



City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, June 27, 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 (Chair), Colleen White (Vice-Chair), Dave Dahl, Greg Sutton, Justin Lerman
Alternates: Emily Stouffer

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

- A. **PC# 13-22** ADDRESS: 131 1st Avenue North #102
APPLICANT: Oaxaca Club Jax Beach / Mark Janasik OWNER: Jax Beach Town Center, LLC.
SUMMARY OF APPLICATION: **Conditional Use Application** for Outdoor Restaurant Seating at a new restaurant for a property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 of the Jacksonville Beach Land Development Code.
- B. **PC# 14-22** ADDRESS: 131 1st Avenue North #101
APPLICANT: Jekyll Brewing Jax Beach / Michael Lundmark OWNER: Jax Beach Town Center, LLC.
SUMMARY OF APPLICATION: **Conditional Use Application** for Outdoor Restaurant Seating and for microbrewery use at a new restaurant for a property located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 and 34-345(d)8 of the Jacksonville Beach Land Development Code.

PLANNING DEPARTMENT REPORT

- A. The next scheduled meeting is Monday, July 25, 2022. There are three scheduled cases.

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.



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:	06/14/2022
SUBJECT:	June 27, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 27, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#13-22 Conditional Use Application

OWNER: Jax Beach Town Center LLC
1283 Ponte Vedra Beach, FL 32082

APPLICANT: Oaxaca Club Jax Beach, LLC
C/O Mark Janasik
3019 Savona CT,
Jacksonville, FL 32246

AGENT: Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

LOCATION: 131 1st Avenue North, Unit 102

REQUEST: Conditional Use approval for an outside restaurant seating area for a new restaurant located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 of the Jacksonville Beach Land Development Code.

COMMENTS: The applicant is a tenant in the currently under construction Jax Beach Town Center. The Town Center will feature three commercial spaces, including two restaurant spaces and one event space. The site currently has previously approved variances for parking and setbacks, and has received development plan approval and has a currently open building permit. The building currently under construction is built for these three uses.

This specific restaurant tenant will occupy the eastern portion of the structure.



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The site will include a large indoor area and small outside seating area in the front of the main entrance and a second smaller seating area on the western side, along the middle courtyard. The second story of the eastern side will be used as a proposed separate event space.

Adjacent property uses include office / mixed use and bank, commercial and hotel uses to the east, retail sales and surface parking to the north and governmental use/ park to the south. Approval of conditional use for a proposed outdoor restaurant area for a new restaurant should not negatively impact adjacent properties and is consistent with other restaurant establishments.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#13-22**

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. 13-22
AS/400# 22-100065
HEARING DATE 6-27-22

MAY 19 2022

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: Jax Beach Town Center, LLC
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: 904-545-4585
Fax: N/A
E-Mail: marc@angelogroup.com

Applicant Name: Oaxaca Club Jax Beach, LLC c/o Mark Janasik
Mailing Address: 3019 Savona Ct
Jacksonville, Florida 32246

Telephone: 904-535-3006
Fax: N/A
E-Mail: mark.rhig@gmail.com

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

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

Telephone: 904-545-4585
Fax: N/A
E-Mail: marc@angelogroup.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: 131 1st Ave North, Unit 102, Jax Beach, FL 32250

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

174018-0005 Duval County
174017-0010-AS400

Current Zoning Classification: JCBD

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: _____

To allow covered and uncovered outdoor seating to our patrons if they desire to sit outside. We reduced the square footage of the interior space to provide more outdoor seating opportunities.

Applicant Signature: [Signature]

Date: 5.19.2022

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.



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

Detail by Entity Name

Florida Limited Liability Company
JAX BEACH TOWN CENTER, LLC.

Filing Information

Document Number	L19000182567
FEI/EIN Number	84-2543227
Date Filed	07/26/2019
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	10/13/2020
Event Effective Date	NONE

Principal Address

1283 PONTE VEDRA BLVD.
PONT VEDRA BEACH, FL 32082

Mailing Address

5150 BELFORT ROAD, BLDG. 100
JACKSONVILLE, FL 32256

Registered Agent Name & Address

ANSBACHER & SCHNEIDER, P.A.
5150 BELFORT ROAD, BUILDING 100
JACKSONVILLE, FL 32256

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

ANGELO, MARC
1283 PONTE VEDRA BLVD.

PONT VEDRA BEACH, FL 32082

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	02/23/2021
2022	02/21/2022

Document Images

02/21/2022 -- ANNUAL REPORT	View image in PDF format
02/23/2021 -- ANNUAL REPORT	View image in PDF format
10/13/2020 -- LC Name Change	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
07/26/2019 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
OAXACA CLUB JAX BEACH LLC

Filing Information

Document Number	L21000310718
FEI/EIN Number	87-1552524
Date Filed	07/07/2021
Effective Date	07/07/2021
State	FL
Status	ACTIVE

Principal Address

131 NORTH 1ST AVENUE
JACKSONVILLE BEACH, FL 32250

Mailing Address

3019 SAVONA CT
JACKSONVILLE, FL 32246

Registered Agent Name & Address

RESTAURANT & HOSPITALITY INVESTMENT GROUP
3019 SAVONA CT
JACKSONVILLE, FL 32246

Authorized Person(s) Detail

Name & Address

Title Manager

Restaurant & Hospitality Investment Group, LLC
3019 SAVONA CT
JACKSONVILLE, FL 32246

Annual Reports

Report Year	Filed Date
2022	03/04/2022

Document Images

Jax Beach Town Center
1283 Ponte Vedra Blvd
Ponte Vedra Beach, Florida 32082
904-545-4585

RECEIVED
22-100065
MAY 19 2022

PLANNING & DEVELOPMENT

To Whom it May Concern:

This letter authorizes Oaxaca Club Jax Beach, LLC to apply for a Conditional Use for outside seating at our project located at 131 1st Ave North, Unit 102, Jax Beach, FL 32250.

If you require additional information, please do not hesitate to contact me at the number above.

Sincerely,



Marc Angelo
Manager

PC #13-22
22-100065

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

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**

**OUR FAMILY INVESTMENTS, INC.,
A Florida Corporation**

P. O Box 330046
Atlantic Beach, FL 32233

2. **Grantee's name and address is:**

**127 1ST AVENUE NORTH, LLC,
A Florida Limited Liability Company**

1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

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

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof;

together with all appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 174017-0010.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those matters described on Exhibit B attached hereto and made a part hereof by this reference.

Executed as of January 9, 2020

1st Witness: [Signature]

Print Name: Stefani Serna

OUR FAMILY INVESTMENTS, INC.,
A Florida Corporation

By: [Signature]
Chris Hionides, Its President

2nd Witness: [Signature]

Print Name: Glen TROTTER

Witnesses as to Grantor

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was witnessed and acknowledged before me by means of ☒ physical presence or () online notarization this 9 day of January, 2020 by Chris Hionides, President of Our Family Investments, Inc., a Florida corporation, on behalf of said entity ☒ who is/are all personally known to me or () who have produced _____ (Florida Driver's License) as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires 5-11-2023



Jax Beach Town Center
1283 Ponte Vedra Blvd
Ponte Vedra Beach, Florida 32082
904-545-4585

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22-100065
MAY 19 2022
PC 13-22
PLANNING & DEVELOPMENT

Consultant working on project:

Mike Kleinschmidt – Dcoop Project Architect 904-200-5673



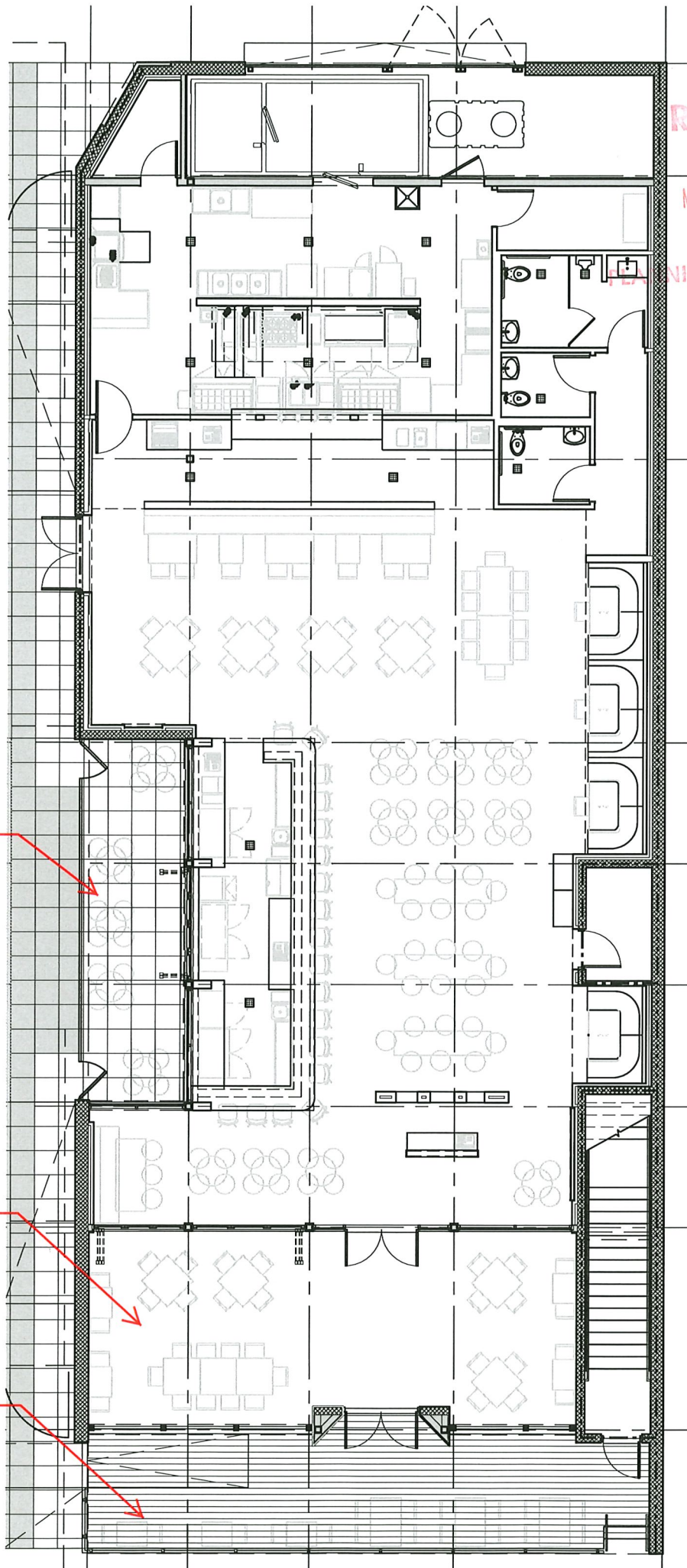
RECEIVED

PC 13.22

MAY 19 2022

22-100065

PLANNING & DEVELOPMENT

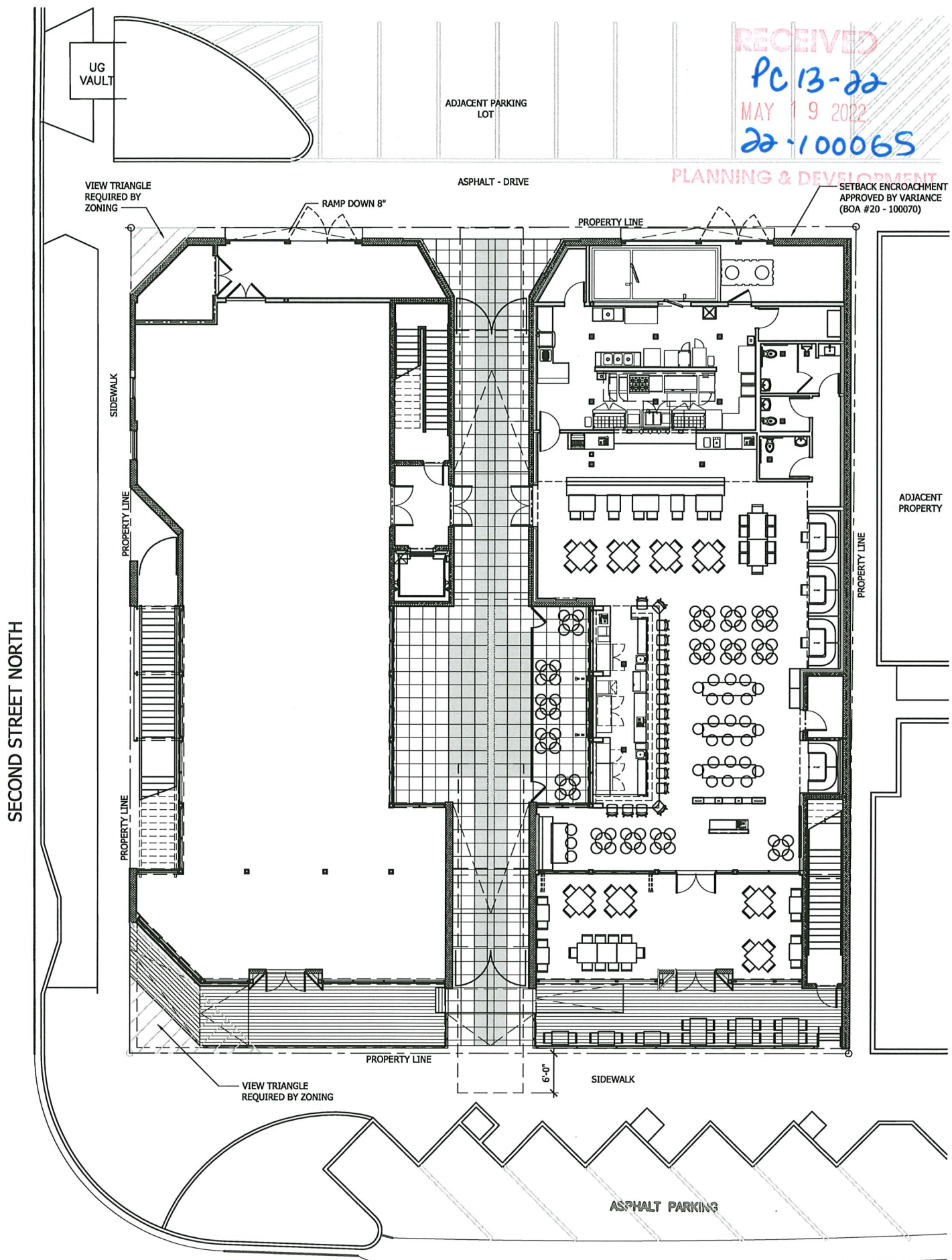


outdoor un-covered
seating 20 ea

outdoor covered
seating 34 ea

outdoor covered
seating 18 ea

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PC 13-22
MAY 19 2022
22-100065



SITE PLAN



9.11 NAVD
STREET ELEVATION

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

RECEIVED
PC 13-22
MAY 19 2022
22-100065
PLANNING & DEVELOPMENT

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**

**SIX BURRITOS, L.C.,
A Florida Limited Liability Company**

127 First Avenue North
Jacksonville Beach, FL 32250

and

**FIVE ENCHILADAS, LLC,
A Florida Limited Liability Company**

127 First Avenue North
Jacksonville Beach, FL 32250

2. **Grantee's name and address is:**

**127 1ST AVENUE NORTH, LLC,
A Florida Limited Liability Company**

1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

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

3. **The real property ("Property") conveyed hereby is described as follows:**

**See Exhibit A attached hereto and by reference made a part hereof;
together with all appurtenances belonging to or benefiting such property.**

The Property Appraiser's Parcel Identification Number is 174018-0000.

4. **Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.**

5. **Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those matters described on Exhibit B attached hereto and made a part hereof by this reference.**

Executed as of August 8, 2019

1st Witness: [Signature]
Print Name: Suzanne G. McGowan

SIX BURRITOS, L.C.,
A Florida Limited Liability Company

By: [Signature]
David L. Boulter, Its Authorized Representative

2nd Witness: [Signature]
Print Name: Thomas G. Wilson, III

FIVE ENCHILADAS, LLC,
A Florida Limited Liability Company

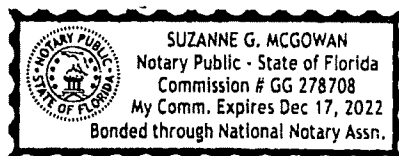
By: [Signature]
David L. Boulter, Its Authorized Representative

Witnesses as to all signatures

State of Florida
County of Duval

The foregoing instrument was witnessed by and acknowledged before me this 7th day of August, 2019 by David L. Boulter, Authorized Representative of Six Burritos, L.C., a Florida limited liability company, on behalf of such company, and as Authorized Representative of Five Enchiladas, LLC, a Florida limited liability company, on behalf of such company, () who is personally known to me or (X) who has produced _____ (Florida Driver's License) as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires:



RECEIVED

PC 13-22

MAY 19 2022

22-100065

PLANNING & DEVELOPMENT

Exhibit A

LOT 5, AND THE WEST 36 FEET OF LOT 6, BLOCK 22, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS A PART OF LOT 5, BLOCK 22, PABLO BEACH NORTH, AS RECORDED IN PLAT BOOK 3, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 49.55 FEET TO THE WEST FACE OF A CONCRETE BLOCK WALL OF A BUILDING THAT EXISTED ON OCTOBER 1, 1951; THENCE NORTHERLY ALONG THE WEST FACE OF SAID WALL A DISTANCE OF 71.6 FEET; THENCE EASTERLY ALONG THE NORTH FACE OF THE NORTH WALL OF THE SAME BUILDING A DISTANCE OF .70 FEET; THENCE NORTHERLY ALONG THE EAST FACE OF EXISTING BUILDING AND ITS NORTHERLY PROJECTION A DISTANCE OF 53.4 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 50.25 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Terms and Conditions set forth in Use of Right of Way Permit as recorded in Official Records Book 9086, Page 2050.
3. Facts, matters and things that would be disclosed by an accurate survey of the Property.



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PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli, Senior Planner
DATE:	06/14/2022
SUBJECT:	June 27, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 27, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#14-22

Conditional Use Application

OWNER: Jax Beach Town Center LLC
1283 Ponte Vedra Beach, FL 32082

APPLICANT: Jekyll Brewing Jax Beach LLC
C/O Michael Lundmark
2855 Marconi Drive, Suite 350
Alpharetta, Georgia, 30005

AGENT: Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

LOCATION: 131 1st Avenue North, Unit 101

REQUEST: Conditional Use approval to operate a microbrewery and outside restaurant seating area for a new restaurant located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 & 8 of the Jacksonville Beach Land Development Code.

COMMENTS: The applicant is a tenant in the currently under construction Jax Beach Town Center. The Town Center will feature three commercial spaces, including two restaurant spaces and one event space. The site currently has previously approved variances for parking and setbacks, and has received development plan approval and has a currently open building permit. The building currently under construction is built for these three uses.



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The proposed site plan is for the western elevation of the property. The site will include a large indoor area on the first floor, a small outside seating area in the front of the main entrance, and on the second floor, towards the front of the structure will be a larger outside terrace. The site is the previous location of Zeta brewing and Ruby Beach Brewing Company, which were also restaurants and microbreweries. The Code definition of a 'microbrewery' contains a maximum brewing capacity of 8,000 barrels a year (248,000 gallons). The proposed microbrewery would have to adhere to these amounts.

Adjacent property uses include office / mixed use and bank, commercial and hotel uses to the east, retail sales and surface parking to the north and governmental use/ park to the south. Approval of conditional use for the proposed microbrewery and outside seating area should not negatively impact adjacent properties, and is consistent with previous uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#14-22**

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

MAY 27 2022

PC No. 14.22
AS/400# 22-100067
HEARING DATE 6/27/22

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: Jax Beach Town Center, LLC
Mailing Address: 1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Telephone: 904-545-4585
Fax: N/A
E-Mail: marc@angelogroup.com

Applicant Name: Jekyll Brewing Jax Beach, LLC c/o Michael
Mailing Address: Lundmark 2855 Marconi Drive Suite 350
Alpharetta, Georgia 30005

Telephone: 770-596-8788
Fax: N/A
E-Mail: michael@jekyllbrewing.com

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

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

Telephone: 904-545-4585
Fax: N/A
E-Mail: marc@angelogroup.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.

1st Floor West Tenant
(corner unit)

PROJECT DATA

Street address of property and/or Real Estate Number: 131 1st Ave North, Unit 101, Jax Beach, FL 32250

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

Current Zoning Classification: JCBD 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: _____
To allow covered and uncovered outdoor seating to our patrons if they desire to sit outside per the attached seating plan. / M. Ugo Brewery

Applicant Signature: [Signature] Date: 5/26/22

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.



RECEIVED
PC 14-22
MAY 27 2022
22-100067

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

PLANNING & DEVELOPMENT

Detail by Entity Name

Foreign Limited Liability Company
JEKYLL BREWING JAX BEACH, LLC

Filing Information

Document Number M21000007348
FEI/EIN Number 87-1039952
Date Filed 06/14/2021
State GA
Status ACTIVE

Principal Address

131 1ST AVE NORTH
JACKSONVILLE BEACH, FL 32250

Mailing Address

2855 MARCONI DRIVE SUITE 350
ALPHARETTA, GA 30005

Registered Agent Name & Address

REGISTERED AGENT SOLUTIONS, INC.
155 OFFICE PLAZA DR., SUITE A
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR, AR

LUNDMARK, MICHAEL W
2855 MARCONI DRIVE SUITE 350
ALPHARETTA, GA 30005

Annual Reports

Report Year	Filed Date
2022	03/02/2022

Document Images

[03/02/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

Jax Beach Town Center
1283 Ponte Vedra Blvd
Ponte Vedra Beach, Florida 32082
904-545-4585

RECEIVED
PC 14.22
MAY 27 2022
22-100067
PLANNING & DEVELOPMENT

To Whom it May Concern:

This letter authorizes Jekyll Brewing Jax Beach, LLC to apply for a Conditional Use for outside seating at our project located at 131 1st Ave North, Unit 101, Jax Beach, FL 32250.

If you require additional information, please do not hesitate to contact me at the number above.

Sincerely,



Marc Angelo
Manager

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

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PC 14.22
MAY 27 2022
22-100067
PLANNING & DEVELOPMENT

SPECIAL WARRANTY DEED

1. **Grantor's name and address is:**

**OUR FAMILY INVESTMENTS, INC.,
A Florida Corporation**

P. O Box 330046
Atlantic Beach, FL 32233

2. **Grantee's name and address is:**

**127 1ST AVENUE NORTH, LLC,
A Florida Limited Liability Company**

1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

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

3. The real property ("Property") conveyed hereby is described as follows:

See Exhibit A attached hereto and by reference made a part hereof;

together with all appurtenances belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 174017-0010.

4. Grantor for good and valuable consideration plus the sum of \$10.00 the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee the Property to have and to hold in fee simple forever.
5. Grantor fully warrants title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, except for those matters described on Exhibit B attached hereto and made a part hereof by this reference.

Executed as of January 9, 2020

1st Witness: [Signature]

Print Name: Stefani Zeria

OUR FAMILY INVESTMENTS, INC.,
A Florida Corporation

By: [Signature]
Chris Hionides, Its President

2nd Witness: [Signature]

Print Name: Glen Trotter

Witnesses as to Grantor

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was witnessed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of January, 2020 by Chris Hionides, President of Our Family Investments, Inc., a Florida corporation, on behalf of said entity ☒ who is/are all personally known to me or ☐ who have produced _____ (Florida Driver's License) as identification.

[Signature]
Notary Public, State of Florida
My Commission Expires 5-11-2023



EXHIBIT A

A part of Lot 5, Block 22, PABLO BEACH NORTH, as recorded in Plat Book 3, page 28, of the Current Public Records of Duval County, Florida, more particularly described as follows: For a point of beginning commence at the Southwest corner of said Lot 5, thence Easterly along the South line of said Lot 5, a distance of 49.55 feet to the West face of a concrete block wall of a building that existed on October 1, 1951; thence Northerly along the West face of said wall a distance of 71.6 feet; thence Easterly along the North face of the North wall of the same building a distance of 0.70 feet; thence Northerly along the East face of an existing building and its Northerly projection a distance of 53.4 feet to the North line of said Lot 5; thence Westerly along the North line of said Lot 5, a distance of 50.25 feet; thence Southerly along the West line of said Lot 5, a distance of 125 feet to the point of beginning.

EXHIBIT B

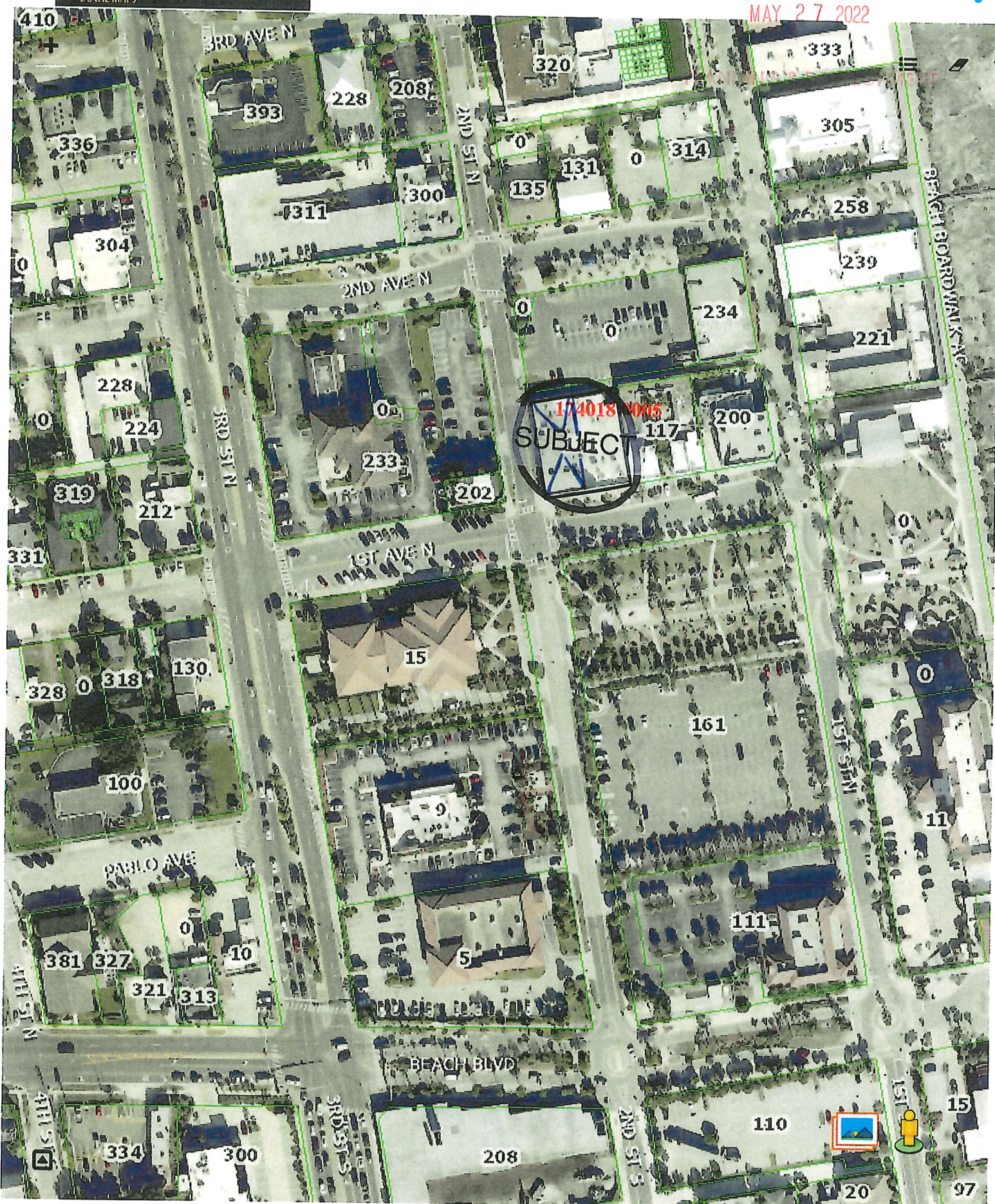
1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Facts, matters and things that would be disclosed by an accurate survey of the Property.

Jax Beach Town Center
1283 Ponte Vedra Blvd
Ponte Vedra Beach, Florida 32082
904-545-4585

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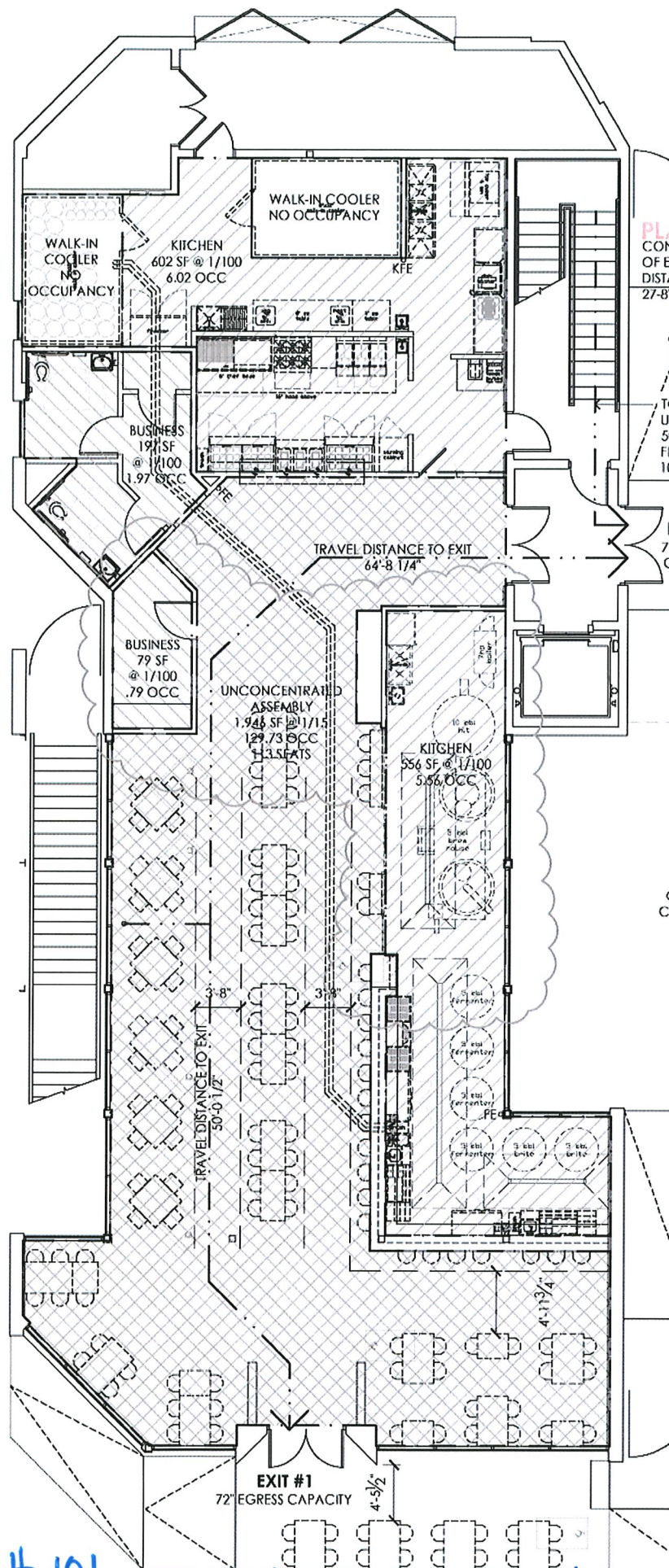
Consultant working on project:

Mike Kleinschmidt – Dcoop Project Architect 904-200-5673



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131 N 1st Ave # 101

01 EGRESS PLAN - STREET LEVEL

16 SEATS

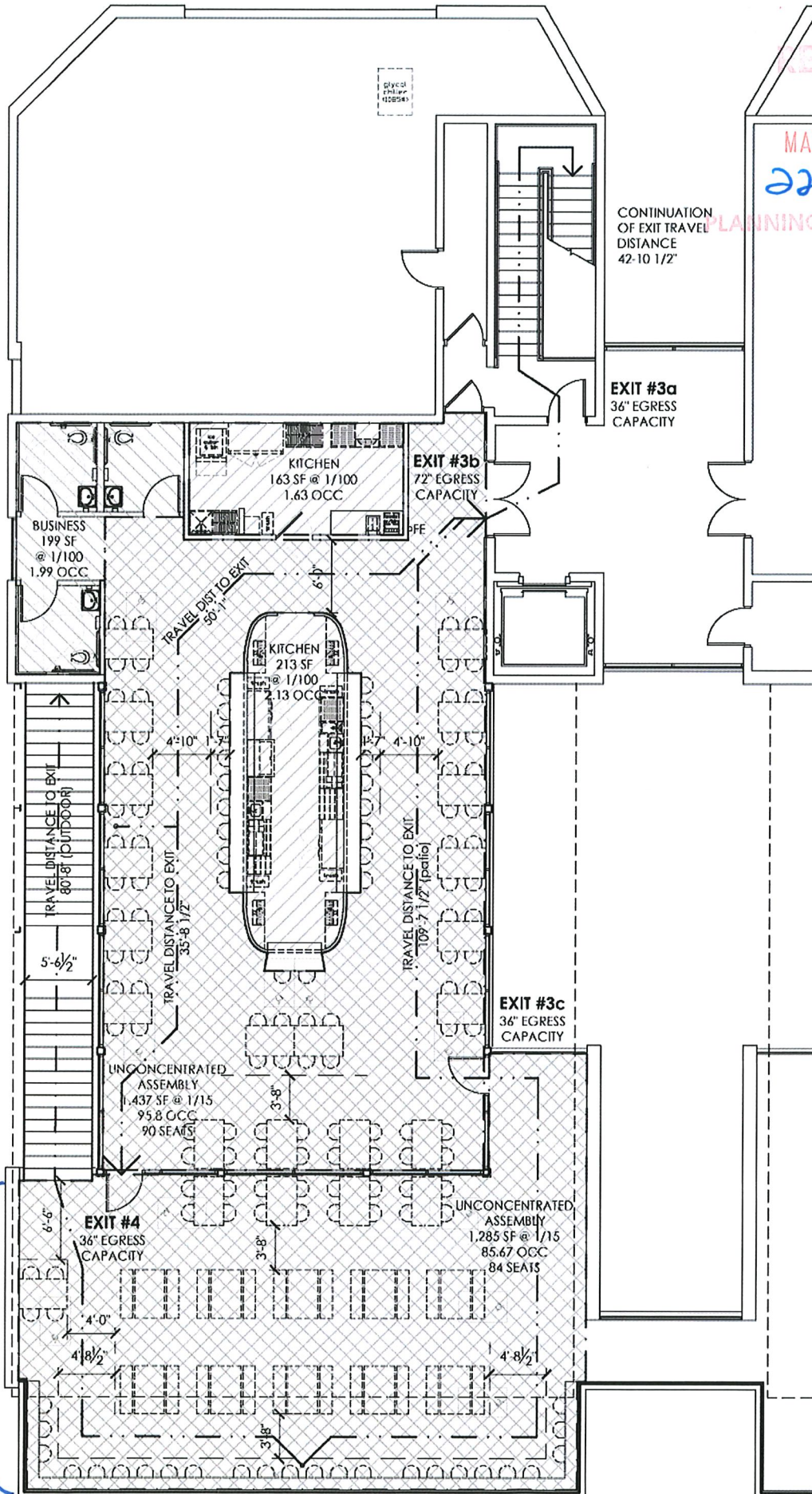
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131 N 1st AVE #101

84 SEATS