQUORS.

I HEREBY CERTIFY THAT THE MAP OF SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN M. PULICE, PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 156811

FLORIDA REGISTERED LAND SURVEYOR AND MAPPER, NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A 3RD PARTY DIGITAL SIGNATURE SERVICE.

RECEIVED
PC#5-22
MAR 28 2022
22-100040
PLANNING & DEVELOPMENT



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

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	04/26/2022
SUBJECT:	May 9, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, May 9, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#06-22 Conditional Use Application

OWNER: Coastal Curations LLC
8785 Perimeter Park Boulevard
Jacksonville, FL 32216

APPLICANT: Coastal Curations LLC
8785 Perimeter Park Boulevard
Jacksonville, FL 32216

AGENT: William Sharp
8785 Perimeter Park Boulevard
Jacksonville, FL 32216

LOCATION: 604 3rd Street North
RE# 174191-0000

REQUEST: **Conditional Use Approval** for an existing multiple family dwelling unit development located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(15) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is currently occupied by a legal nonconforming use of a multifamily structure. The structure was likely built as a single family or duplex building in 1939, and was converted to separate units at a later date. There has been an addition also added to rear early in the history of the structure based on the architecture. Because of its age, the property was never granted a conditional use approval, as the structure predates the current Land



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

Development Code. As a legal nonconforming structure, the building can remain, and can be renovated to an extent, but if the structure were destroyed, it would need conditional use to be reconstructed. The applicant has requested to have conditional use granted, so the structure would then be conforming, and should the unforeseeable happen, the applicant would then be able to rebuild. The structure will be renovated to 4 units, with commercial space on the first floor, as it has been historically.

Adjacent property uses include professional and medical offices to the west, retail and office to the north, office to the south, and restaurant and multifamily to the east. Approval of conditional use for the existing multifamily structure should not negatively impact adjacent properties.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#6-22**

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



CONDITIONAL USE APPLICATION

PC No. 6-22
AS/400# 22-100042
HEARING DATE 5.9.22

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: COASTAL CURATIONS, LLC
Mailing Address: 8785 PERIMETER PARK BLVD; JAX., FL 32216

Telephone: (904) 270-9710
Fax: (904) 997-8148
E-Mail: BSHARPTEAM@GMAIL.COM

Applicant Name: COASTAL CURATIONS, LLC
Mailing Address: 8785 PERIMETER PARK BLVD; JAX., FL 32216

Telephone: (904) 270-9710
Fax: (904) 997-8148
E-Mail: BSHARPTEAM@GMAIL.COM

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

APR - 1 2022

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: PLANNING & DEVELOPMENT

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

174191-0000

Street address of property and/or Real Estate Number: 604 3RD ST N; JACKSONVILLE BEACH, FL. 32250

Legal Description of property (attach copy of deed): LOT 8 TOGETHER WITH THE S 62.5 FEET OF LOT 9, BLOCK 64

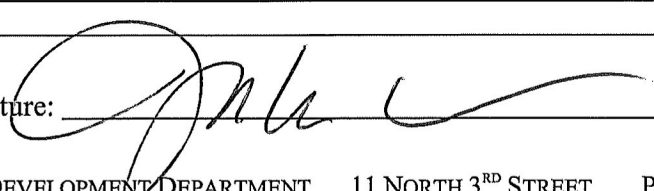
Current Zoning Classification: JC-1

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.

Code section(s) applicable to the requested conditional use: _____

Describe the proposed conditional use and the reason for the request: mixed use residential/store/office

Applicant Signature: 

Date: 4/1/22



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APR - 1 2022

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

PLANNING & DEVELOPMENT

Detail by Entity Name

Florida Limited Liability Company
COASTAL CURATIONS, LLC

Filing Information

Document Number L19000275172
FEI/EIN Number 84-3805671
Date Filed 11/15/2019
State FL
Status ACTIVE

Principal Address

8785 PERIMETER PARK BOULEVARD
JACKSONVILLE, FL 32216

Mailing Address

8785 PERIMETER PARK BOULEVARD
JACKSONVILLE, FL 32216

Registered Agent Name & Address

SHARP, WILLIAM H, JR.
8785 PERIMETER PARK BOULEVARD
JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

SHARP, WILLIAM H, JR
8785 PERIMETER PARK BOULEVARD
JACKSONVILLE, FL 32216

Title MGR

CHILDERS, CHRISTOPHER C
8785 PERIMETER PARK BOULEVARD
JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
-------------	------------

COASTAL CURATIONS LLC
8785 PERIMETER PARK BLVD
JACKSONVILLE, FL 32216

Primary Site Address
604 N 3RD ST
Jacksonville Beach FL 32250

Official Record Book/Page
19054-01523

Title #
9433

604 N 3RD ST

Property Detail

RE #	174191-0000
Tax District	USD2
Property Use	1200 Mixed Use Res/Store/Off
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	03179 PABLO BEACH NORTH R/P PT
Total Area	6665

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

Value Summary

Value Description	2021 Certified	2022 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$189,300.00	\$188,109.00
Extra Feature Value	\$314.00	\$311.00
Land Value (Market)	\$218,750.00	\$218,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$408,364.00	\$407,170.00
Assessed Value	\$406,352.00	\$407,170.00
Cap Diff/Portability Amt	\$2,012.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$406,352.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19054-01523	12/18/2019	\$360,000.00	WD - Warranty Deed	Unqualified	Improved
03700-00655	4/10/1974	\$100,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	175.00	\$250.00
2	PVAC1	Paving Asphalt	1	0	0	63.00	\$49.00
3	DKWC2	Deck Wooden	1	0	0	2.00	\$12.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-1	0.00	0.00	Common	6,250.00	Square Footage	\$218,750.00

Legal

LN	Legal Description
1	5-66 33-2S-29E
2	PABLO BEACH NORTH R/P
3	LOT 8 BLK 64

Buildings

Building 1

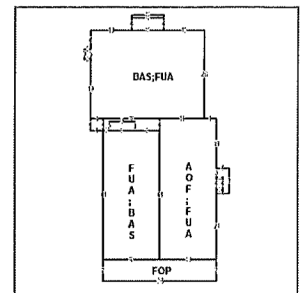
Building 1 Site Address
604 N 3RD ST Unit
Jacksonville Beach FL 32250

Building Type	1201 - CONVERTED RESIDENCE
Year Built	1939
Building Value	\$188,109.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	738	738	738
Base Area	738	738	738
Average Office	810	810	810
Finished upper story 1	810	810	810
Base Area	1008	1008	1008
Finished upper story 1	1008	1008	1008
Unfin Open Porch	48	0	10
Finished Open	48	0	14

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	6	6 Wood Custom
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Int Flooring	14	14 Carpet
Heating Fuel	3	3 Gas
Heating Type	1	1 None
Air Cond	2	2 Wall Unit
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Stories	2.000	
Bedrooms	7.000	
Baths	8.000	
Rooms / Units	4.000	



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APR - 1 2022

MAP SHOWING BOUNDARY SURVEY OF:
LOT 8 TOGETHER WITH THE SOUTH 62.50 FEET OF LOT 9,
BLOCK 64, REPLAT OF PABLO BEACH NORTH, AS RECORDED
IN PLAT BOOK 5, PAGE 66 OF THE CURRENT PUBLIC
RECORDS OF DUVAL COUNTY, FLORIDA



ANGLE TABLE

A = 90°14'00"

B = 89°46'00"

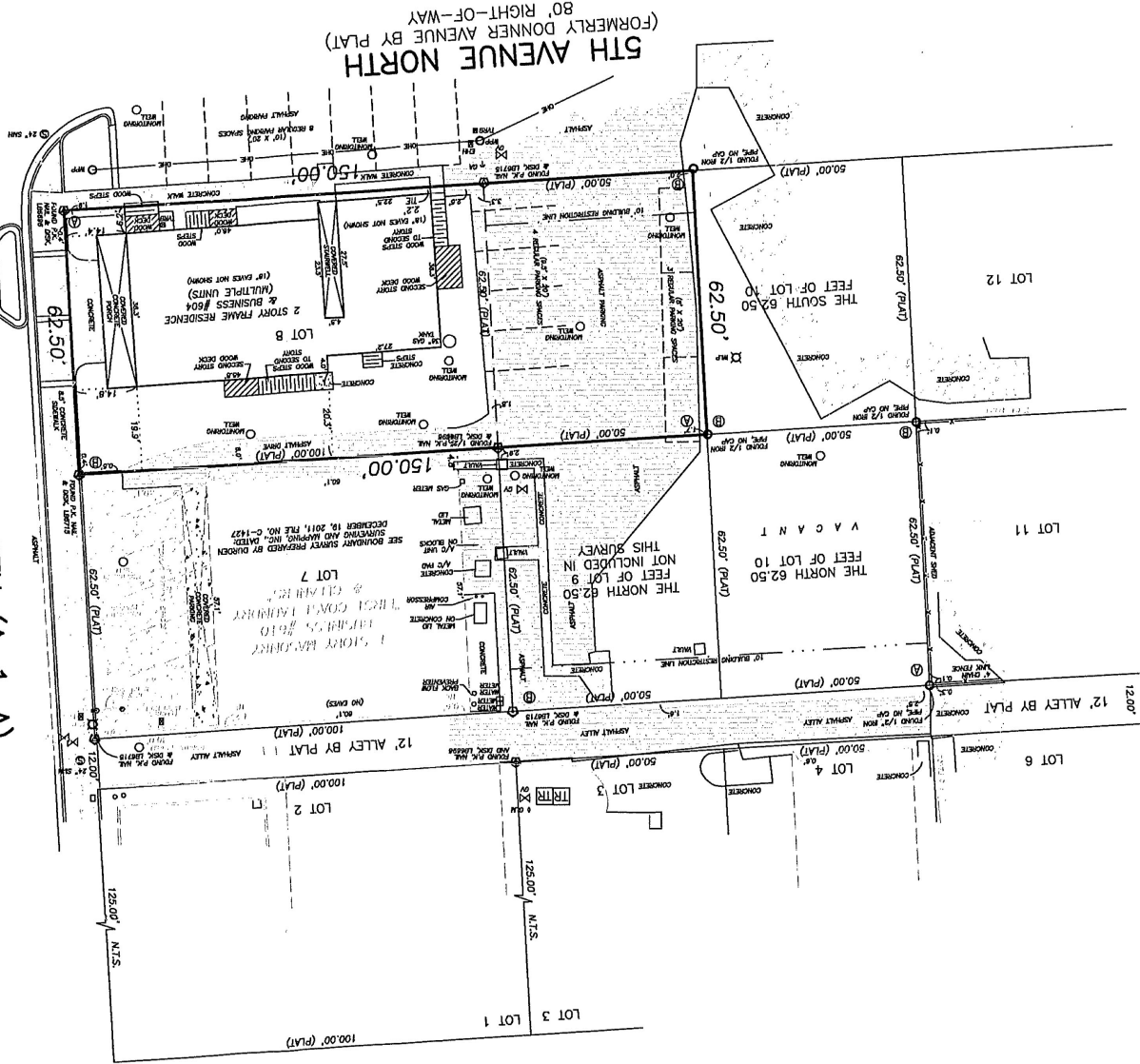
NOTES
THIS PROPERTY LIES IN FLOOD ZONE "AC" (BASE FLOOD
ELEVATION 9 FEET PER FLOOD INSURANCE RATE MAP (FIRM),
DUVAL COUNTY, FLORIDA, NO. 12020L, LAST DATED, NO.
12021C-0417-4, REVISED NOVEMBER 2, 2018.
ALL ENTERING ANGLES SHOWN HEREON ARE AS FIELD
MEASUREMENTS AND POSSESSED.
NO BUILDING RESTRICTION LINE BY PLAT
N.T.S. DENOTES NOT TO SCALE.
N.T.S. DENOTES WOOD POWER POLE
THAT DENOTES CABLE TELEVISION RISER BOX
OR DENOTES GAS VALVE
ONE DENOTES OVERHEAD ELECTRIC
—X— DENOTES 4" CHAIN LINK FENCE EXCEPT AS NOTED
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON
THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
CONSTANT GUARANTY, LLC A FLORIDA LIMITED LIABILITY COMPANY
TODD J. COLLINS AND GYNNIS B. COLLINS, HUSBAND AND WIFE, THEIR
SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
FIDELITY NATIONAL TITLE INSURANCE COMPANY
JACKSONVILLE TITLE AND TRUST, LLC

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS AS SET FORTH BY
THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT
TO THE FLORIDA STATUTES AND CHAPTERS
171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

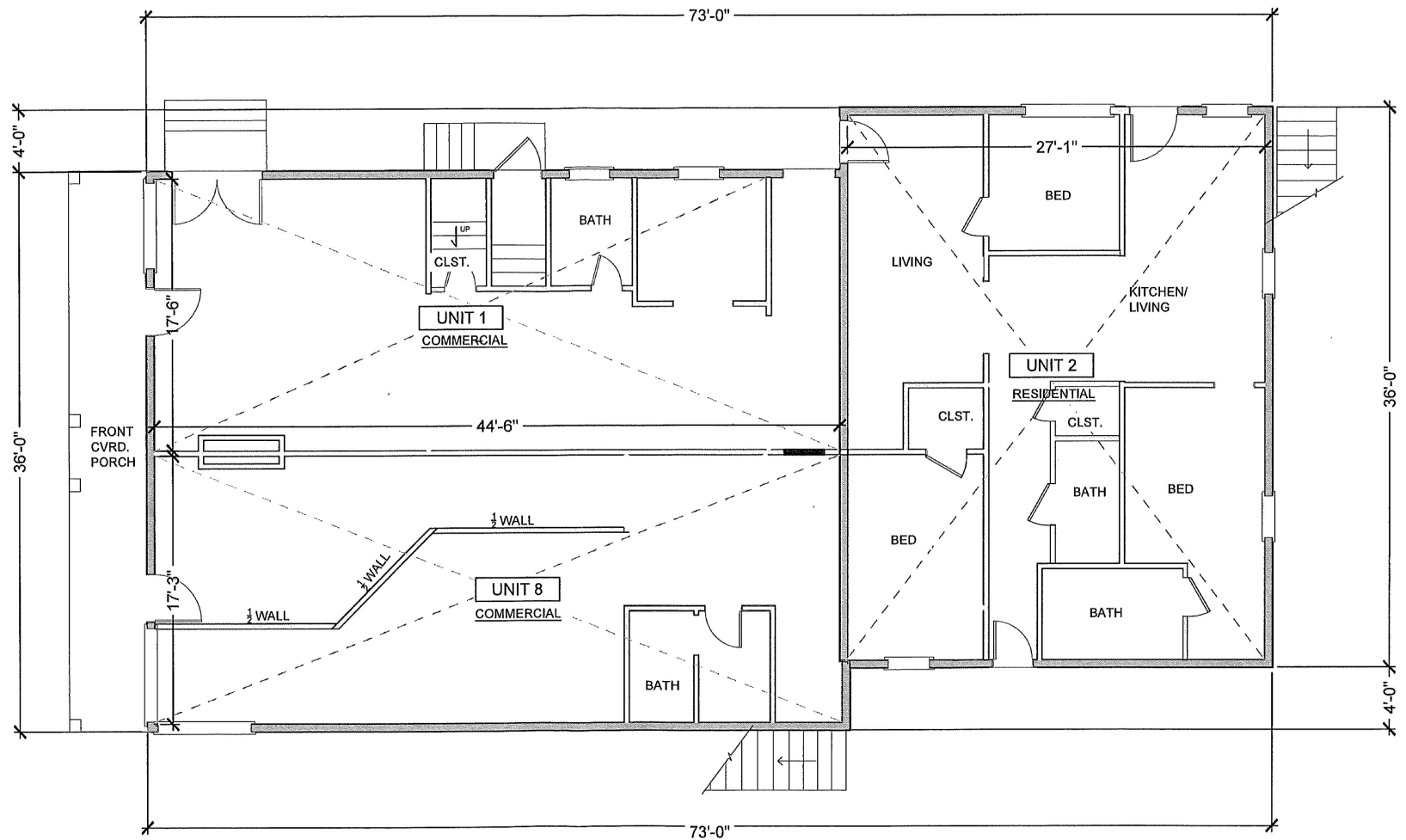
6TH AVENUE NORTH
(FORMERLY MIER AVENUE BY PLAT)
80' RIGHT-OF-WAY

3RD STREET NORTH (A-1-A)
(THIRD STREET NORTH BY PLAT)
100' RIGHT-OF-WAY



5TH AVENUE NORTH
(FORMERLY DONNER AVENUE BY PLAT)
80' RIGHT-OF-WAY

* This is for unit sizes & locations only. This is not an accurate layout of the units' interior.
5TH AVE N.



PROPOSED- 1st FLOOR
SCALE: 1/8" = 1'-0"

MARTIN ENGINEERING, LLC	REVISIONS			
	No.	DATE	DESCRIPTION	APPROVED
450 STATE ROAD 13 N., #106-387 JACKSONVILLE, FL 32259 904-472-1459				

PROPOSED 1ST FLOOR

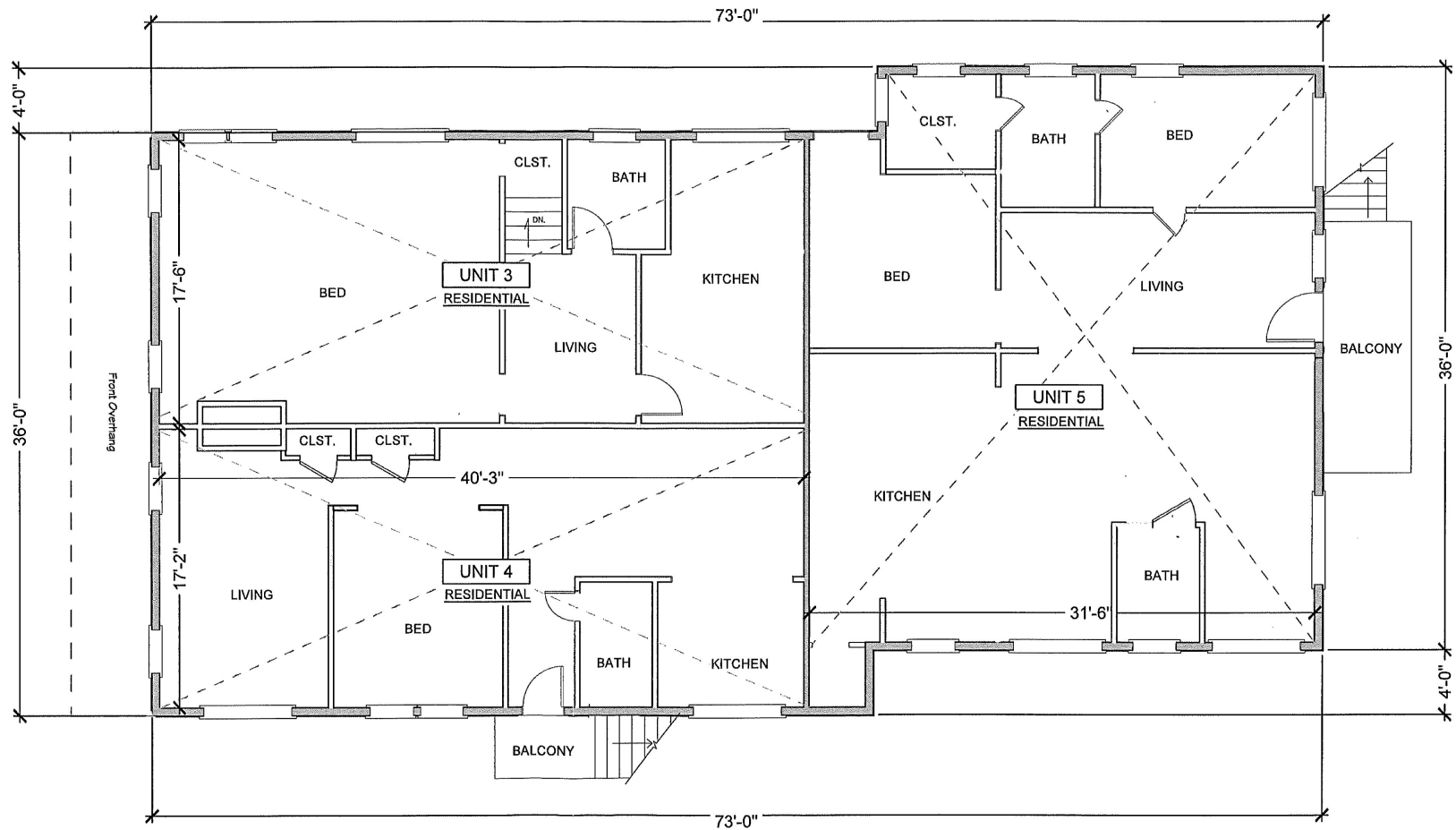
AS-BUILT PLANS
604 3RD STREET NORTH
JACKSONVILLE BEACH, FL 32250

PROJECT#: 21-740
DATE: 4/5/2022
DRAWN: KCM
DESIGNED: KCM
SCALE: AS SHOWN

KEVIN C. MARTIN, P.E# 80359

3RD STREET N. (A1A)

5TH AVE N.



PROPOSED- 2nd FLOOR
SCALE: 1/8" = 1'-0"

MARTIN ENGINEERING, LLC
450 STATE ROAD 13 N., #106-387
JACKSONVILLE, FL 32259
904-472-1459

FL C.A# 32027

REVISIONS			
No.	DATE	DESCRIPTION	APPROVED

PROPOSED 2ND FLOOR

AS-BUILT PLANS
604 3RD STREET NORTH
JACKSONVILLE BEACH, FL 32250

PROJECT#:	21-740
DATE:	4/5/2022
DRAWN:	KCM
DESIGNED:	KCM
SCALE:	AS SHOWN

KEVIN C. MARTIN, P.E# 80359



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

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	04/26/2022
SUBJECT:	May 9, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, May 9, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#07-22

Conditional Use Application

OWNER: 1177 Third LLC
40 East Adams Street, Suite 300
Jacksonville, FL 32202

APPLICANT: Paul Grainger
40 East Adams Street, Suite 300
Jacksonville, FL 32202

AGENT: Paul Grainger
40 East Adams Street, Suite 300
Jacksonville, FL 32202

LOCATION: 1177 Third Street South
RE#176200-0000 & 176201-0000

REQUEST: **Conditional Use Approval** for outdoor restaurant seating at a new restaurant, for 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 property is currently a defunct carwash facility. The property is located on the corner of 3rd Street South and 12th Avenue South. The proposed new use will be a drive-thru restaurant with outside seating. The concept does not have any indoor seating. Based on the recent amendments to the outdoor restaurant area section of the Land Development Code, the applicant can have up to 50% of the inside gross square footage for outside seating. The structure is



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proposed at 1,136 square feet, with an outside seating area of 365 square feet. This is well within the 50% maximum. The design calls for outside accessible bathrooms, a small covered outside seating area with service windows. The seating area will be fenced with a wall and planters. The proposed new business is "Dick Mondell's". Any proposed outside music would fall under the City's existing low volume music ordinance.

Adjacent uses include Automotive Service to the west, office use to the north, multifamily to the east and retail sales to the south. The proposed design will include the required compatibility buffer between the multifamily and the restaurant use. The buffer will include a 6 foot fence and a heavily landscaped area. The proposed use of Outside Restaurant Seating is consistent with the C-1 zoning standards, and is consistent with surrounding commercial development.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#07-22**

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

RECEIVED



CONDITIONAL USE APPLICATION

APR - 5 2022

 PC No. 7-22
 AS/400# 22-100043
 HEARING DATE 5/9/22

PLANNING & DEVELOPMENT

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: 1177 THIRD LLC
 Mailing Address: 40 EAST ADAMS STREET, SUITE 300
JACKSONVILLE, FLORIDA 32202

 Telephone: (904) 233-1738
 Fax: _____
 E-Mail: PAUL@ICONICREI.COM

 Applicant Name: PAUL GRAINGER
 Mailing Address: 40 EAST ADAMS STREET, SUITE 300
JACKSONVILLE, FLORIDA 32202

 Telephone: (904) 233-1738
 Fax: _____
 E-Mail: PAUL@ICONICREI.COM

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

 Agent Name: _____
 Mailing Address: _____

 Telephone: _____
 Fax: _____
 E-Mail: _____

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

PROJECT DATA

 Street address of property and/or Real Estate Number: 1177 SOUTH 3RD STREET; 176200-0000 & 176201-0000

 Legal Description of property (attach copy of deed): Lots 7, 8, Block 113, lying in Section 04, Township 03 South, Range 29 East, lying in Duval County, as described in Official Records 12604, page 603, together with Lot 9, s

For a POINT OF BEGINNING, Commence at the Southwest corner of said Block 113 of Plat Book 3, Page 28 of the Current Public Records of Duval County, Florida, being at the Intersection of 3rd Street South and 12th Avenue South, thence North 09°59'27" West along the Easterly right of way of said 3rd Street South, a distance of 125.00 feet to an 'X' Cut in the sidewalk, thence North 80°00'33" East, a distance of 150.00 feet, thence South 00°59'27" East, a distance of 125.00 feet, thence South 80°00'33" West to the POINT OF BEGINNING.

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

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

 Code section(s) applicable to the requested conditional use: Sec. 34-342. - Commercial Limited: C-1, (d) Conditional Uses, (20) Outdoor Restaurants or Bars;

 Describe the proposed conditional use and the reason for the request: _____
The proposed conditional use is the addition of an outdoor seating area next to the proposed restaurant.
The reason for this request is due to the provision of outdoor seating being a conditional use in the C-1 zoning district.

 Applicant Signature: Date: 4/1/2022

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

- (a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;
- (b) The conditional use is consistent with the character of 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;
- (c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;
- (d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;
- (e) The proposed conditional use will have an adverse effect on the value of adjacent property;
- (f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;
- (g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;
- (h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;
- (i) The proposed conditional use is consistent with the requirements of the LDC;
- (j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;
- (k) 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 requirement of the LDC.

Lots 7, 8, Block 113, lying in Section 04, Township 03 South, Range 29 East, lying in Duval County, as described in Official Records 12604, page 603, together with Lot 9, said Block 113, as described in Official Records Book 12604, Page 571 of said Public Records.

For a POINT OF BEGINNING, Commence at the Southwest corner of said Block 113 of Plat Book 3, Page 28 of the Current Public Records of Duval County, Florida, being at the intersection of 3rd Street South and 12th Avenue South, thence North 09°59'27" West along the Easterly right of way of said 3rd Street South, a distance of 125.00 feet to an X-Cut in the sidewalk, thence North 80°00'33" East, a distance of 150.00 feet, thence South 09°59'27" East, a distance of 125.00 feet, thence South 80°00'33" West to the POINT OF BEGINNING.



Kimley»Horn

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800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601
Phone: (352) 374-3274
www.kimley-horn.com Registry Number 35106

AERIAL MAP

**DICK MONDELL'S RESTAURANT
JACKSONVILLE BEACH, FLORIDA**

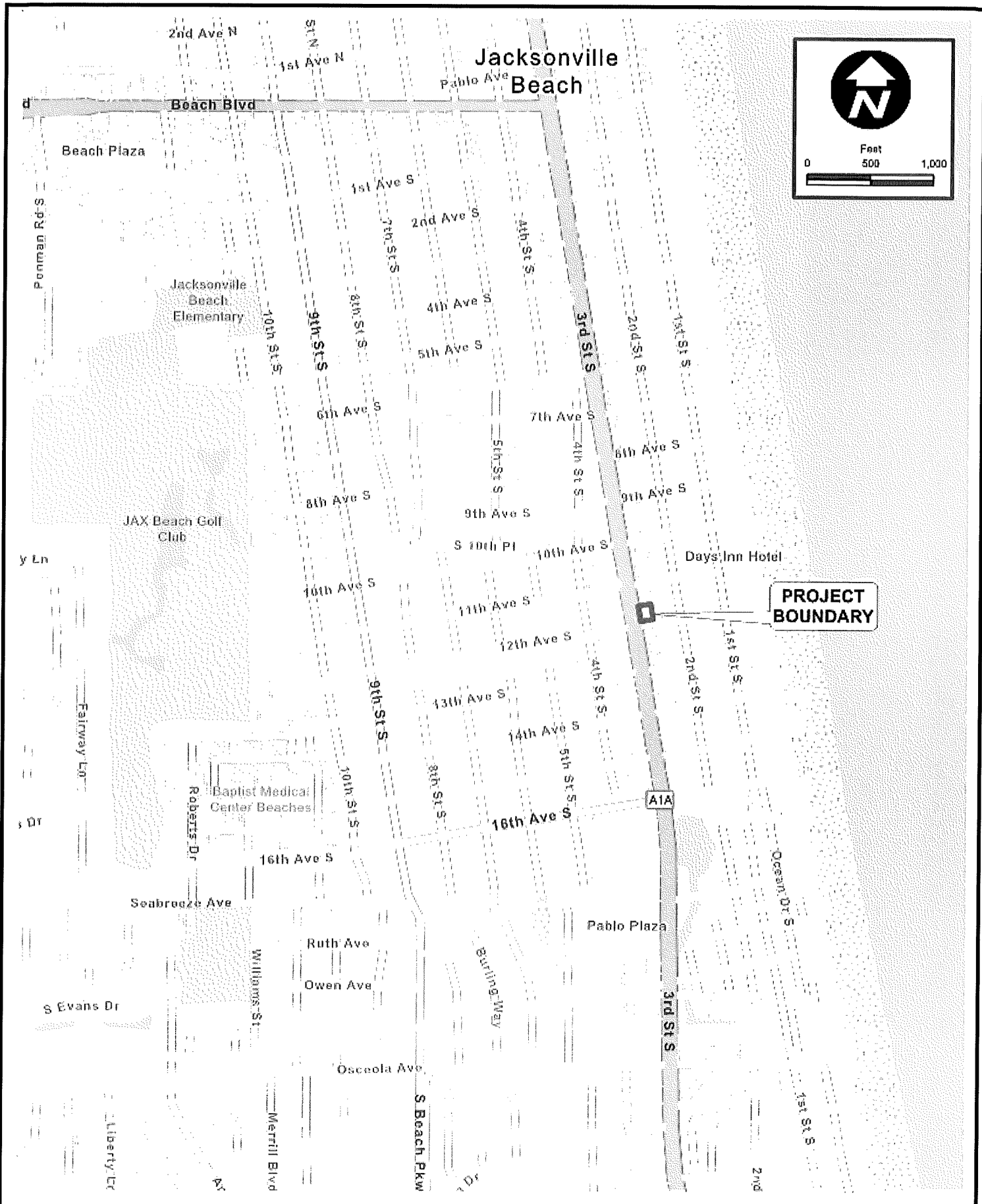
Scale: As Noted

Project No.: 142433000

March 2022

Figure 1

K:\GVL_Civil\142433000-Dick Mondell's Jax Beach\GIS\Dick Mondell's - Jax Beach.aprx - 2/21/2022 4:11 PM - Delaney, Markham



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Phone: (352) 374-3274
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LOCATION MAP

**DICK MONDELL'S RESTAURANT
JACKSONVILLE BEACH, FLORIDA**

Scale: As Noted

Project No.: 142433000

March 2022

Figure 2

Architect

Brame Heck Architects, Inc.

606 NE 1st Street, Gainesville, FL 32601

Michael Richmond, *AIA*

M.RICHMOND@BRAMEHECK.COM

352-372-0425

Civil Engineer

Kimley-Horn and Associates, Inc.

800 SW 2nd Avenue, Suite 100, Gainesville, FL 32601

David C. Sowell, *PE*

DAVID.SOWELL@KIMLEY-HORN.COM

352-374-3274

Surveyor

Southeastern Surveying and Mapping Corporation

8641 Baypine Road, Suite 5, Jacksonville, FL 32256

Robert Gardner, *PSM*

INFO@SOUTHEASTERSURVEYING.COM

904-737-5990

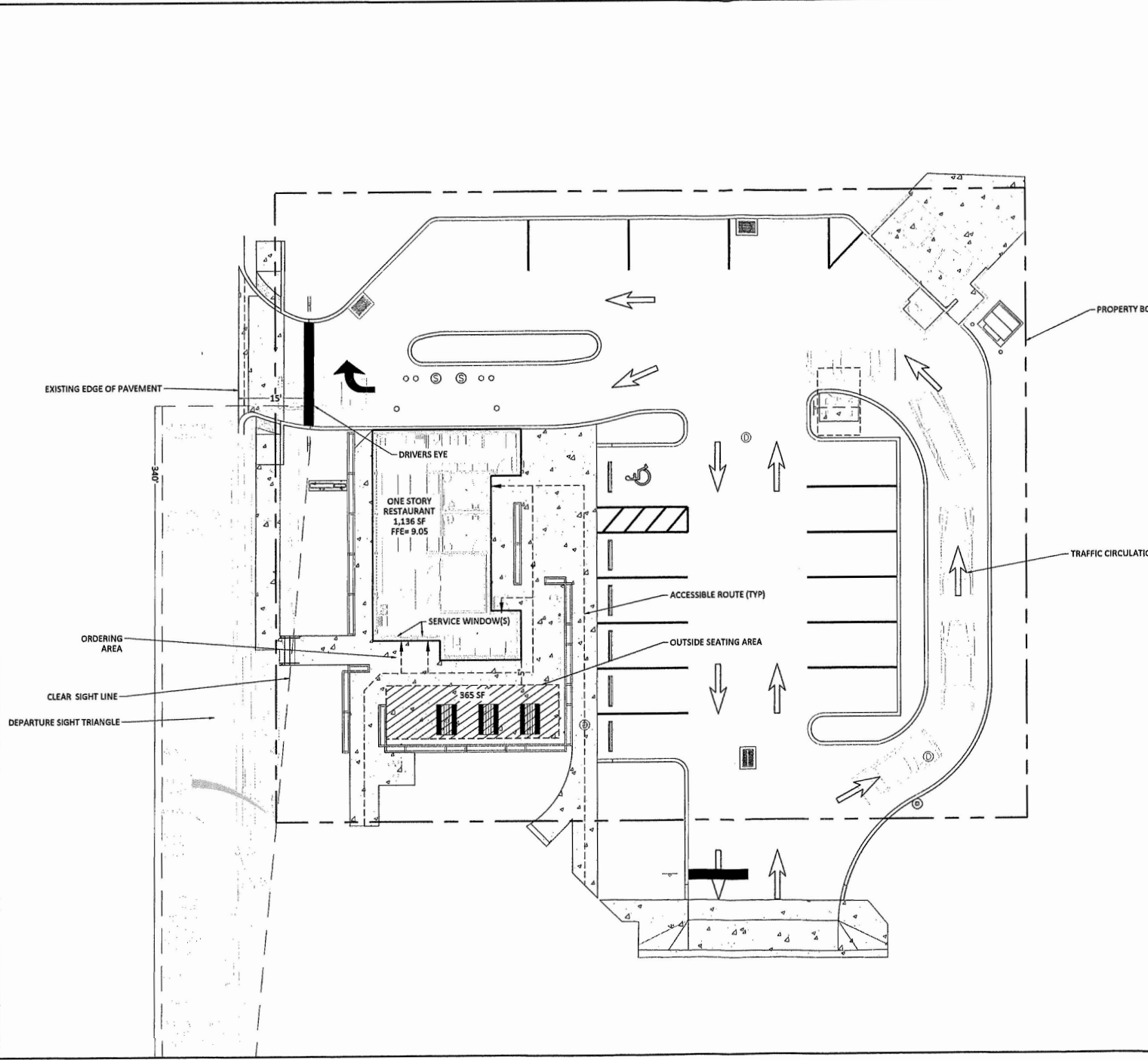
Owner Contact

Julie Howard

JULIEABOHN@GMAIL.COM

904-859-2911

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1. TRAFFIC CIRCULATION ARROWS ARE FOR REFERENCE PURPOSES ONLY.
2. CURRENT DRIVERS EYE LOCATION BASED OFF EXISTING EDGE OF PAVEMENT. EDGE OF TRAVELED WAY IS APPROXIMATELY 11' WEST OF EXISTING EDGE OF PAVEMENT.

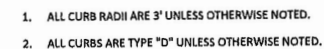
PROPERTY BOUNDARY (TYP)

TRAFFIC CIRCULATION ARROWS (TYP)

RECEIVED
22-100043
APR - 7 2022

PLANNING & DEVELOPMENT

DICK MONDELL'S RESTAURANT PREPARED FOR BRAME HECK ARCHITECTS, INC.	SITE CIRCULATION AND ACCESSIBILITY		KIMLEY-HORN & ASSOCIATES, INC. © 2022 KIMLEY-HORN & ASSOCIATES, INC. 800 3RD AVENUE, SUITE 200 NORFOLK, VA 23502 PHONE: 252-274-2774
	PROJECT NUMBER 142433000	DATE MARCH 2022	DESIGNED BY KHA
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 68531	
LEICHER PROFESSIONAL DAVID C. SOWELL			



PLANNING & DEVELOPMENT

SHEET NUMBER
C4.0

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