



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
MAY 8, 2024 AT 5:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Special Meeting of the Historic Preservation Committee
2. Special Meeting of the Code Committee
3. Call to Order and Roll Call
4. Pledge of Allegiance
5. V24-02 Application for variance as outlined in Chapter 27 Article III Division 8 of the Unified Land Development Code of Neptune Beach for LHV, LLC for the property at 450 Atlantic Blvd (RE# 172395-0060). The applicant requests a variance from Section 27-328 (a) (1) d. to permit air conditioning units to be located 1.8 feet from the western side yard property, rather than the required ten-foot side yard setback. The property is in the C-3 zoning district.
6. DP24-02 Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for LHV, LLC for the property at 450 Atlantic Blvd (RE# 172395-0060). The applicant requests a Development Plan approval to permit a mixed-use facility to include mixed martial arts training, racquetball, pickleball, karaoke bar, and pool tables. The property is in the C-3 zoning district.
7. DP24-03 Application for a replat as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Marshpoint Properties Three, LLC for the property is currently known as 2101 Bartolome Rd. Lot 1 Block 29 of Florida Beach Plat No. 2 (RE# 173399-0000). The applicants are requesting to subdivide one existing lot into 3 lots. The property is in the R-4 zoning district.
8. DP24-04 Application for Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast. The property is in the CBD zoning district.
9. Open Discussion
10. Adjourn

Residents and Board Members attending public meetings can validate their parking at no cost by using the parking code

DD14

After 4:30 on the date of the meeting, follow these steps:

- Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.
- To use a kiosk: Press the Start button and then select 2 to enter your plate and the validation code.

- To use the Flowbird app: Tap the nearest yellow balloon and tap "Park here." From the payment screen, select "Redeem a code" at the top. Confirm your information and tap "Purchase" the price will show "Free."



AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
HISTORICAL SUBCOMMITTEE
MAY 8, 2024 AT 5:00 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266

1. Call To Order and Roll Call
2. Board Discussion
3. Staff Observations and Suggestions
4. Public Comment
5. Adjourn

Residents and Board Members attending public meetings can validate their parking at no cost by using the parking code

DD14

After 5:00 on the date of the meeting, follow these steps:

- Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.
- • To use a kiosk: Press the Start button and then select 2 to enter your plate and the validation code.
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**AGENDA
COMMUNITY DEVELOPMENT BOARD MEETING
CODE SUBCOMMITTEE
MAY 8, 2024 AT 5:30 PM
116 FIRST STREET
NEPTUNE BEACH, FL 32266**

1. Call To Order and Roll Call
2. Board Discussion
3. Staff Observations and Suggestions
4. Public Comment
5. Adjourn

Residents and Board Members attending public meetings can validate their parking at no cost by using the parking code

DD14

After 5:00 on the date of the meeting, follow these steps:

- Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.
- • To use a kiosk: Press the Start button and then select 2 to enter your plate and the validation code.
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CITY OF NEPTUNE BEACH – COMMUNITY DEVELOPMENT DEPARTMENT



STAFF REPORT

MEETING DATE: May 8, 2024
BOARD/COMMITTEE: Community Development Board
APPLICATION NUMBER: V24-02/DP24-02

TO: Community Development Board

FROM: Heather Whitmore, AICP, PTP, Community Development Director

DATE: May 3, 2024

SUBJECT:

V24-02: Variance for Neptune Beach for LHV, LLC for the property at 450 Atlantic Blvd (RE# 172395-0060), request for a variance from Section 27-328 (a) (1) d. to permit air conditioning units to be located 1.8 feet from the western side yard property, rather than the required ten-foot side yard setback.

DP24-02: Preliminary Development Plan for LHV, LLC for the property at 450 Atlantic Blvd (RE# 172395-0060) for approval to permit a mixed-use facility to include mixed martial arts training, racquetball, pickleball, karaoke bar, and pool tables.

-
- I. BACKGROUND:** A preliminary development application and associated variance for a mixed-use facility has been submitted for 450 Atlantic Blvd (RE# 172395-0060). The existing building is approximately 20,000 square feet and the lot is approximately 30,000 square feet with 38 parking spaces.

DP24-02 requires a concurrent review of associated variance V24-02 from Section 27-328 (a) (1) d. to permit air conditioning units to be located 1.8 feet from the western side yard property, rather than the required ten-foot side yard setback.

The property has a Comprehensive Plan Commercial II Land Use designation and is zoned Commercial-3 (C-3). Recreation, amusement, and entertainment uses are permitted uses in this district, including billiard and pool hall, indoor athletic and exercise facilities, tennis, handball or racquetball facility, night club, private club and bar/tavern.

II. DISCUSSION:

Chapter 27 Article III Administrative and Enforcement Procedures Division 2 Development Review of the Unified Land Development Code of Neptune Beach requires a preliminary and final development plan (development order) approval when “Changing or expanding any use of a site so that the need for off-street parking is increased.” Section 27-76 states that “all development in non-residential districts” requires a development order.

The applicant requests to establish a mixed-use facility to include mixed martial arts training, racquetball, pickleball, karaoke bar, and pool tables in the existing building located at 450 Atlantic Blvd. The existing vacant 20,000 square foot two-story building was previously used as a sportsplex that included a wide variety of indoor recreational uses.

The Site:

The building is located off of the Lemon Steet access easement, immediately adjacent to the old Kmart and approximately 400 feet west of 3rd Street. The property is bound on the north by the 30-50 foot wide driveway access easement provided to the City of Neptune Beach (Driveway Easement O.R.V. 4360, Pg. 929) attached. The site directly abuts the City of Neptune Beach owned stormwater retention area to the south.



Figure 1: 450 Atlantic Blvd, Neptune Beach, FL

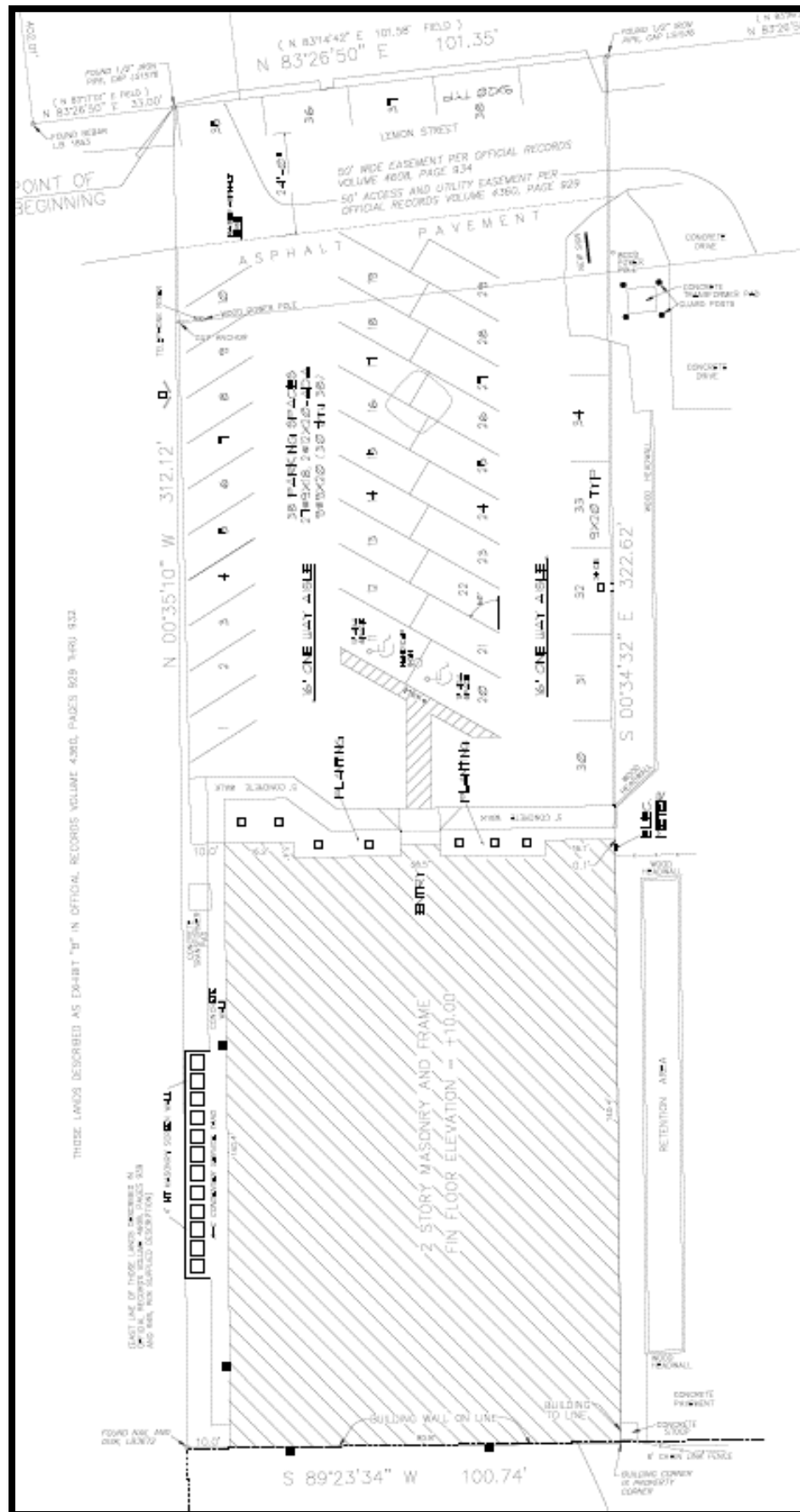


Figure 2: Proposed Site Plan 450 Atlantic Blvd, Neptune Beach, FL

The site's 38 parking spaces are accessed off of the Lemon Street public pedestrian and vehicle access easement. The 34 angled parking spaces adjacent to the building are south of the Lemon St driveway and four additional parallel parking spaces are north of the easement.

The change of use will include only minor exterior renovations, including significant landscape improvements and the replacement of air conditioning condensers on the west side of the building. The site currently has several air conditioning condensers in this location. The existing condensers are located less than two feet from the western property line and are not screened with a hard board or concrete screen.

Section 27-328 (a) (1) d. states "Air conditioning compressors serving central systems ...may be located in any required rear yards, but not in any front yard, and not less than ten (10) feet from any side lot line, except in the following instances: *1. When any mechanical or electrical equipment is proposed within a yard and is enclosed by a masonry wall at least four (4) feet high, it may be located within two (2) feet of any side lot line.*"

The applicant will replace, improve, and expand these condensers. The new condensers will be located in the same location (less than two feet from the property line) and will be screened with a four-foot concrete wall. The applicant requests a variance (V24-02) from Section 27-328 (a) (1) d. to permit additional air conditioning units to be located less than feet from the western side yard property. As stated, these air conditioning units will be compliant with the required four-foot concrete wall enclosure.

The Building:

As stated, the applicant proposes a change of use to a mix of recreation, amusement, and entertainment uses. The applicant proposes a significant interior remodel of the existing 20,000 gross square foot building area. The interior will be converted to a mezzanine style layout with a full first floor, and a reduced floor area partial second floor overlooking the first floor.

The first floor will be the "The Gym" area, including four mixed martial arts combat training areas, three racquet ball courts, one pickleball court, and associated changing rooms. The first floor "Gym" will operate 6:00 a.m. to 8:00 p.m., seven days per week. Overlooking the first floor, the second floor "Bar" includes a karaoke lounge with six private karaoke rooms, one open bar seating area with stage, and three pool tables. The second floor "Bar" will operate 12:00 p.m. to 2:00 a.m., seven days per week.

Parking:

This change of use requires an increase in the required overall off-street parking. However, the interior uses qualify for an overall reduction in required off-street parking spaces for mixed or joint use of parking spaces.

Due to the variation in interior uses and operating hours, the interior uses were reviewed based on net floor area to determine required parking. *Section 27-540 "Parking Requirements"* were applied to each interior net use to determine required parking spaces by use as follows:

USE	QUANTITY	RATE	SQ. FT.	SPACES
FIRST FLOOR				
EMPLOYEE	2	# EMPL/2	N/A	1
OFFICE	327 SF	1/400 SF	327	1
PACKAGE STORE	146 SF	1/300 SF	146	0
MMA TRAINING	2,776 SF	1/500 SF	2,776	6
RACQUETBALL/PICKLEBALL	4 COURTS	2 PER COURT	4,586	8
STORAGE	282 SF	(employee above)	282	0
SECOND FLOOR				
KARAOKE SEATING AREAS	120 SEATS	1 PER 4 SEATS	3,685	30
BILLIARD	3 TABLES	2 PER 3 TABLES	826	2
STORAGE	267 SF	(employee above)	267	0
EMPLOYEE	3	# EMPL/2	N/A	2
PARKING SPACES REQUIRED:				50
EXISTING SPACES:				38

The overall total required parking spaces based on interior net uses is 50 spaces. The site provides 38 parking spaces. A shared parking analysis was conducted by Kimley-Horn and Associates to evaluate the projected maximum parking demand for the proposed development, based on data published by ULI in Shared Parking, Third Edition. A memorandum detailing the analysis is attached as Exhibit F. The analysis finds that the proposed uses are projected to have a maximum parking need of thirty-five (35) spaces during both weekdays and weekends.

Section 27- 540(c)(3) provides for a reduction of off-street required minimum parking for mixed or joint use of parking spaces. The shared use parking adheres to standards to permit reduction for mixed or joint use of parking spaces. The City Council, after review from the community development board, may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing

off-street parking when their respective hours of need of maximum parking do not normally overlap.

III. V24-02 FINDINGS:

- 1. The property has unique and peculiar circumstances, which create an exceptional and unique hardship. For the purpose of this determination, the unique hardship shall be unique to the parcel and not shared by other property owners in the same zoning district.**

Staff Response: There does appear to be a unique hardship. The existing building already has air conditioning equipment less than two feet from the property line. The new condensers will be located in the same location (less than two feet from the property line) and will be screened with the required four-foot concrete wall enclosure.

- 2. The proposed variance is the minimum necessary to allow the reasonable use of the parcel of land.**

Staff Response: Yes, the variance is the minimum necessary to permit the building reuse.

- 3. The proposed variance would not adversely affect adjacent and nearby properties or the public in general.**

Staff Response: The proposed variance would not adversely affect adjacent and nearby properties or the public in general. The existing building already has air conditioning equipment less than two feet from the property line. The new condensers will be screened with the required four-foot concrete wall enclosure.

- 4. The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.**

Staff Response: The proposed variance will not substantially diminish property values in, nor alter the essential character of the area surrounding the site.

- 5. The effect of the proposed variance is in harmony with the general intent of the ULDC and the specific intent of the relevant subject area(s) of the ULDC.**

Staff Response: The variance request is in harmony with the general intent of the LDC.

6. **The need for the variance has not been created by the actions of the property owner or developer nor is the result of mere disregard for the provisions from which relief is sought.**

Staff Response: The proposed variance request for AC equipment setback is not created through the actions of the property owner.

7. **Granting the variance will not confer upon the applicant any special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.**

Staff Response: Granting the variance request for a AC equipment setback would not confer upon the applicant a special privilege that is denied by the ULDC to other lands, buildings, or structures in the same zoning district.

IV. D24-02 FINDINGS:

Sec. 27-82. - Procedures for applying for and issuing preliminary and final development orders states the community development board shall conduct a quasijudicial public hearing and shall consider the following factors when issuing a development order:

1. **Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.**

Staff Response: The use is consistent with the surrounding zoning and uses. The site is surrounded by commercial uses to the north, east, and west side.

2. **Whether the concurrency requirements of article VI of this Code could be met if the development were built.**

Staff Response:

Traffic: The proposed redevelopment will NOT generate more than 50 pm peak trips over the prior use, therefore a traffic study is not required.

Water/Sewer: This project area has water and sewer.

School: Not applicable

Drainage: Not applicable. No new impervious surface will be added.

3. **The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.**

Staff Response: The site contains an existing building and parking area. All uses are approved by right. The shared use parking adheres to standards to permit reduction for mixed or joint use of parking spaces. In accordance with 27-540 (c) 3, the City Council, after review from the community development board, may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing off-street parking when their respective hours of need of maximum parking do not normally overlap.

The property is serviced by a private lift station. The water main extends across the front of the property and ends at the hydrant just west of the lot.

4. Conformity of the proposed development with the comprehensive plan, this Code, and other applicable regulations.

Staff Response: The property has a Comprehensive Plan Commercial II Land Use designation and is zoned Commercial-3 (C-3) in the Neighborhood Commercial (NC) zoning district. Recreation, amusement, and entertainment uses are permitted uses in this district, including billiard and pool hall, indoor athletic and exercise facilities, tennis, handball or racquetball facility, night club, private club and bar/tavern.

All proposed uses are approved by right. The shared use parking adheres to standards to permit reduction for mixed or joint use of parking spaces.

5. Applicable regulations, review procedures, and submission requirements.

Staff Response: All proposed uses are approved by right. The shared use parking adheres to standards to permit reduction for mixed or joint use of parking spaces. There are no outstanding land development or public utility comments. There may be additional Fire or Building comments to address at permitting.

6. Concerns and desires of surrounding landowners and other persons.

Staff Response: The variance for development order request was noticed as required to property owners within 300 feet. A sign was posted on the property according to requirements. Staff has not received any comments from the public.

7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.

Staff Response: Nothing outstanding.

V. STAFF RECOMMENDATION

V24-02:

Staff recommends approval of V24-02 variance from Section 27-328 (a) (1) d. to permit air conditioning units to be located 1.8 feet from the western side yard property as presented.

DP24-02:

Staff recommends approval of the application for DP24-02 Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for LHV, LLC for the property at 450 Atlantic Blvd (RE# 172395-0060) to permit a mixed-use facility to include mixed martial arts training, racquetball, pickleball, karaoke bar, and pool tables.

All uses are approved by right. The shared use parking adheres to standards to permit reduction for mixed or joint use of parking spaces. In accordance with 27-540 (c) 3, the City Council, after review from the community development board, may authorize a reduction in the total number of required parking spaces for two (2) or more uses jointly providing off-street parking when their respective hours of need of maximum parking do not normally overlap.

The developer shall submit a Final Development Plan that complies with staff conditions for review by the City Council. The Final Development Plan shall be consistent with the Preliminary Development Plan and staff comments and shall contain no land uses different than those approved in the Preliminary Development Plan.

VI. RECOMMENDED MOTION:

a. I recommend approval of V24-02 and DP24-02

OR

b. I recommend denial of V24-02 and DP24-02



APPLICATION FOR DEVELOPMENT PLAN REVIEW

CITY OF NEPTUNE BEACH PLANNING AND DEVELOPMENT DEPARTMENT
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266-6140
PH: 270-2400 Ext 34 CDD@NBFL.US

Application Fee: \$400

Date Filed: _____

Name and address of the applicant requesting development review: (Note: if the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal). The undersigned hereby applies for a development review as follows:

Name & Address of Property Owner:	Telephone: (904) 301-1269
LHV, LLC, a New York limited liability company	E-Mail: ctrimmer@drivermcafee.com; sdiebenow@drivermcafee.com
8130 Baymeadows Way West, Suite 303 Jacksonville, Florida 32256	Real Estate #: 172395-0060
Property Address (if different from mailing):	Lot: Part of Government Lot 1
450 Atlantic Boulevard Neptune Beach, Florida 32266	Block: Section 21, Township 2 South, Range 29 East, Duval County, Florida.
	Subdivision: N/A
	Zoning District: Commercial C-3

Name and Address of Agent/Applicant:	Telephone: (904) 301-1269
Cyndy Trimmer and Steve Diebenow	E-Mail: ctrimmer@drivermcafee.com sdiebenow@drivermcafee.com
One Independent Drive, Suite 1200 Jacksonville, Florida 32202	

Describe Request being made:
See attached.

PLEASE BE ADVISED THE COMMUNITY DEVELOPMENT BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE DEVELOPMENT PLAN.

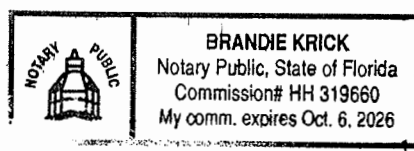
LHV, LLC, a New York limited liability company

Hao Li, Member

Dated: 1/12/2024

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 12th day of January, 2024, by Hao Li, as manager of LHV, LLC a New York limited liability company, on behalf of said company. S/he ☐ is personally known to me or ☒ has produced Florida Driver License as identification.



Brandie Krick
Notary Public, State of Florida

EXHIBIT A

Owner's Authorization for Agent

Notary's Printed Name
My Commission Expires: Oct. 6, 2026

OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.

Driver, McAfee, Hawthorne & Diebenow is hereby authorized TO ACT ON BEHALF OF LHV, LLC, a New York limited liability company, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Neptune Beach, Florida, for an application related to Development Permit or other action pursuant to a:

- | | |
|--------------------------------------|---|
| ☐ Rezoning | ☐ Special Exception |
| ☐ Replat | ☒ Commercial Development Order |
| ☐ Appeal | ☐ Comp. Plan Amendment |
| ☐ Concurrency | ☐ Other/ Champion or heritage tree removal |

BY:

[Signature]
Signature of Owner

Hao Li
Print Name

Member
Its

Daytime Telephone Number: (917) 478-2278

State of Florida
County of Duval

Signed and sworn before me on this 12th day of January, 20 24.
By Hao Li

Identification verified: Florida Driver License Oath sworn: ☒ Yes ☐ No

[Signature]

Notary Signature

My Commission expires: Oct. 6, 2026

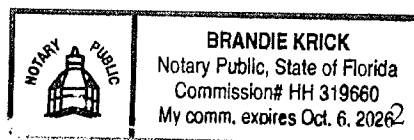


EXHIBIT B

Project Summary

APPLICATION FOR DEVELOPMENT PLAN REVIEW

PROJECT SUMMARY

450 ATLANTIC BOULEVARD

April 10, 2024

LHV, LLC (“Applicant”) files this Development Plan Review Application for the property located at 450 Atlantic Boulevard in Neptune Beach, Florida 32226 (RE# 172395 0060) (the “Property”) for THE infill use of the existing, vacant building with a mixed-use development as depicted on the Site Plan, Floor Plans and Elevations filed herewith as Exhibits A(the "Project"). The proposed uses include training areas, indoor racquetball and pickleball courts locker rooms on the first floor, and a karaoke-themed bar on the second floor.

As a part of this Application, Applicant requests a parking reduction pursuant to Section 27-540(c)(3) of the Neptune Beach Unified Land Development Code (“ULDC”) for joint use of Property’s thirty-eight (38) parking spaces. The proposed Project includes a mix of uses on the first and second floors of the building, which are proposed to be managed by separate entities:

- Neptune Beach Sports and Recreation Center, Inc. will manage the first-floor operations, which include the MMA training areas, pickleball courts, and racquetball courts (the “Gym”)
 - First-floor hours of operation: 6:00 a.m. to 8:00 p.m., seven days per week.
- Iron First Hospitality, LLC will manage the second-floor operations, which include the karaoke-themed bar, lounge, and pool tables (“the “Bar”)
 - Second-floor hours of operation: 12:00 p.m. to 2:00 a.m., seven days per week.

A shared parking analysis was conducted by Kimley-Horn and Associates to evaluate the projected maximum parking demand for the Project, based on data published by ULI in *Shared Parking, Third Edition*. A memorandum detailing the analysis is attached as **Exhibit F**. The analysis finds that the proposed uses are projected to have a maximum parking need of thirty-five (35) spaces during both weekdays and weekends.

Concurrently submitted with this Development Review Application is an Application for Variance, requesting a reduction in the accessory structure side yard requirements of 27-328(a)(1)(d) of the ULDC to allow for additional A/C Units located in the western side yard consistent with the existing units.

QUANTITATIVE DATA

March 6, 2024

I. GROSS FLOOR AREA BY USE

FIRST FLOOR

Office	327 sq. ft.
Package Store	146 sq. ft.
MMA Training	2,776 sq. ft.
Racquetball/Pickleball	4,586 sq. ft.
Storage	282 sq. ft.

SECOND FLOOR

Karaoke Bar	3,685 sq. ft.
Billiards	826 sq. ft.
Storage	267 sq. ft.

II. PARKING SCHEDULE

	QUANTITY	RATE ¹	SQ. FT.	TOTAL
FIRST FLOOR				
EMPLOYEE	2	# EMPL/2	N/A	1
OFFICE	327 SF	1/400 SF	327	1
PACKAGE STORE	146 SF	1/300 SF	146	0
MMA TRAINING	2,776 SF	1/500 SF	2,776	6
RACQUETBALL/PICKLEBALL	4 COURTS	2 PER COURT	4,586	8
STORAGE	282 SF	(employee above)	282	0
SECOND FLOOR				
KARAOKE SEATING AREAS	120 SEATS	1 PER 4 SEATS	3,685	30
BILLIARD	3 TABLES	2 PER 3 TABLES	826	2
STORAGE	267 SF	(employee above)	267	0
EMPLOYEE	3	# EMPL/2	N/A	2

PARKING SPACES REQUIRED: 50

EXISTING SPACES: 38

¹ Table 27-540-1, ULDC.

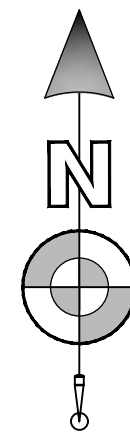
EXHIBIT C

Survey

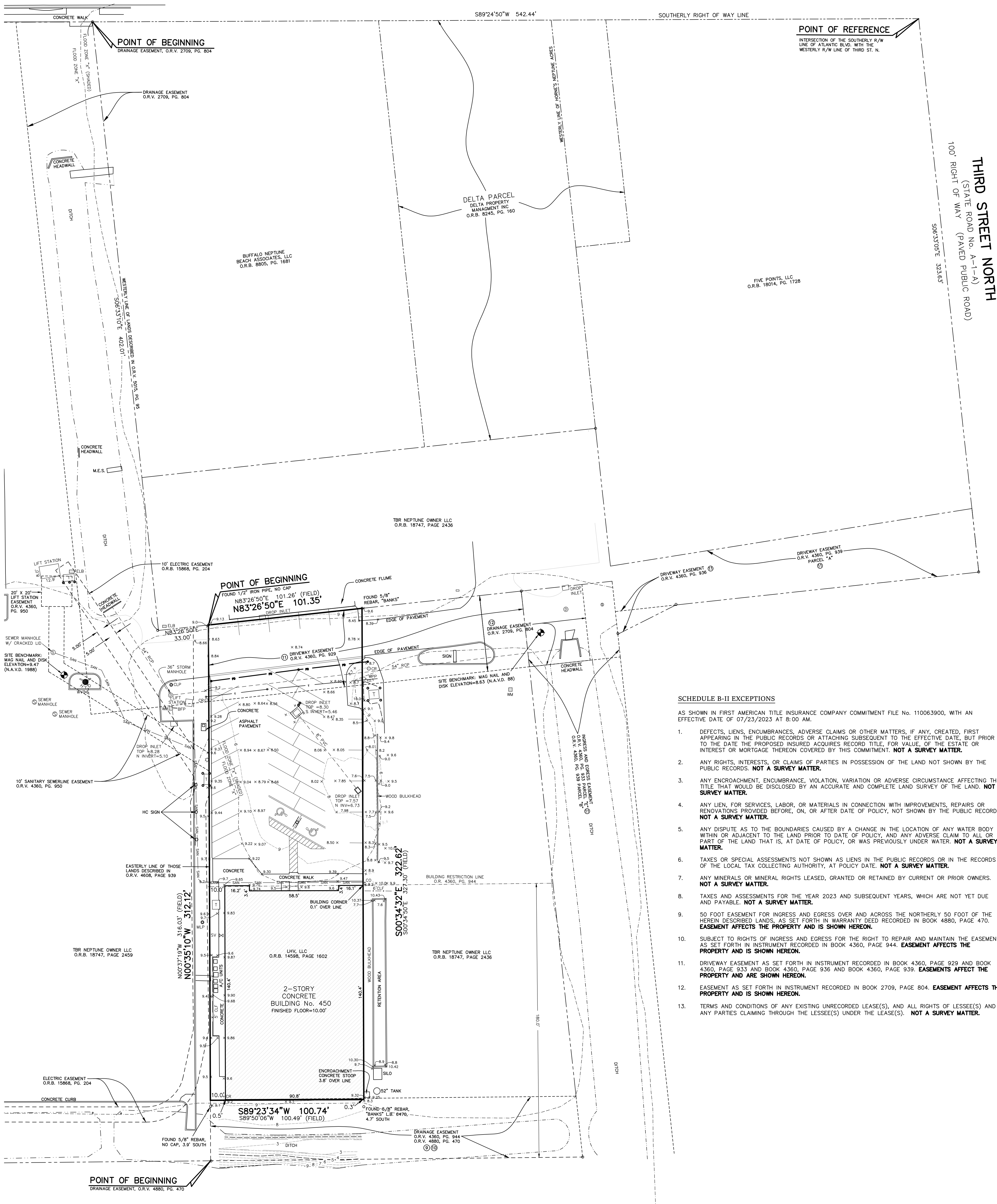
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF THE INTERSECTION OF THE WESTERLY LINE OF ATLANTIC BOULEVARD AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY WITH THE WESTERLY RIGHT OF WAY LINE OF THIRD STREET NORTH (STATE ROAD NO. A1A) AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE SOUTH 89°24'50" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 542.00 FEET; THENCE SOUTH 06°33'01" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS OF THE CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF A DISTANCE OF 40.01 FEET; THENCE NORTH 83°26'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°26'50" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 101.35 FEET; THENCE SOUTH 00°34'32" EAST A DISTANCE OF 32.62 FEET; THENCE SOUTH 89°23'34" WEST A DISTANCE OF 100.74 FEET; THENCE NORTH 00°35'10" WEST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 93.99 FEET TO THE POINT OF BEGINNING; BEING 939 AND 949 OF SAID CURRENT PUBLIC RECORDS A DISTANCE OF 312.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 4360, PAGE 929.



100' RIGHT OF WAY (PAVED PUBLIC ROAD)



SCHEDULE B-II EXCEPTIONS

AS SHOWN IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE No. 110063900, WITH AN EFFECTIVE DATE OF 07/23/2023 AT 8:00 AM.

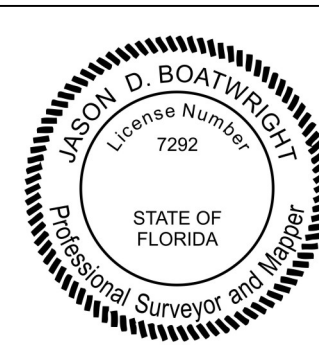
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE, BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES RECORD TITLE, FOR VALUE, OF THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT A SURVEY MATTER.**
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **NOT A SURVEY MATTER.**
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR REMOVING ORS BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT A SURVEY MATTER.**
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT POLICY DATE. **NOT A SURVEY MATTER.**
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **NOT A SURVEY MATTER.**
8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER.**
9. 50 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTHERLY 50 FOOT OF THE HEREIN DESCRIBED LANDS, AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 4880, PAGE 470. **EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON.**
10. SUBJECT TO RIGHTS OF INGRESS AND EGRESS FOR THE RIGHT TO REPAIR AND MAINTAIN THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 4360, PAGE 944. **EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON.**
11. DRIVEWAY EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 4360, PAGE 929 AND BOOK 4360, PAGE 933 AND BOOK 4360, PAGE 936 AND BOOK 4360, PAGE 939. **EASEMENTS AFFECT THE PROPERTY AND ARE SHOWN HEREON.**
12. EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2709, PAGE 804. **EASEMENT AFFECTS THE PROPERTY AND IS SHOWN HEREON.**
13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT A SURVEY MATTER.**

SYMBOL LEGEND		ABBREVIATION LEGEND	
☼	FIRE HYDRANT	BFP	BACK-FLOW PREVENTER
☼	LIGHT POLE	(CALC)	CALCULATED
GV	GAZ VALVE	(FIELD)	FIELD MEASUREMENT
WV	WATER VALVE	ABF	ALUMINUM RAIL FENCE
☼	WATER METER	ABF	CHAIN LINK FENCE
☼	CLEAN OUT	VF	VINYL FENCE
☼	UTILITY POLE	WF	WOOD FENCE
☼	GYR ANCHOR	CONC.	CONCRETE
☼	BOLLARD	ORB	ORIGINAL RECORDS BOOK
WV	WATER VALVE	PLB	PLASTIC BOOK
☼	CABLE RISER	PG	PAGE
ELB	ELECTRIC BOX	MES	METERED END SECTION
☼	⋮ SIGN	OMP	CORRUGATED METAL PIPE
		PVC	POLYVINYL CHLORIDE PIPE
		RCP	REINFORCED CONCRETE PIPE
		FFE	FINISHED FLOOR ELEVATION
		INV	INVERT ELEVATION
		PT	POINT OF CURVATURE
		PT	POINT OF TANGENCY OF CURV
		PRC	POINT OF REVERSE CURV
		PRC	POINT OF REVERSE CURV
☼	TRANSFORMER		
☼	WATER METER		
☼	SEWER MANHOLE		
☼	SCHEDULE B-HI EXCEPTIONS		

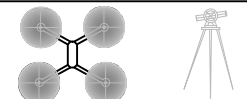
GENERAL SURVEY NOTES	
1.	THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
2.	BEARINGS ARE BASED ON THE NORTH LINE OF SURVEYED PROPERTY, BEING NORTH 83°26'50" EAST, AS PER DEED.
3.	BOUNDARY CORNER WAS FOUND MAG NAIL HAVING AN ELEVATION OF 8.63, AND WAS ESTABLISHED BY GPS OBSERVATION USING SPECTRA PRECISION SP80 L1/L2 EQUIPMENT AND RUNNING TRIMBLE VRS SOFTWARE IN N.A.V.D. 1988 DATUM.
4.	NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
5.	BUILDING RESTRICTION LINES, AS PER DEED.

6. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "X" SHADED (0.2% ANNUAL CHANCE FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0409J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

CERTIFIED TO
LHV LLC



JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 72922
 FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

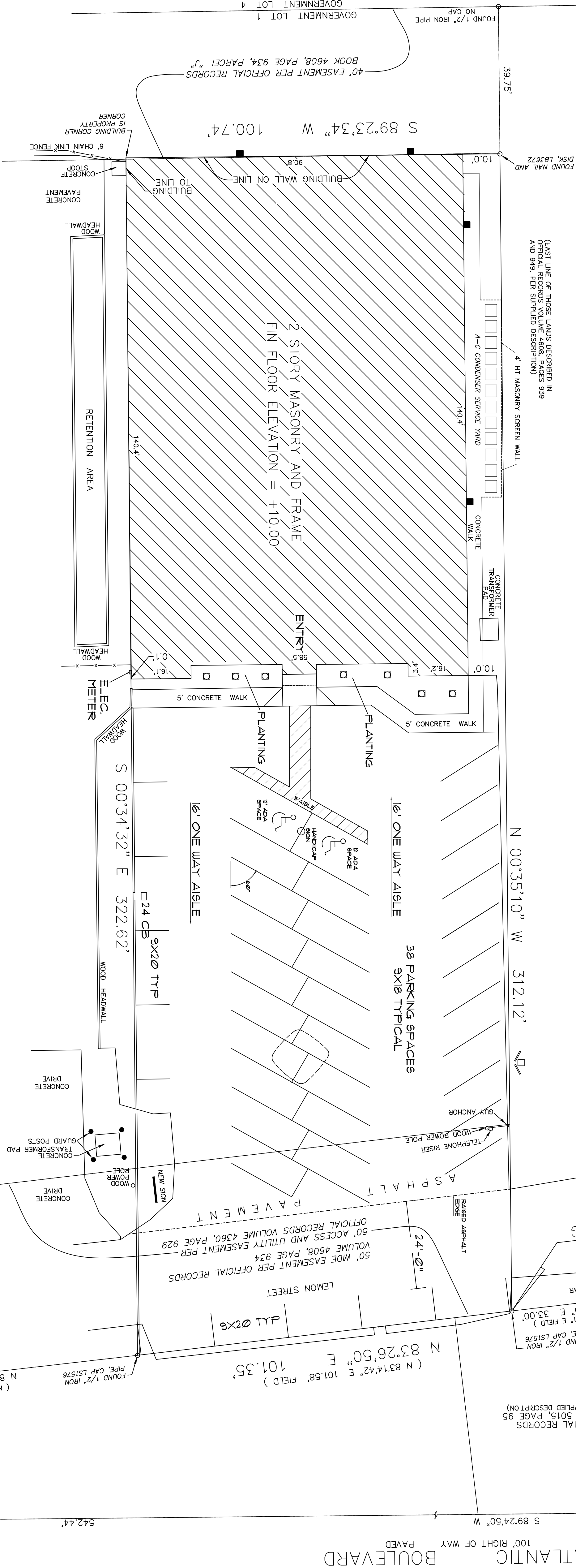


DATE: DECEMBER 15, 2023
SHEET 1 OF 1

EXHIBIT D

Site Plan

THOSE LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS VOLUME 4360, PAGES 929 THRU 932



LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY WITH THE WESTERLY RIGHT OF WAY LINE OF THIRD STREET NORTH (STATE ROAD NO. A1A) AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE SOUTH 89°24'50" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 542.44 FEET; THENCE SOUTH 06°33'10" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5015, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 402.01 FEET; THENCE NORTH 83°26'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°26'50" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 10135 FEET; THENCE SOUTH 00°34'32" EAST, A DISTANCE OF 3226.2 FEET; THENCE SOUTH 89°23'34" WEST, A DISTANCE OF 100.74 FEET; THENCE NORTH 00°35'10" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4608, PAGES 938 AND 949 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 312.12 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 4360, PAGE 929.

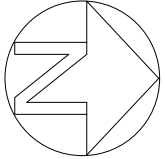
LIGHTING KEY

- EX. POLE W LED HEADS
- EX. WALL MOUNT HID
- DECORATIVE WALL MOUNT
- RECESSED GROUND LA LIGHTING

INDEX TO DRAWINGS

- A1 SITE PLAN
- A2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS - SECTION
- A4 EXTERIOR ELEVATIONS - SECTION
- L5-1 CONCEPT LANDSCAPE PLAN

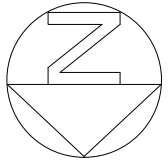
SITE LOCATION MAP



PROJECT DESCRIPTION

2 STORY GYM/ BAR / KARAOKE USE
ZONING = C3
PARKING PROVIDED = 38 SPACES, (9X18 ANGLE 9X20 PARALLEL)
EXISTING BUILDING AREA: FIRST FLOOR - 12316 GSF
SECOND FLOOR - 1155 GSF
TOTAL - 20071 GSF
EXISTING LOT = 31995 GSF LOT COVERAGE - 91%

SITE PLAN



SCALE 1/16" = 1'-0"

0 10 20 40
SCALE: 1/16" = 1'

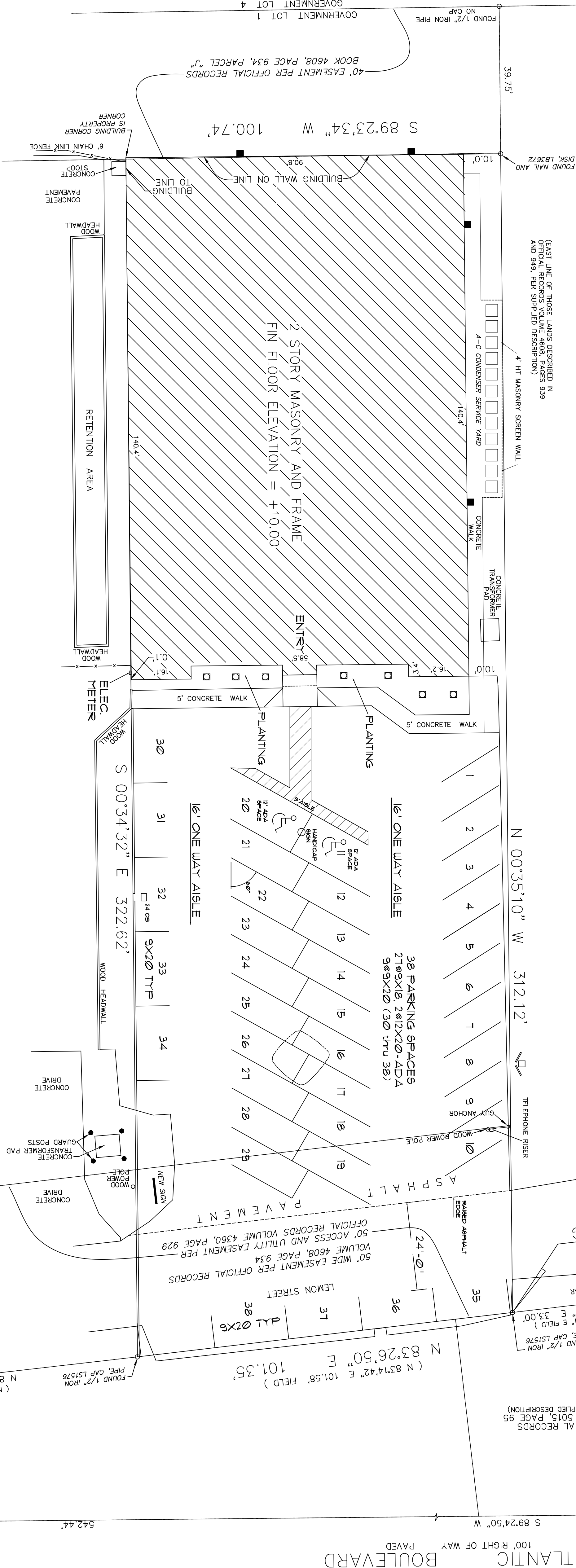
450 GYM

450 ATLANTIC BOULEVARD NEPTUNE BEACH, FLORIDA

MICHAEL DUNLAP ARCHITECTS P.A.
1120 SECOND AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA
904 358-1002 FLORIDA REGISTRATION AR 9200

A-1

THOSE LANDS DESCRIBED AS EXHIBIT "B" IN OFFICIAL RECORDS VOLUME 4360, PAGES 929 THRU 932



LEGAL DESCRIPTION

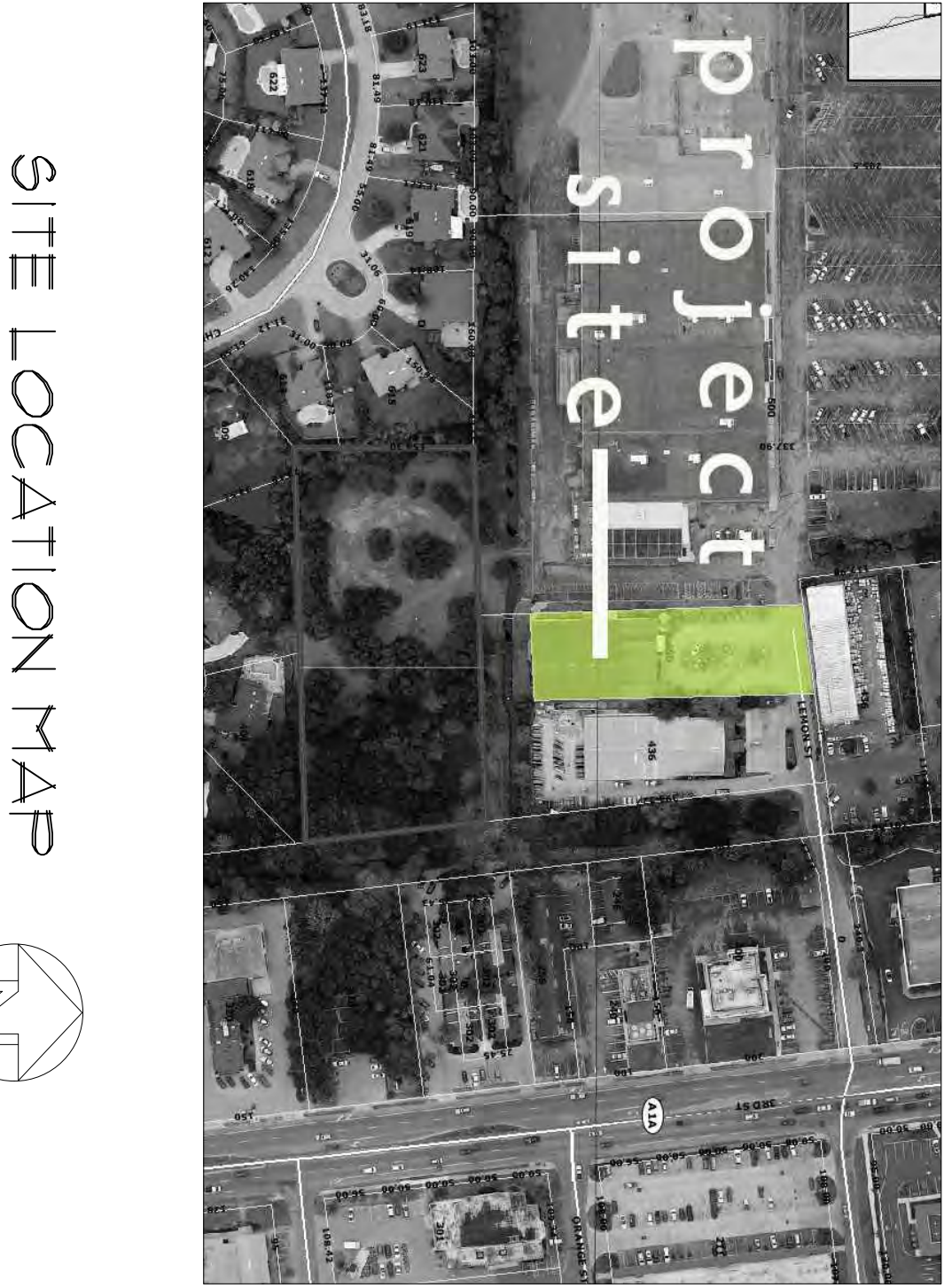
A PART OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY WITH THE WESTERLY RIGHT OF WAY LINE OF THIRD STREET NORTH (STATE ROAD NO. 41A) AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE SOUTH 89°24'50" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 542.44 FEET; THENCE SOUTH 06°33'10" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5015, PAGE 95 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 402.01 FEET; THENCE NORTH 83°26'50" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 83°26'50" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 103.35 FEET; THENCE SOUTH 00°34'32" EAST, A DISTANCE OF 322.62 FEET; THENCE SOUTH 89°23'34" WEST, A DISTANCE OF 100.74 FEET; THENCE NORTH 00°35'10" WEST, ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4608, PAGES 929 AND 949 OF SAID CURRENT PUBLIC RECORDS A DISTANCE OF 312.12 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS VOLUME 4360, PAGE 929.

LIGHTING KEY

- EX. POLE W LED HEADS
- EX. WALL MOUNT HID
- DECORATIVE WALL MOUNT
- RECESSED GROUND LA LIGHTING

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- A3 EXTERIOR ELEVATIONS - SECTION
- A4 EXTERIOR ELEVATIONS - SECTION
- L5-1 CONCEPT LANDSCAPE PLAN

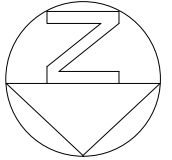


SITE LOCATION MAP

PROJECT DESCRIPTION

- 2 STORY GYM / BAR / KARAOKE USE
- ZONING = C3
- PARKING PROVIDED = 38 SPACES, (9X18 ANGLE 9X20 PARALLEL)
- EXISTING BUILDING AREA: FIRST FLOOR - 12316 GSF, SECOND FLOOR - 11155 GSF, TOTAL - 20071 GSF
- EXISTING LOT = 31935 GSF, LOT COVERAGE = 91%

SITE PLAN



SCALE 1/16" = 1'-0"

0 10 20 40
SCALE: 1/16" = 1'

MICHAEL DUNLAP ARCHITECTS P.A.
1120 SECOND AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA
904 358-1002 FLORIDA REGISTRATION AR 9200

450 GYM
450 ATLANTIC BOULEVARD NEPTUNE BEACH, FLORIDA

REVISED
4-18-24
REVISOR
01-00-24

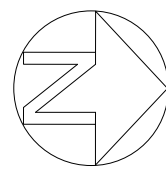
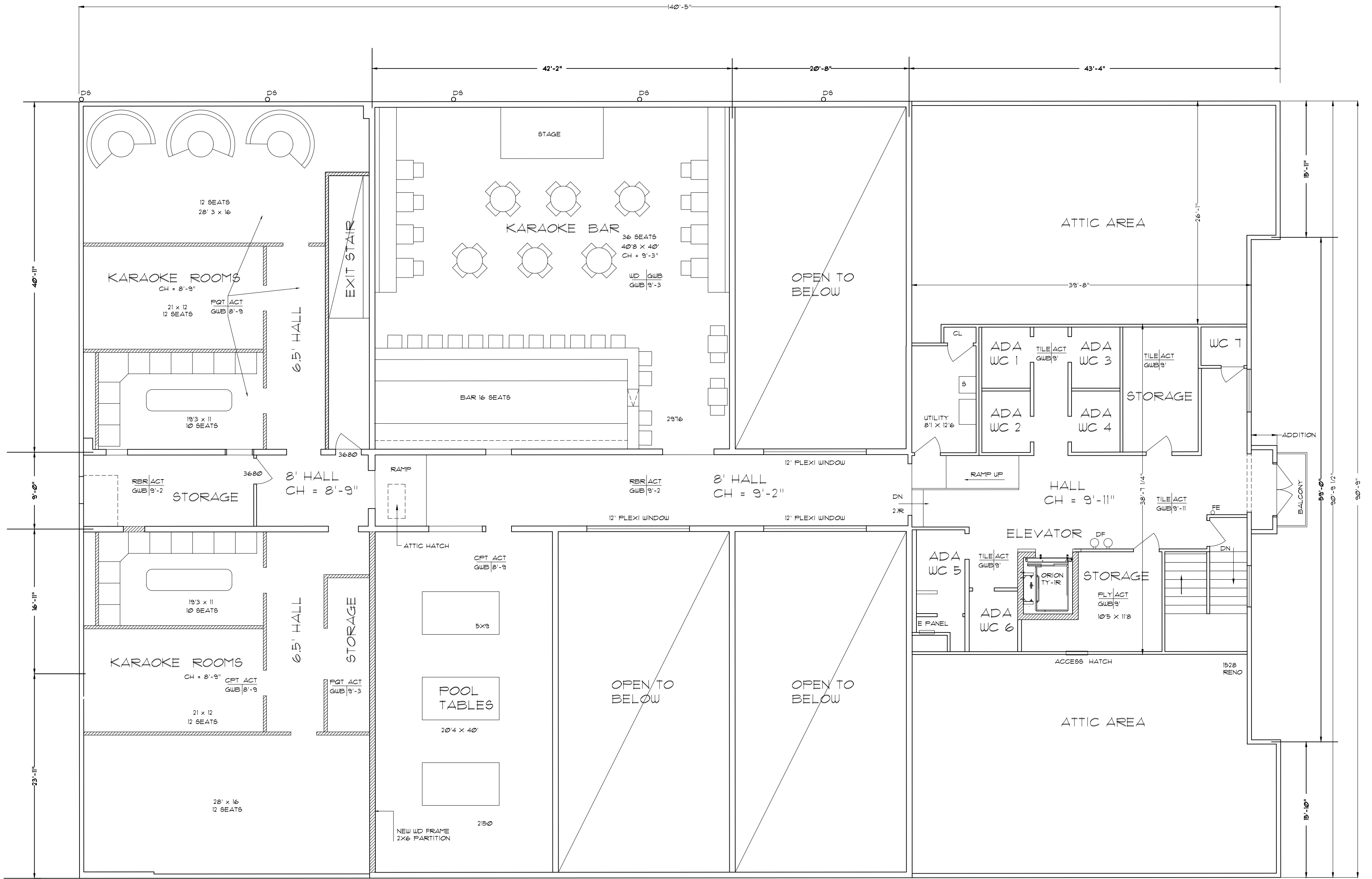
DATE
12-22-23

SHEET

A-1

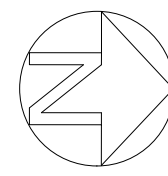
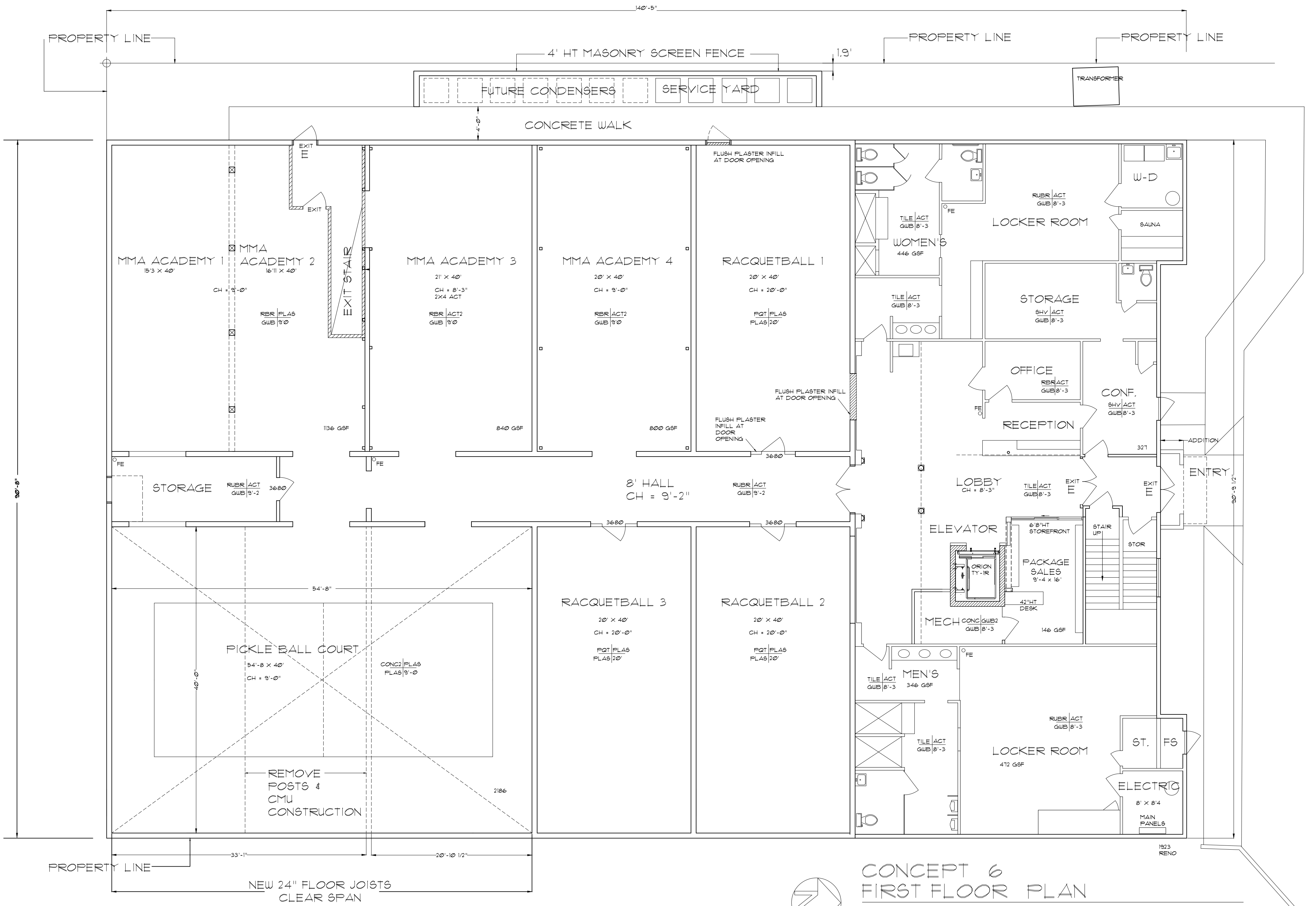
EXHIBIT E

Floor Plans



CONCEPT 6
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

1755 GSF



CONCEPT 6
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

12,316 GSF

FLOORING:
SHV - EX. SHEET VINYL
TILE - EX. 24X24 TILE
TILE2 - NEW 12X12 TILE
RBR - EX. RUBBER MAT
WD - EX. WOOD STRIP
FOT - EX. WOOD PARQUET
CONC2 - ACRYLIC FIN CONCRETE
CPT - 20X20 CARPET TILE

CEILING:
ACT - EX. 12X12 ACOUSTICAL
CEILING TILE
ACT2 - EX. 24X48 ACT
PLAS - EX. PLASTER FIN
GUB - EX. GYPSUM BOARD

FINISH KEY

FLOOR FINISH
CEILING FINISH
WALL FINISH
CEILING HT
NOTE: SEE FINISH SCHEDULE FOR DETAILS

WALL:
FLAS - EX. PLASTER FIN
GUB - EX. GYPSUM BOARD
GUB2 - 1/2" GYPSUM BOARD

PRELIMINARY NOT FOR CONSTRUCTION

A-2

SHEET

DATE
3-04-24

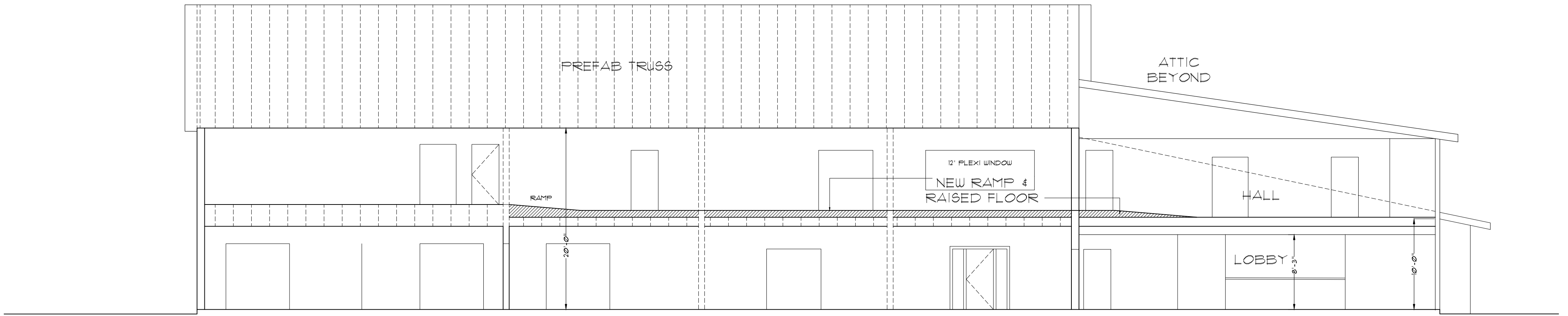
450 GYM

450 ATLANTIC BOULEVARD NEPTUNE BEACH, FLORIDA

MICHAEL DUNLAP ARCHITECT P.A.
1120 SECOND AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA 32043.358.1002
FLORIDA REGISTRATION AR 9200

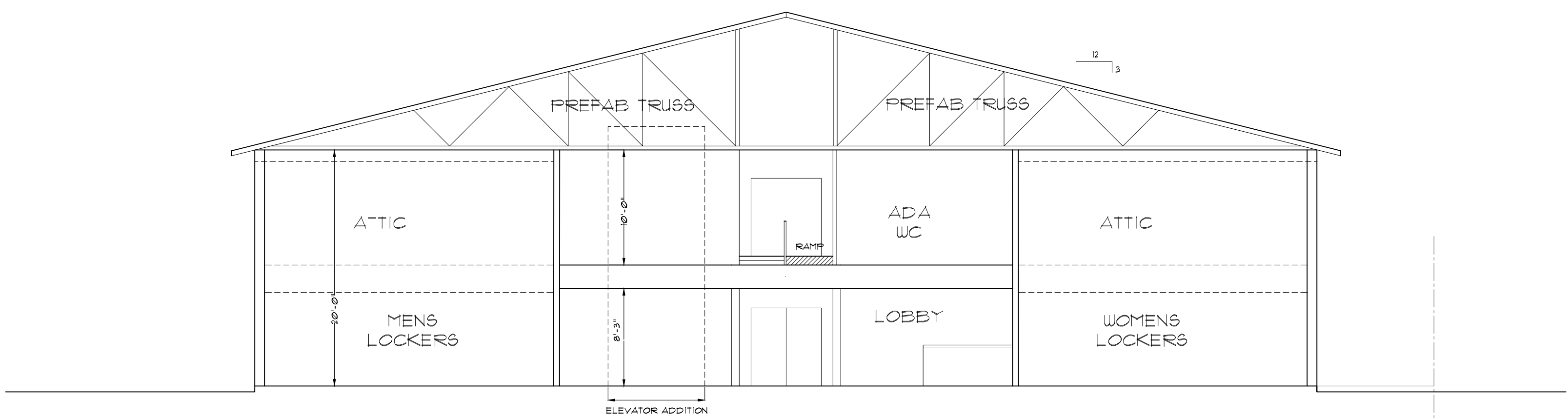
MICHAEL DUNLAP ARCHITECT

EXHIBIT F
Elevations



CROSS SECTION 1

SCALE 1/8" = 1'-0"



CROSS SECTION 2



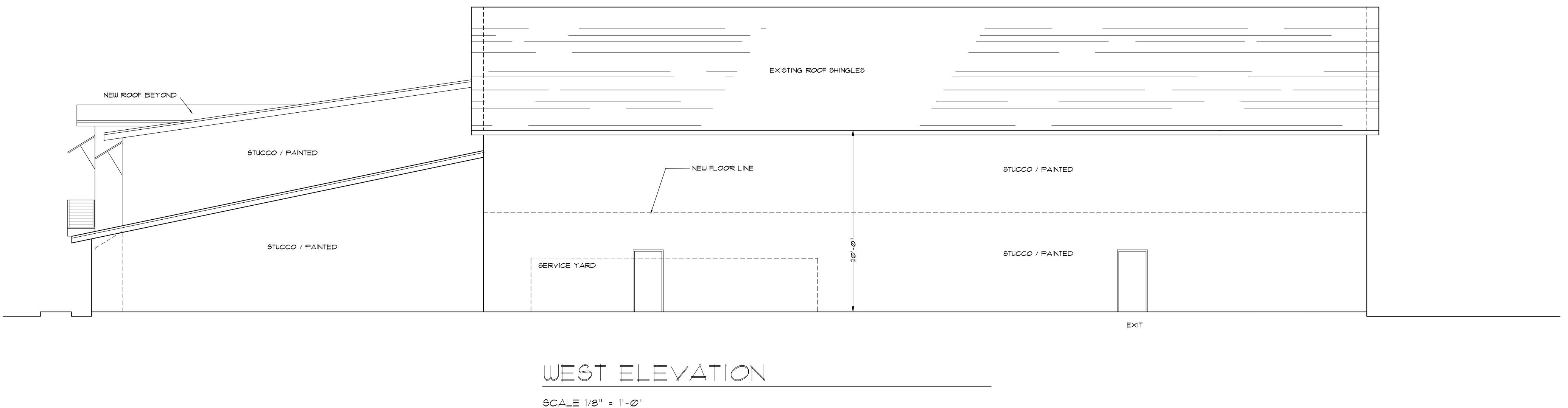
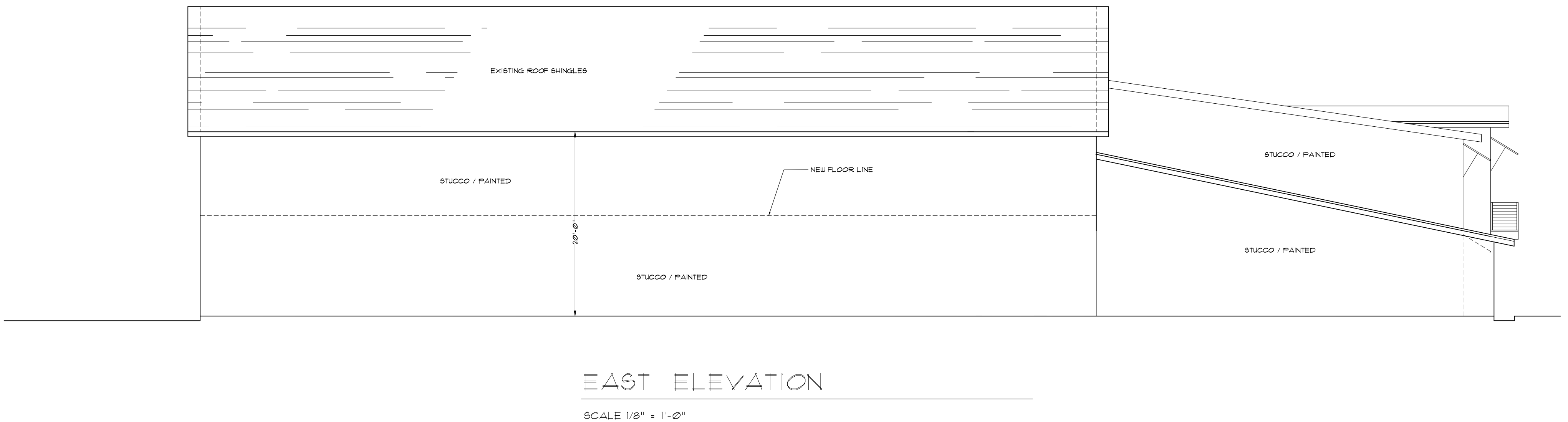
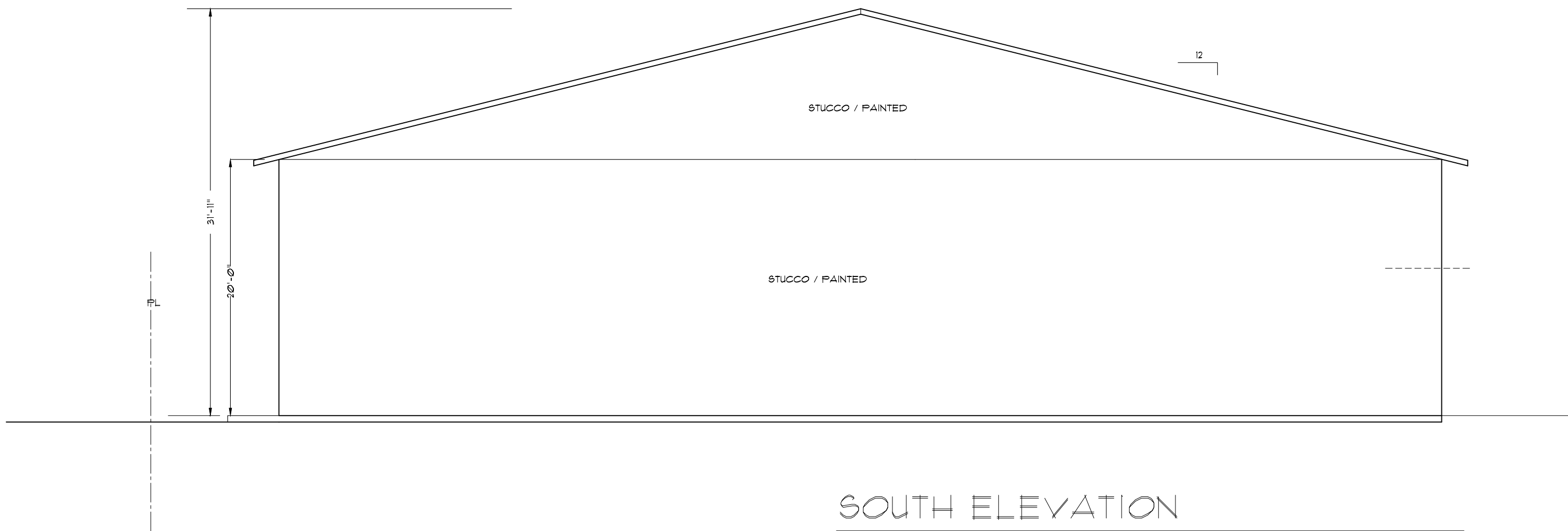
NORTH ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION ALT

SCALE 1/8" = 1'-0"



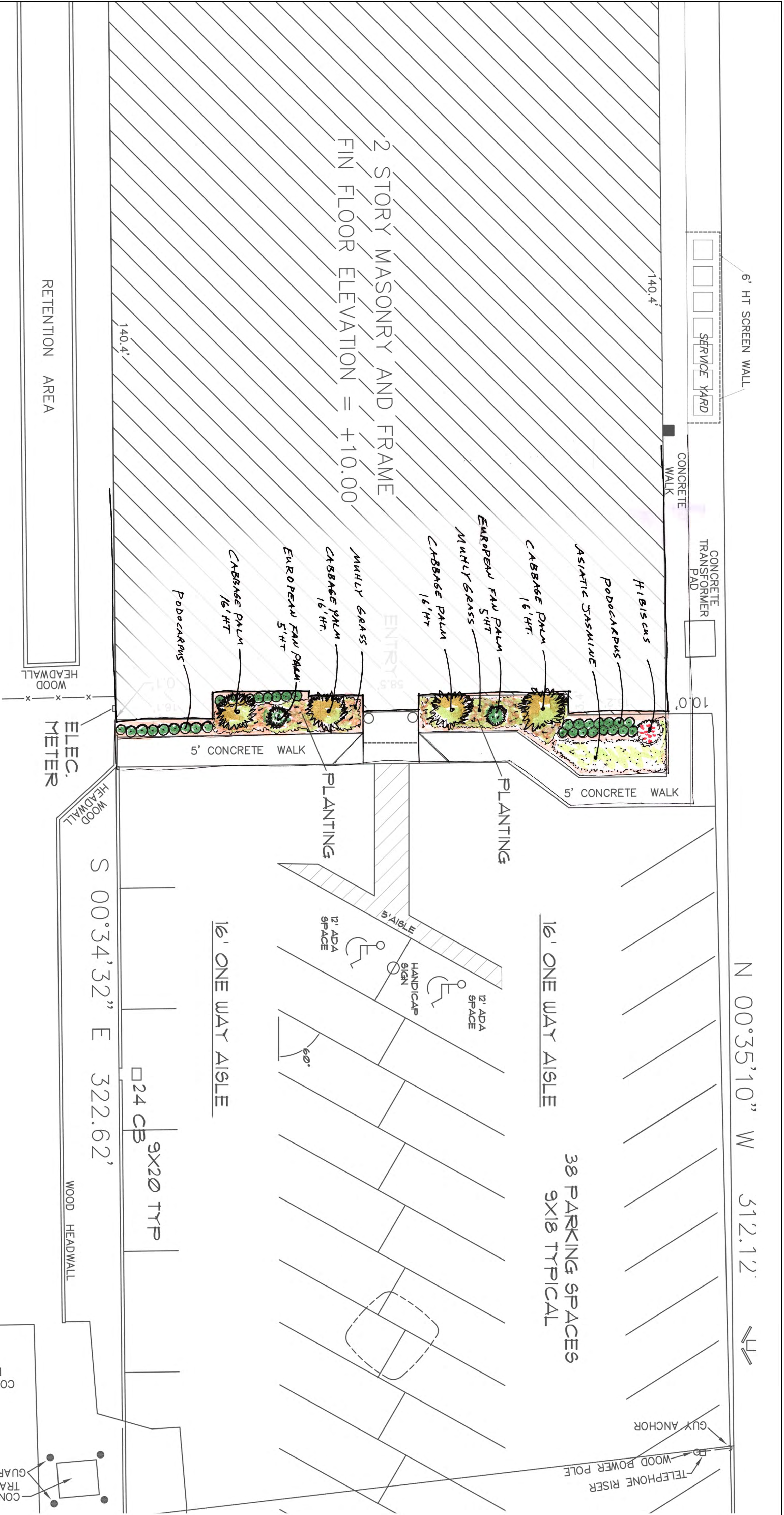
CONCEPT 4 EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

A-4	SHEET	DATE 12-22-23	450 BOXING GYM 450 ATLANTIC BOULEVARD NEPTUNE BEACH, FLORIDA	MICHAEL DUNLAP ARCHITECT P.A. 1120 SECOND AVENUE NORTH JACKSONVILLE BEACH, FLORIDA 904.358.1002 FLORIDA REGISTRATION AR 9200	MICHAEL DUNLAP ARCHITECT
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EXHIBIT G
Landscape Plans



CABBAGE PALM



EUROPEAN FAN PALM



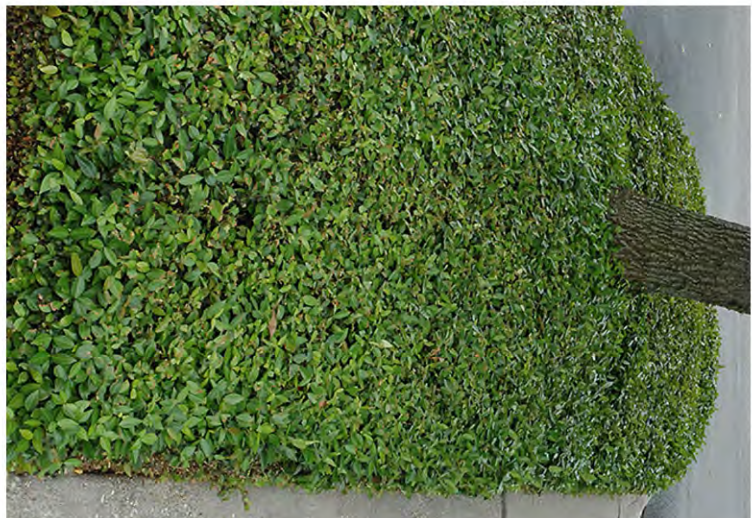
HIBISCUS



PODOCARPUS



MUHLY GRASS



ASIATIC JASMINE

450 GYM

LANDSCAPE CONCEPT PLAN

LA-1



EXHIBIT H

Deed

Prepared by and return to:
Timothy Shippee
Hathaway & Reynolds, PLLC
50 A1A North, Suite 108
Ponte Vedra Beach, FL 32082

File Number: 2023-1119

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 6th day of October, 2023, between Neptune Beach Professional Center, LLC, a Florida Limited Liability Company, whose post office address is P.O. Box 3377, Ponte Vedra Beach, FL 32004, grantor, and LHV, LLC, a New York Limited Liability Company, whose post office address is 816 Hawks Nest Court, Ponte Vedra Beach, FL 32082, grantee:

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

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

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, Duval County, Florida, more particularly described as follows: A part of Government Lot 1, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For a point of reference commence at the intersection of the Southerly right of way line of Atlantic Boulevard as now established as a 100 foot right of way with the Westerly right of way line of Third Street North (State Road No. A1A) as now established as a 100 foot right of way; thence South 89 degrees 24 minutes 50 seconds West, along said Southerly right of way line of Atlantic Boulevard, a distance of 542.44 feet; thence South 06 degrees 33 minutes 10 seconds East, along the Westerly line of those lands as described in Official Records Volume 5015, page 95 of the current public records of said county, a distance of 402.01 feet; thence North 83 degrees 26 minutes 50 seconds East, along the Southerly line of said lands, a distance of 33.00 feet to the point of Beginning; thence continuing North 83 degrees 26 minutes 50 seconds East, along said Southerly line a distance of 101.35 feet; thence South 00 degrees 34 minutes 32 seconds East a distance of 322.62 feet; thence South 89 degrees 23 minutes 34 seconds West a distance of 100.74 feet; thence North 00 degrees 35 minutes 10 seconds West, along the Easterly line of those lands as described in Official Records Volume 4608, pages 939 and 949 of said current public records a distance of 312.12 feet to the Point of Beginning.

Together with a driveway easement recorded in Official Records Volume 4360, page 929.

Parcel Identification Number: 172395-0060

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said

land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as specified herein.

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

Two Different Witnesses have signed below (the Notary may be one of the Witnesses) and neither the Notary, nor any Witness, is related to the Signor or has a beneficial interest in the property described above.

Signed, sealed and delivered in our presence:

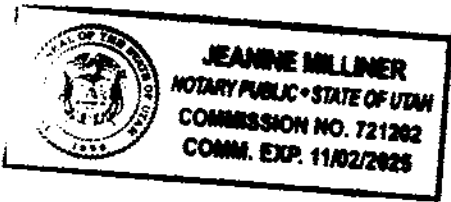
Witness (sign and print name)
Witness 1 Signature Jeanine Milliner
Witness 1 Printed Name Jeanine Milliner
Witness 2 Signature Sharon Daisy Griffiths
Witness 2 Printed Name Sharon Daisy Griffiths

Neptune Beach Professional Center, LLC, a Florida
Limited Liability Company
Sign Here [Signature]
Alan Dickinson, Authorized Member
Sign Here [Signature]
Kelly Dickinson, Authorized Member

State of Utah
County of Weber

The foregoing instrument was acknowledged before me by means of (X) Physical Presence or () Online Notarization, this 5 day of October, 2023, by Alan Dickinson and Kelly Dickinson, Authorized members of Neptune Beach Professional Center, LLC, a Florida Limited Liability Company, who () are personally known to me or (X) have produced Id. Drivers Lic as identification.

Jeanine Milliner
NOTARY PUBLIC
Printed Name Jeanine Milliner
My Commission Expires 11/02/2025



1-31-77
2-9-77

9

VOL 4360 PG 929

55 304
57 511

OFFICIAL RECORDS

DRIVEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That METROPOLITAN SECURITIES COMPANY, INC., a Florida Corporation, the "Grantor", in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by DEVELOPERS DIVERSIFIED ENTERPRISES LTD., an Ohio Limited Partnership, the "Grantee", the receipt and sufficiency of which is hereby acknowledged, does hereby give, grant, bargain, sell, convey and dedicate unto the said Grantee, its successors and assigns, the following:

A nonexclusive, perpetual right, liberty, privilege, authority, and easement to locate, relocate, erect, construct, renew, replace, add to, operate and maintain on, over, under, across and within the premises described in EXHIBIT "A" attached hereto, pedestrian walkways, vehicular driveways and similar paved areas, along with utility facilities and appurtenances thereto ("facilities") as shall from time-to-time be established, to provide the premises described in EXHIBIT "B" with access for pedestrian and vehicular traffic; installation and maintenance of the aforesaid facilities, together with the right of ingress and egress along the abutting premises for the right to repair and maintain the facilities installed within the easement.

The aforesaid grant of easement shall be under and subject to the condition that the facilities to be installed within the easement area shall be constructed and installed by Grantee in a good and workmanlike manner; that any subsequent relocation within the easement of said facilities by the Grantee made necessary because of alterations to or improvements in the same shall be done by the Grantee at its sole cost and expense. The parties hereto agree that no building(s) or other permanent structure(s) shall be constructed or erected upon the easement area save and except, by example but not limitation, paving, curbing, landscaping, facilities incidental to driveways and pedestrian walkways and utility lines.

Prepared By 1 det to
Henry Feinstein
23200 Chagrin Blvd
Cleveland Ohio 44122

After the initial installation, the Grantee, as a further condition of this easement agrees as soon as possible after completion of work within the easement area to restore the same to its condition just prior to the commencement of such work save as to the facilities installed.

The Grantee agrees to indemnify and hold harmless the Grantor from any and all damages occasioned by the construction, reconstruction, operation, repair and maintenance of the facilities to be installed within the easement area.

The Grantor reserves unto itself, its successors and assigns the right to use the easement area for any purpose not inconsistent with the purposes for which this easement is granted, including the right to use said driveways and to construct other driveways and walkways to said driveway.

The acceptance of this instrument by the Grantee shall serve as its acknowledgment and acceptance of the terms herein recited and shall bind the Grantee as though this document had been fully executed by said Grantee.

As used herein, the terms Grantor and Grantee shall include their representatives, heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF, I have hereunto set my hand this

18th day of March, 1977.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

METROPOLITAN SECURITIES COMPANY, INC.
a Florida Corporation

By William H. Brown
Chairman of President of the Board

STATE OF FLORIDA)
COUNTY OF Duval) SS:

Before me a notary public in and for said County and State, personally appeared the above named Metropolitan Securities Company, Inc. a Florida Corporation, by William H. Brown its Chairman, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of Metropolitan Securities Company, Inc. and the free act and deed of William H. Brown individually and as such officer.

In Testimony Whereof, I have hereunto set my hand and seal this 18th day of March, 1977.

William H. Brown
Notary Public

This Instrument Prepared By:
JEROME M. FISHMAN
WOLSTEIN, FISHMAN & FAIGUS
23200 Chagrin Boulevard
3 Commerce Park Square
Cleveland, Ohio 44122

My commission expires Dec. 31, 1977

Parcel "I" (50 foot wide easement)

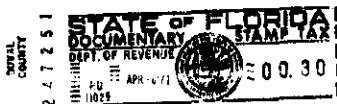
Easement Acquired from Dr. Edmonds for Drive

A 50 foot wide parcel of land lying in Government lot 1, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the Southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the Westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South $89^{\circ} 24' 50''$ West along the Southerly right-of-way line of said Atlantic Boulevard, 241.31 feet to a point; run thence South $6^{\circ} 33' 10''$ East, 370.71 feet to the Southeast corner of lands described in the Official Records of said county in Volume 2976, Page 363; run thence South $83^{\circ} 26' 50''$ West along the south line of last mentioned lands 60.0 feet to a point for the Point of Beginning.

From the Point of Beginning thus described run South $6^{\circ} 33' 10''$ East, along the west side of a 60 foot wide drainage right-of-way as described in Deed Book 1700, Page 153, public records of said County, 50.0 feet to a point; run thence South $83^{\circ} 26' 50''$ West, 211.73 feet to a point; run thence North $0^{\circ} 35' 10''$ West, 50.27 feet to a point on the South line of lands described in said Official Records Volume 2976, Page 363; run thence North $83^{\circ} 26' 50''$ East along said South line, 206.5 feet to the Point of Beginning.



RECORDER'S MINORITY LIABILITY QUESTIONABLE
WHEN DOCUMENT RECEIVED.



10/22/76

EXHIBIT "A"

PARCELS D, F, K & G.

A parcel of land lying in Government Lots 1 and 2, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the Westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South $89^{\circ} 24' 50''$ West along the southerly right-of-way line of said Atlantic Boulevard, 542.44 feet to the northwest corner of land, described in the Official Records of said county in Volume 2976, page 363, for the Point of Beginning.

From the Point of Beginning thus described run South $6^{\circ} 33' 20''$ East along the west line of said lands, 402.01 feet to the southwest corner of said lands; run thence North $85^{\circ} 25' 50''$ East along a portion of the south line of said lands, 33.0 feet to a point; run thence South $6^{\circ} 35' 10''$ East, 351.97 feet to a point on the south line of Government lot 1, aforementioned; run thence South $89^{\circ} 04' 45''$ West along the south line of said Government Lot 1, a distance of 1,064.75 feet to a point on the southerly prolongation of the easterly line of lands described in the Official Records of said county in Volume 3177, page 821; run thence North $6^{\circ} 35' 10''$ West along said last mentioned line and along the east line of said last mentioned land, a distance of 75.41 feet to the southerly right-of-way line of Atlantic Boulevard, aforementioned; run thence North $89^{\circ} 24' 50''$ East along said southerly right-of-way line, 991.12 feet to the Point of Beginning, containing 17.50 acres, more or less.

Subject however, to a 50 foot wide easement for drainage to the State of Florida along a portion of the easterly 50 feet of above described land.

77- 25614

APR 6 4 55 PM '77

FILED IN 1977 BY S. H. HARRIS
 REC'D BY S. H. HARRIS
S. H. HARRIS
 CLERK

Exhibit

"B"

QUITCLAIM DEED

Vol. 4608 PG 934
OFFICIAL RECORDS

Made this 29th day of March, 1978, between DEVELOPERS DIVERSIFIED ENTERPRISES, LTD., an Ohio limited partnership, Party of the First Part, and DEVELOPERS DIVERSIFIED, LTD., an Ohio limited partnership, Party of the Second Part, 23200 Chagrin Blvd Cleveland, Ohio

WITNESSETH: That the said Party of the First Part has released, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Party of the Second Part, and its successors and assigns forever, the following described lands, situated, lying and being in the County of Duval, State of Florida, to-wit:

More fully described in EXHIBIT "A", attached hereto and made a part hereof.

This is a Deed of Convenience, the consideration for which is less than One Hundred Dollars (\$100).

The undersigned limited partners, Bert L. Wolstein and Iris S. Wolstein, are all of the limited partners and the general partner of DEVELOPERS DIVERSIFIED ENTERPRISES, LTD.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand the day and year first above written.

Signed in our presence:

DEVELOPERS DIVERSIFIED ENTERPRISES, LTD.

Bert L. Wolstein
Iris S. Wolstein
Bert L. Wolstein
Iris S. Wolstein

By Bert L. Wolstein
GENERAL PARTNER
By Iris S. Wolstein
LIMITED PARTNERS

STATE OF OHIO) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said county and state personally appeared Bert L. Wolstein who acknowledged that he is both a general and limited partner of DEVELOPERS DIVERSIFIED ENTERPRISES, LTD., and that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Cleveland, Ohio, this 29th day of March, 1978.

Terry E. Skall
NOTARY PUBLIC
TERRY E. SKALL
Notary Public, State of Ohio - Exp. 12/31/80
My Commission Expires Dec. 31, 1980

STATE OF OHIO) SS.
COUNTY OF CUYAHOGA)

BEFORE ME, a Notary Public in and for said county and state, personally appeared Iris S. Wolstein who acknowledged that she is a limited partner of DEVELOPERS DIVERSIFIED ENTERPRISES, LTD., and that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal in Cleveland, Ohio, this 29th day of March, 1978.

Terry E. Skall
NOTARY PUBLIC

This Instrument Prepared By:
WOLSTEIN, PERSTMAN & FAIGUS
23200 Chagrin Boulevard
Three Commerce Park Square
Cleveland, Ohio 44122

TERRY E. SKALL
Notary Public, State of Ohio - Exp. 12/31/80
My Commission Expires Dec. 31, 1980

RICHARD P. CLARSON AND ASSOCIATES, INC. VOL 4608 PG 935

ENGINEERS — LAND SURVEYORS

1640 NALDO AVENUE

JACKSONVILLE, FLORIDA 32207

November 22, 1976

OFFICIAL RECORDS

LEGAL DESCRIPTION FOR K-MART SHOPPING CENTER,
NEPTUNE BEACH, FLORIDA.PARCEL "K" - (A & P Parcel)

A parcel of land lying in Government Lot 2, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South 89° 24' 50" West along the southerly right-of-way line of said Atlantic Boulevard, 1,533.56 feet to the northeast corner of lands described in the Official Records of said county in Volume 3177, Page 821 for the Point of Beginning.

From the Point of Beginning thus described run South 0° 35' 10" East along the east line of last mentioned lands and the southerly prolongation of said line 754.81 feet to an iron pipe set on the southerly line of said Government Lot 2, Section 21; run thence North 89° 03' 45" East along said southerly line of Government Lot 2, a distance of 618.15 feet to a point; run thence North 0° 35' 10" West 336.52 feet to a point; run thence South 89° 24' 50" West 55.0 feet to a point; run thence North 0° 35' 10" West 205.5 feet to a point; run thence North 89° 24' 50" East 44.0 feet to a point; run thence North 0° 35' 10" West 15.0 feet to a point; run thence South 89° 24' 50" West 206.0 feet to a point; run thence North 0° 35' 10" West 194.0 feet to a point on the southerly right-of-way line of said Atlantic Boulevard; run thence South 89° 24' 50" West along said southerly right-of-way line of Atlantic Boulevard 321.15 feet to the Point of Beginning. The land thus described contains 9.10 acres, more or less.

 2 9 1 2 5 8
 2 9 1 2 5 8
 2 9 1 2 5 8


EXHIBIT A-1

A parcel of land lying in Government Lot 1, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South $89^{\circ} 24' 50''$ West along the southerly right-of-way line of said Atlantic Boulevard, 542.44 feet to the northwest corner of lands described in the Official Records of said county in Volume 2976, Page 363; run thence South $6^{\circ} 33' 10''$ East along the west line of said lands, 402.01 feet to the southwest corner of said lands; run thence North $83^{\circ} 26' 00''$ East along a portion of the south line of said lands, 33.0 feet to a point; run thence South $0^{\circ} 35' 10''$ East, 351.87 feet to a point on the south line of Government Lot 1, aforementioned for the Point of Beginning.

From the Point of Beginning thus described run North $89^{\circ} 03' 45''$ East 246.25 feet to the westerly line of a 60 foot wide drainage right-of-way to the City of Neptune Beach as described in Deed Book 1700, Page 153, current public records of said county; run thence North $6^{\circ} 33' 10''$ West along said westerly right-of-way line 40.19 feet to a point; run thence South $89^{\circ} 03' 45''$ West 240.07 feet to a point; run thence South $0^{\circ} 35' 10''$ East 40.0 feet to the Point of Beginning.

10/22/76

Parcel "I" (50 foot wide easement)

Easement Acquired from Dr. Edmonds for Drive

Vol. 4608 PC 937

OFFICIAL RECORDS

A 50 foot wide parcel of land lying in Government Lot 1, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference commence at the Southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the Westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South $89^{\circ} 24' 50''$ West along the Southerly right-of-way line of said Atlantic Boulevard, 241.31 feet to a point; run thence South $6^{\circ} 33' 10''$ East, 370.71 feet to the Southeast corner of lands described in the Official Records of said county in Volume 2976, Page 363; run thence South $83^{\circ} 26' 50''$ West along the south line of last mentioned lands 60.0 feet to a point for the Point of Beginning.

From the Point of Beginning thus described run South $6^{\circ} 33' 10''$ East, along the west side of a 60 foot wide drainage right-of-way as described in Deed Book 1700, Page 153, public records of said County, 50.0 feet to a point; run thence South $83^{\circ} 26' 50''$ West, 211.73 feet to a point; run thence North $0^{\circ} 35' 10''$ West, 50.27 feet to a point on the South line of lands described in said Official Records Volume 2976, Page 363; run thence North $83^{\circ} 26' 50''$ East along said South line, 206.5 feet to the Point of Beginning.

10/12/76

EXHIBIT A-3

Parcel "E"

A portion of Government Lot 1, Section 21, Township 2 South, Range 29 East, Duval County, Florida; said portion being the northerly 50 feet of a 60 foot wide strip of land as described in deed to City of Neptune Beach as recorded in Deed Book 1700, page 150 of the current public records of said county. The east line of said northerly 50 feet being the west line of Horne's Neptune Acres, as recorded in Plat Book 13, page 87, and the north line of said northerly 50 feet being the south line of lands described in the Official Records of said county in Volume 1976, page 363.

4608 PG 939

OFFICIAL RECORDS

Revised Parcel "B" - (For Simple Parcel) - (REVISED OCT. 14, 1976)
(of R MAX LEASE HOLD)

A parcel of land lying in Government Lots 1 and 2, Section 21, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows: For Point of Reference coeherence at the southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way line of the westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South 89° 24' 50" West along the southerly right-of-way line of said Atlantic Boulevard, 542.44 feet to the northwest corner of lands described in the Official Records of said county in Volume 2976, page 363, for the Point of Beginning.

From the Point of Beginning thus described run South 6° 33' 10" East along the west line of said lands, 402.01 feet to the southwest corner of said lands; run thence North 83° 25' 50" East along a portion of the south line of said lands, 33.0 feet to a point; run thence South 0° 35' 10" East, 351.87 feet to a point on the south line of Government Lot 1, aforementioned; run thence South 89° 03' 45" West along the south line of said Government Lot 1, a distance of 447.60 feet to a point; run thence North 0° 35' 10" West, 336.52 feet to a point; run thence South 89° 24' 50" West, 55.0 feet to a point; run thence North 0° 35' 10" West, 205.5 feet to a point; run thence North 89° 24' 50" East, 44.0 feet to a point; run thence North 0° 35' 10" West, 209.0 feet to a point on the southerly right-of-way line of said Atlantic Boulevard; run thence North 89° 24' 50" East along said southerly right-of-way line, 383.97 feet to the Point of Beginning, containing 7.52 acres, more or less.

Subject however, to a 50 foot wide easement for drainage to the State of Florida along a portion of the easterly 50 feet of above described land.

Subject also to easement for utilities to the City of Neptune Beach as described in Official Record Volume 2254, Pages 94 thru 97.

OFFICIAL RECORDS

Parcels "A" and "n" (North of Sambo's Restaurant)

Drive to be Owned In Fee

A parcel of land being part of Horne's Neptune Acres according to plat thereof recorded in the current public records of Duval County, Florida, in Plat Book 13, Page 27, said parcel of land being more particularly described as follows: For Point of Reference, commence at the intersection of the southerly right-of-way line of Atlantic Boulevard (having a 100 foot right-of-way) with the Westerly right-of-way line of Third Street North (having a 100 foot right-of-way) and run South $6^{\circ} 33' 10''$ East along said Westerly right-of-way line of Third Street, 323.63 feet to a point for the Point of Beginning.

From the Point of Beginning thus described continue South $6^{\circ} 33' 10''$ East along said westerly right-of-way line, 42.0 feet to the northeasterly corner of lands described in the Official Records of said county in Volume 3943, Page 165; run thence South $83^{\circ} 26' 50''$ West along the north line of lands described in said Official Records, 200.0 feet to a point; run thence South $62^{\circ} 53' 28''$ West 42.72 feet to a point on the westerly line of said Horne's Neptune Acres; run thence North $6^{\circ} 33' 10''$ West along the westerly line of said Horne's Neptune Acres, 45.0 feet to a point; run thence North $80^{\circ} 35' 05''$ East, 240.30 feet to the Point of Beginning. The above described lands being subject to easements for utilities to City of Neptune Beach as described in Official Record Volume 2254, Pages 94 thru 97, and in Official Record Volume 3385, Page 469.

10/22/76

EXHIBIT A-5

78-28641

APR 6 12 33 PM '78

FILED AND INDEXED IN PUBLIC
RECORDS - TALLahas

6/22/78

EXHIBIT I

Shared Parking Analysis Memorandum



April 8, 2024

Heather Whitmore
Community Development Director
City of Neptune Beach
Planning and Community Department
116 First Street
Neptune Beach, Florida 32266

RE: Shared Parking Analysis
450 Atlantic Boulevard Neptune Beach, Florida
Parcel 172395-0060

Dear Ms. Whitmore:

LHV LLC (Applicant) is currently working on the redevelopment the site located at 450 Atlantic Boulevard. The proposed redevelopment uses are a racquet ball/pickleball/martial arts training facility on the first floor and a karaoke bar on the second floor. A site plan is attached. According to the City, the base code-required parking calculation of 50 spaces was previously agreed to based on Table 1 below. The parking rates shown in Table 1 are based on Table 27-540-1 within the Land Development Code and previous correspondence with the City. Per City coordination, the downstairs parking requirement was calculated by each area that corresponds to a “type of use or development activity” in Table 27-540-1. This results in some of the total gross downstairs square footage being left out of the calculations (ancillary areas such as elevator, mechanical, bathrooms, hallways, etc.).

Table 1: Base Parking Requirement, Not Adjusted for Shared Parking

Floor	Land Use	Quantity	Unit	City of Neptune Beach Parking Requirement	Code Parking Supply Required
First	Office	327	SF	1 space per 400 SF	1
	Package Store	146	SF	1 space per 300 SF	1
	MMA Training	2,776	SF	1 space per 500 SF	6
	Racquetball/Pickleball	4	courts	2 spaces per court	8
	Total First Floor Parking Requirement				16
Second	Bar/Tavern (seats)	120	seats	1 space per 4 public seats	30
	Bar/Tavern (employees)	3	employees	1 space per 2 employees	2
	Billiard Tables	3	tables	2 spaces per 3 tables	2
	Total Second Floor Parking Requirement				34
Total Parking Requirement					50

Because the site only includes 38 parking spaces, a shared parking analysis has been conducted to consider the time-of-day variation in parking for the different uses proposed. The shared

parking analysis is based on data published by Urban Land Institute (ULI) in *Shared Parking, Third Edition*.

For this shared parking analysis, all uses on the first floor were considered to follow the time-of-day variation in parking demand for the “health club” land use data published by ULI. All uses on the second floor were considered to follow the time-of-day variation in parking demand for the “bar/lounge/nightclub” land use data published by ULI. The base City-required parking supplies were factored by the time-of-day percentages published by ULI to account for variations in peaks for the different uses. The calculations are shown in Tables 2, 3, and 4. Per the Applicant, the uses on the first floor would be required to close by 8:00 PM. Therefore, the percentage of visitor parking for the Health Club land use was set to 25 percent at 8:00 PM and 0 percent for the hours after 8:00 PM. All other visitor time of day percentages were set to the ULI-published percentages. The resulting shared parking analysis shows a maximum parking need of 35 spaces during both weekdays and weekends. Excerpts from *Shared Parking, Third Edition* are included as an attachment.

Please accept this shared parking analysis to allow for a reduction in the base parking requirement for the proposed site. It should also be noted that this site lies within the Commercial C-3 zoning district but borders the Central Business District. If the site were in the Central Business District, the parking requirement would be reduced by 50% per the Land Development Code.

Please contact me at (904) 828-3900 or jack.hulsberg@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jack Hulsberg, P.E.
Transportation Engineer

Table 2: ULI Visitor/Employee Percentages

Floor	Main Land Use	Weekday % Visitors	Weekday % Employees	Weekend % Visitors	Weekend % Employees
First	Health Club	94%	6%	96%	4%
Second	Bar/Lounge/Nightclub	92%	8%	92%	8%

Table 3: Hourly Variation in Parking Demand: Weekdays

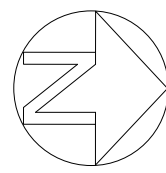
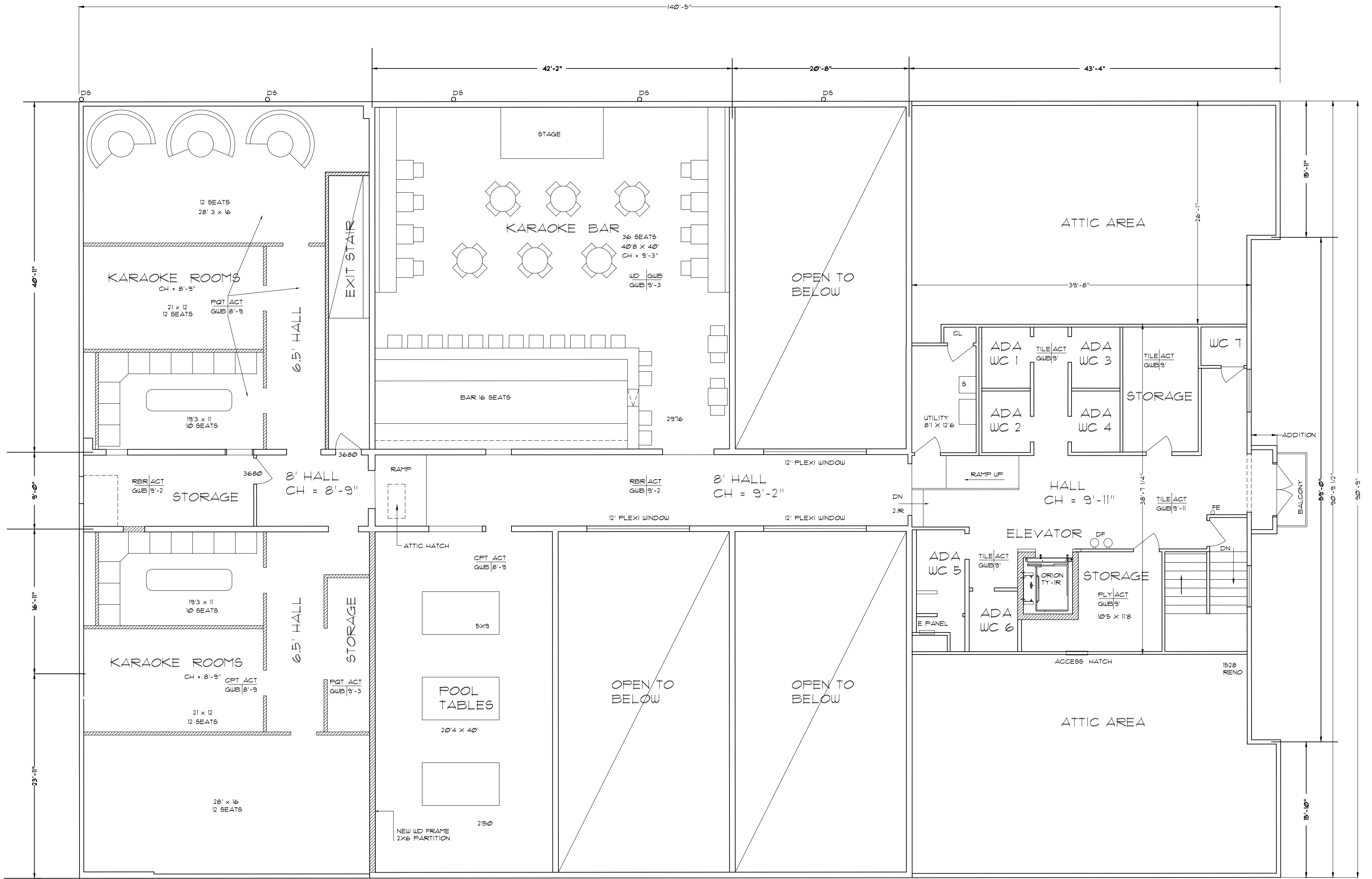
Land Use	Weekday Parking	Visitor/ Employee	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Health Club	15	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	25%	0%	0%	0%	0%
			11	6	6	11	11	12	9	11	11	11	12	14	15	14	4	0	0	0	0
	1	Employees*	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%
			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
Bar/Lounge /Nightclub	31	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
			0	0	0	0	0	0	0	0	0	0	0	0	8	16	23	31	31	23	16
	3	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
			0	0	0	0	0	0	0	0	0	0	1	1	2	3	3	3	3	3	2
Subtotals, Hourly Parking Demand			12	7	7	12	12	13	10	12	12	12	14	16	26	34	31	35	35	26	18

*Given minimal employees, assumed 100%

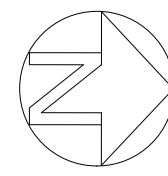
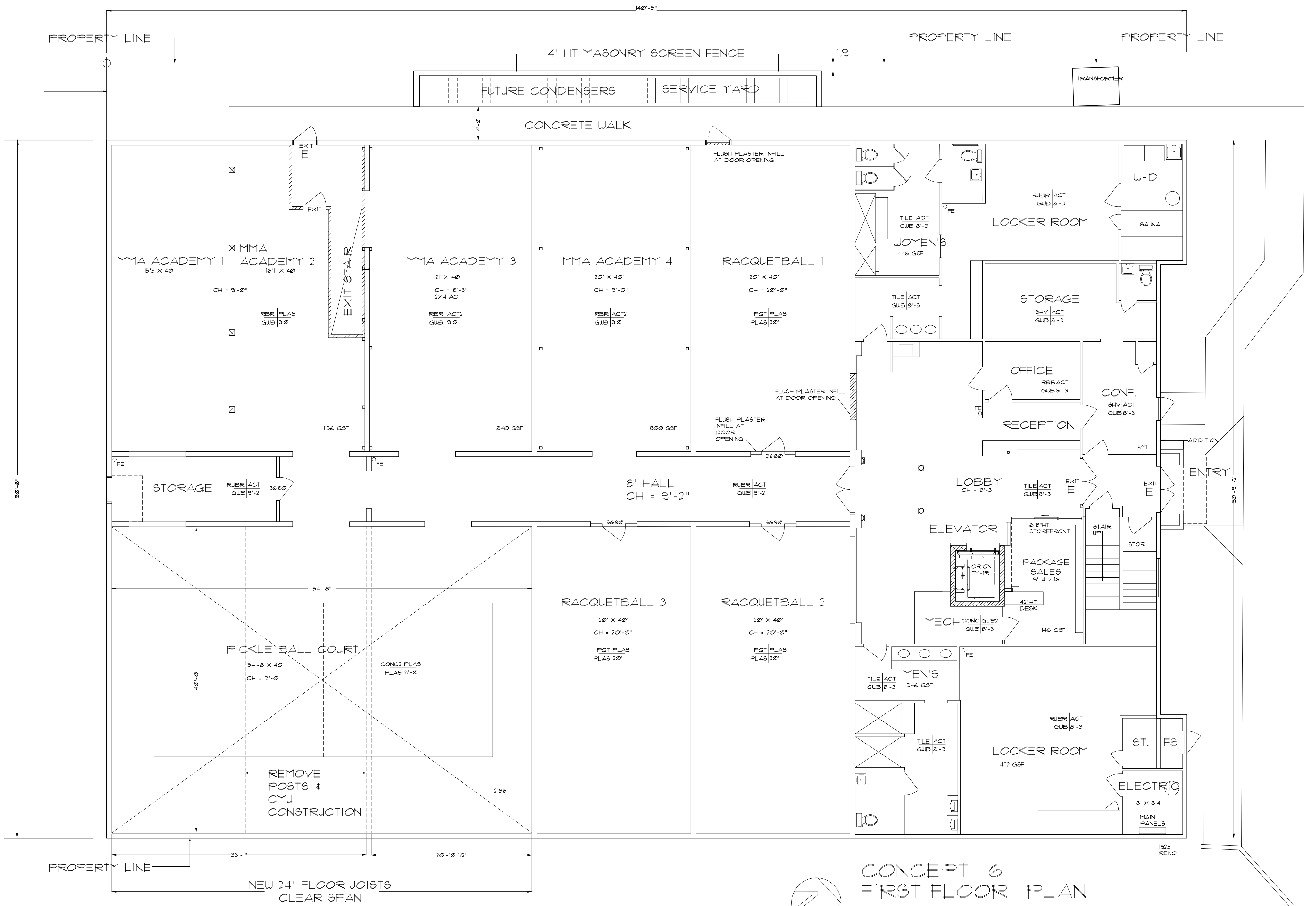
Table 4: Hourly Variation in Parking Demand: Weekends

Land Use	Weekend Parking	Visitor/ Employee	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Health Club	15	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	25%	0%	0%	0%	0%
			12	7	5	8	5	8	8	5	4	5	8	15	14	9	4	0	0	0	0
	1	Employees*	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%
			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
Bar/Lounge /Nightclub	31	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
			0	0	0	0	0	0	0	0	0	0	0	0	8	16	23	31	31	31	31
	3	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
			0	0	0	0	0	0	0	0	0	0	1	1	2	3	3	3	3	3	3
Subtotals, Hourly Parking Demand			13	8	6	9	6	9	9	6	5	6	10	17	25	29	31	35	35	34	34

*Given minimal employees, assumed 100%



CONCEPT 6
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
1755 GSF



CONCEPT 6
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"
12,316 GSF

FLOORING:
SHV- EX. SHEET VINYL
TILE - EX. 24X24 TILE
TILE2 - NEW 12X12 TILE
RUBER- EX. RUBBER MAT
WD- EX. WOOD STRIP
FOT- EX. WOOD PARQUET
CONC2- ACRYLIC FIN CONCRETE
CPT- 20X120 CARPET TILE

CEILING:
ACT - EX. 12X12 ACOUSTICAL
CEILING TILE
ACT2 - EX. 24X48 ACT
PLAS- EX. PLASTER FIN
GUB - EX. GYPSUM BOARD

FINISH KEY

FLOOR FINISH
CEILING FINISH
WALL FINISH
CEILING HT
NOTE: SEE FINISH SCHEDULE FOR DETAILS

WALL:
FLAS- EX. PLASTER FIN
GUB - EX. GYPSUM BOARD
GUB2 - 1/2" GYPSUM BOARD

PRELIMINARY NOT FOR CONSTRUCTION

A-2

SHEET

DATE
3-04-24

450 GYM

450 ATLANTIC BOULEVARD NEPTUNE BEACH, FLORIDA

MICHAEL DUNLAP ARCHITECT P.A.
1120 SECOND AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA 904.358.1002
FLORIDA REGISTRATION AR 9200

MICHAEL DUNLAP ARCHITECT

Used to estimate visitor/employee split

FIGURE 2-2 **Base Parking Ratios**

Land use	Weekday (parking spaces/unit land use)		Weekend (parking spaces/unit land use)		Peak ratio	Units	Source
	Visitors	Employees	Visitors	Employees			
Retail <400,000 sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	1
Retail 400,000–600,000 sq ft	sliding scale between <400,000 and 600,000				scaled 4.00 to 4.50	ksf GLA	1
Retail 600,000–1 million sq ft	3.20	0.80	3.60	0.90	4.50	ksf GLA	1
Retail 1 million–2 million sq ft	sliding scale between 1 million and 2 million sq ft				scaled 4.00 to 4.50	ksf GLA	2
Retail >2 million sq ft	2.90	0.70	3.20	0.80	4.00	ksf GLA	2
Supermarket/grocery	4.00	0.75	4.00	0.75	4.75	ksf GLA	2,3
Pharmacy	3.00	0.40	3.00	0.40	3.40	ksf GLA	3
Discount stores/superstores	3.40	0.85	3.80	0.95	4.75	ksf GLA	3
Home improvement stores/garden	3.10	0.80	3.45	0.90	4.35	ksf GLA	2
Fine/casual dining	13.25	2.25	15.25	2.50	17.75	ksf GLA	2,3
Family restaurant	15.25	2.15	15.00	2.10	17.10	ksf GLA	2,3
Fast casual/fast food	12.40	2.00	12.70	2.00	14.70	ksf GLA	3
Bar/lounge/nightclub	15.25	1.25	17.50	1.50	19.00	ksf GLA	2
Family entertainment	1.80	0.20	2.50	0.25	2.75	ksf GLA	2
Active entertainment	1.50	0.15	1.80	0.20	2.00	ksf GLA	2
Amusement park/water park	3.00	0.30	3.70	0.37	4.07	ksf GLA	2
Adult active entertainment	9.00	1.00	10.00	1.20	11.20	ksf GLA	2
Cineplex	0.15	0.01	0.24	0.01	0.25	seat	2,3
Specialty movie theater	0.18	0.02	0.29	0.01	0.30	seat	2,3
Live theater	0.30	0.07	0.33	0.07	0.40	seat	2,3
Outdoor amphitheater	0.30	0.07	0.33	0.07	0.40	seat	2
Public park/destination open space	4.00	0.40	5.00	0.50	5.50	acre	2
Museum/aquarium	4.00	0.40	4.50	0.50	5.00	ksf GLA	2
Public library	2.00	0.25	1.90	2.00	3.90	ksf GLA	2
Health club	6.60	0.40	5.50	0.25	7.00	ksf GLA	2,3
Daycare center	1.50	2.00			3.50	ksf GFA	2,3
Convention center	5.50	0.50	5.50	0.50	6.00	ksf GFA	2

(continued on next page)

FIGURE 2-4 **Weekday Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	70%	50%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	60%	20%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

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FIGURE 2-4 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium 8 p.m. start	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Pro baseball stadium	Visitors	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
Health club	Visitors	70%	40%	40%	70%	70%	80%	60%	70%	70%	70%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	Employees	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	100%	100%	98%	98%	78%	72%	65%	70%	79%	60%	50%	40%	0%	0%	0%	0%
	Employees	0%	10%	50%	100%	100%	100%	100%	100%	100%	100%	100%	90%	75%	50%	20%	10%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel-business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/ lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	40%	40%	20%	0%	0%	0%
Residential guest	Visitors	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	95%	80%	67%	55%	50%	45%	40%	40%	40%	40%	45%	50%	60%	70%	80%	85%	95%	97%	100%
Residential urban	Residents	95%	85%	75%	65%	60%	55%	50%	50%	50%	55%	60%	65%	70%	75%	80%	85%	95%	97%	100%
Active senior housing	Visitors & employees	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
	Residents	95%	97%	100%	100%	99%	98%	98%	99%	98%	100%	99%	94%	96%	98%	97%	97%	97%	98%	98%
Office																				
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees reserved	00%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/ dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

FIGURE 2-5 **Weekend Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

(continued on next page)

FIGURE 2-5 (continued)

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Entertainment (continued)																				
Pro football stadium	Visitors	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
8 p.m. start	Employees	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
Pro baseball stadium	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	90%	100%	100%	100%	0%	0%
	Employees	0%	0%	0%	5%	5%	5%	5%	5%	5%	5%	20%	75%	75%	100%	100%	100%	100%	100%	100%
Health club	Visitors	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	Employees	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
Public library	Visitors	0%	0%	0%	0%	100%	90%	80%	65%	50%	35%	11%	5%	5%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	10%	50%	100%	100%	100%	100%	100%	50%	10%	10%	10%	10%	0%	0%	0%	0%	0%
Daycare center	Visitors	0%	2%	25%	75%	20%	20%	20%	20%	20%	20%	100%	50%	20%	5%	0%	0%	0%	0%	0%
	Employees	0%	50%	75%	90%	90%	90%	90%	90%	90%	100%	100%	100%	60%	40%	10%	0%	0%	0%	0%
Convention center	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	Employees	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
Hotel and residential																				
Hotel-business	Visitors	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
Hotel-leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Restaurant/lounge	Visitors	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
Meeting/banquet (<100 sq ft/key)	Visitors	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
Convention (>100 sq ft/key)	Visitors	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
Employee	Employees	10%	10%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	60%	10%	10%
Residential guest	Visitors	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
Resident reserved	Residents	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential suburban	Residents	100%	95%	88%	80%	75%	70%	68%	65%	65%	68%	71%	74%	77%	80%	83%	86%	89%	92%	100%
Residential urban	Residents	90%	85%	80%	75%	70%	69%	68%	67%	66%	55%	60%	55%	50%	55%	65%	75%	85%	90%	100%
Active senior housing	Visitors	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
	Employees	94%	98%	97%	95%	93%	94%	97%	99%	100%	100%	99%	98%	98%	98%	97%	95%	94%	98%	98%
Office																				
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Medical/dental office	Visitors	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	20%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Bank (drive-in branch)	Visitors	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: See chapter 4 discussions for each land use.

CITY OF NEPTUNE BEACH – COMMUNITY DEVELOPMENT DEPARTMENT



STAFF REPORT

MEETING DATE: May 8, 2024
BOARD/COMMITTEE: Community Development Board
APPLICATION NUMBER: DP24-03

TO: Community Development Board

FROM: Heather Whitmore, AICP, PTP Community Development Director

DATE: May 3, 2024

SUBJECT: Replat 2101 Bartolome Rd

DP24-03: Application for a replat as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Marshpoint Properties Three, LLC for the property is currently known as 2101 Bartolome Rd. Lot 1 Block 29 of Florida Beach Plat No. 2 (RE# 173399-0000). The applicant requests to subdivide one existing lot into three lots.

Background

This is a request for a subdivision plat approval as outlined in chapter 27, division 3. – “Platting Requirements” for a property currently known as 2101 Bartolome Rd, (PIN:173399 0000). The subject property is located on the north side of Marsh Point Road and Bartolome Road in the R-4 zoning district. The lot is .41 acre (17,859 square foot) and contains one two-family duplex.

The applicant is requesting to subdivide the .41 acre (17,859 square feet) parcel into three conforming lots. The granting of the subdivision would create three lots for a total two additional lots.

The R-4 Zoning has a minimum lot size of 4,356 square feet. The front and rear yard setbacks are variable, but must equal 35 feet total and neither can be less than 15 feet. The side interior setback is seven feet. The side street setback is eight feet. Duplexes comprised of two attached homes are exempt from the interior side setback where the units meet.



Figure 1: 2101 Bartolome Rd

Summary

The applicant is requesting to subdivide the .41-acre (17,859 square feet) parcel into three conforming lots. The granting of the subdivision would create three lots for a total two additional lots. Each lot would meet the 4,356 square foot minimum lot size.

The existing lot contains one two-family duplex. The existing duplex will be divided into two lots along the shared wall, yielding a 5,566 square foot lot to the west (1A) and a 4,689 square foot lot to the east (1B). The balance of the parcel (1C) will be 7,297 square foot. The existing structure will adhere to all setbacks.

Staff Recommendation

Staff recommends approval of application DP24-03 replat for 2101 Bartolome Rd.

Recommended Motion

I move to approve application DP24-03 replat for 2101 Bartolome Rd.

Or

I move to deny application DP24-03 replat for 2101 Bartolome Rd.

APPLICATION FOR DEVELOPMENT PLAN REVIEW



TO THE CITY OF NEPTUNE BEACH BUILDING DEPARTMENT
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266-6140
PH: 270-2400 Ext 34 FAX: 270-2432
CDD@NBFL.US

APPLICATION FEE: \$300 Residentially Zone Property
\$500 Commercially Zone Property plus \$.005 (1/2 cent) for each square foot of land
or \$1500 whichever is greater

Date Filed:		Name and address of the applicant requesting development review: (NOTE: If the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporation ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal). The undersigned hereby applies for a development review as follows.	
Name & Mailing address of Owner of Record: <u>MARSH POINT PROPERTIES 3</u> <u>2300 MARSH POINT RD #301</u>		Property Address: <u>2101 BARLOMUE RD</u> <u>Neptune Beach, FL 32266</u>	
Contact phone # <u>904-853-6801</u>		Real Estate ID # <u>173399-0000</u>	
e-mail address <u>JEAN@SKYENTREPRISES.COM</u>		Lot <u>1</u> Block <u>29</u> Subdivision <u>FLA BEACH PLAT 2 PRADO</u> <u>FARMER</u>	
Zoning District: <u>NR-4</u>			
Name and Address of Agent/Applicant:		Telephone #:- _____	
		Email: _____	
Describe Request being made: <u>SUBDIVIDE EXISTING LOT INTO 4 LOTS.</u> <u>NO VARIANCES REQUESTED. SPLIT DUPLEX INTO 2</u> <u>TOWNHOUSES.</u>			
PLEASE BE ADVISED THE COMMUNITY DEVELOPMENT BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE DEVELOPMENT PLAN.			

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THE INFORMATION CONTAINED IN THIS APPLICATION. THAT I AM THE PROPERTY OWNER OR AUTHORIZED AGENT FOR THE OWNER WITH AUTHORITY TO MAKE THIS APPLICATION, AND THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION, INCLUDING THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I HEREBY APPLY FOR DEVELOPMENT REVIEW AS REQUESTED.

CHECKLIST FOR DEVELOPMENT PLAN REVIEW

For a complete list of requirements see Article III, Chapter 27 of the Code of Ordinances

Commonly required items needed for development reviews.

- | | |
|--|---|
| ☒ Site Plan | ☐ Floor Plan |
| ☐ Elevations (all four sides) | ☒ Survey of property (dated within one year)
For replat must submit existing and propose surveys |
| ☐ Landscape Plan/Existing Tree Survey | ☐ Parking Plan |
| ☐ Impervious Surface Calculations | ☐ Stormwater and drainage plan |
| ☐ Light Plan (exterior only) | ☐ Wetland Buffer |
| ☐ Signage Plan | ☐ Utility Plan with existing and/or proposed easements |

DISCLAIMER: This helpful guide is not intended to replace any or all of the Unified Land Development Regulations, requirements for application and review procedures required for development orders and certain types of permits. The guide is meant to assist in the facilitation of the review process only.

CITY OF NEPTUNE BEACH – COMMUNITY DEVELOPMENT DEPARTMENT



STAFF REPORT

MEETING DATE: May 8, 2024
BOARD/COMMITTEE: Community Development Board
APPLICATION NUMBER: DP24-04

TO: Community Development Board

FROM: Heather Whitmore, AICP, PTP, Community Development Director

DATE: May 3, 2024

SUBJECT:

DP24-04: Preliminary Development Plan as outlined in Chapter 27 Article III Division 2 of the Unified Land Development Code of Neptune Beach for Douglas Driver III for the property at 108 Orange St (RE# 172769-0000). The applicant requests a Development Plan approval to permit a bed and breakfast.

-
- I. **BACKGROUND:** A Preliminary Development Plan application for a Bed and Breakfast has been submitted for 108 Orange St (RE# 172769-0000).

The property has a Comprehensive Plan Town Center Land Use designation and is zoned Central Business District (CBD). Bed and breakfast is a permitted use in this district.

In 2015, the Drivers made an application for a Special Exception application for a Single Family Home for 108 Orange St. The City denied the application and the Drivers sued the City for a petition for writ of certiorari for the City denying their application. This writ of certiorari ordered the lower court (Neptune Beach) to deliver its record in a case so that the higher court (Circuit County of Duval County) may review it.

There were two separate items that were denied and for which the Drivers filed writs of certiorari. One was the Special Exception for the Single Family Home and one was a variance for setbacks and height. In 2022 the Duval Court agreed that the City had sufficient competent substantial evidence on both to deny it, and the City prevailed (See attached Case No. 16-2022-AP-18 Final Order Denying Petition for Writ of Certiorari).

II. DISCUSSION:

Chapter 27 Article III Administrative and Enforcement Procedures Division 2 Development Review of the Unified Land Development Code of Neptune Beach requires a preliminary and final development plan (development order) approval when “Changing or expanding any use of a site so that the need for off-street parking is increased.” Section 27-76 states that “all development in non-residential districts” requires a development order.

A Preliminary Development Plan application for a 3,591 square foot three story bed and breakfast has been submitted by the property owners for the property located at 108 Orange St. (RE # 172769-0000). The existing lot of record is 50' x 55'. The existing vacant property is located on the northeast corner of Orange St. and Midway St. The property is within the Central Business District (CBD) and is surrounded by CBD zoning on the east, north and west. The properties to the south are zoned RC/R-4. The immediate properties surrounding the vacant lot consist of single family and multi-family properties.

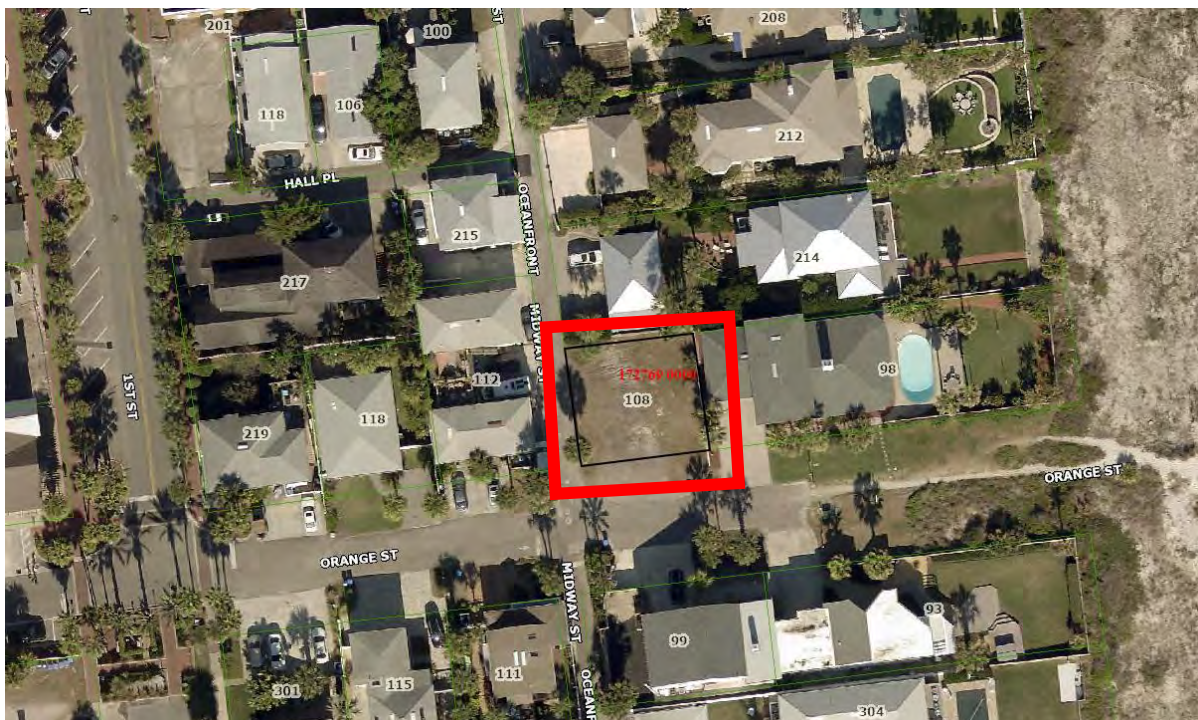


Figure 1: 108 Orange St, Neptune Beach, FL

The proposed bed and breakfast has two rental/guest bedrooms and one owner's suite, and provides a total of three parking spaces. The ground floor/1st floor consists of an interior parking garage for one parking space and guest bedroom, the 2nd floor consists of living area, lobby and kitchen, and the 3rd floor consists of a guest room and the owner's suite.

Site Plan/Building Plan:

Below is a chart showing development standards for the CDB are and the proposed bed and breakfast:

	Per Code	Proposed
Min. lot area	none	2,750 sq. ft.
Min. lot width	none	50 ft.
Min/Max front yard setback (Orange St.)	0/10 feet	10 feet
Min/Max corner yard setback (Midway)	5/15 feet	11 feet
Min. rear yard setback	5 feet	5 feet
Max. lot coverage	85%	62%
Max. building height	35 feet	35 feet
Min. Building frontage buildout	70%	74%

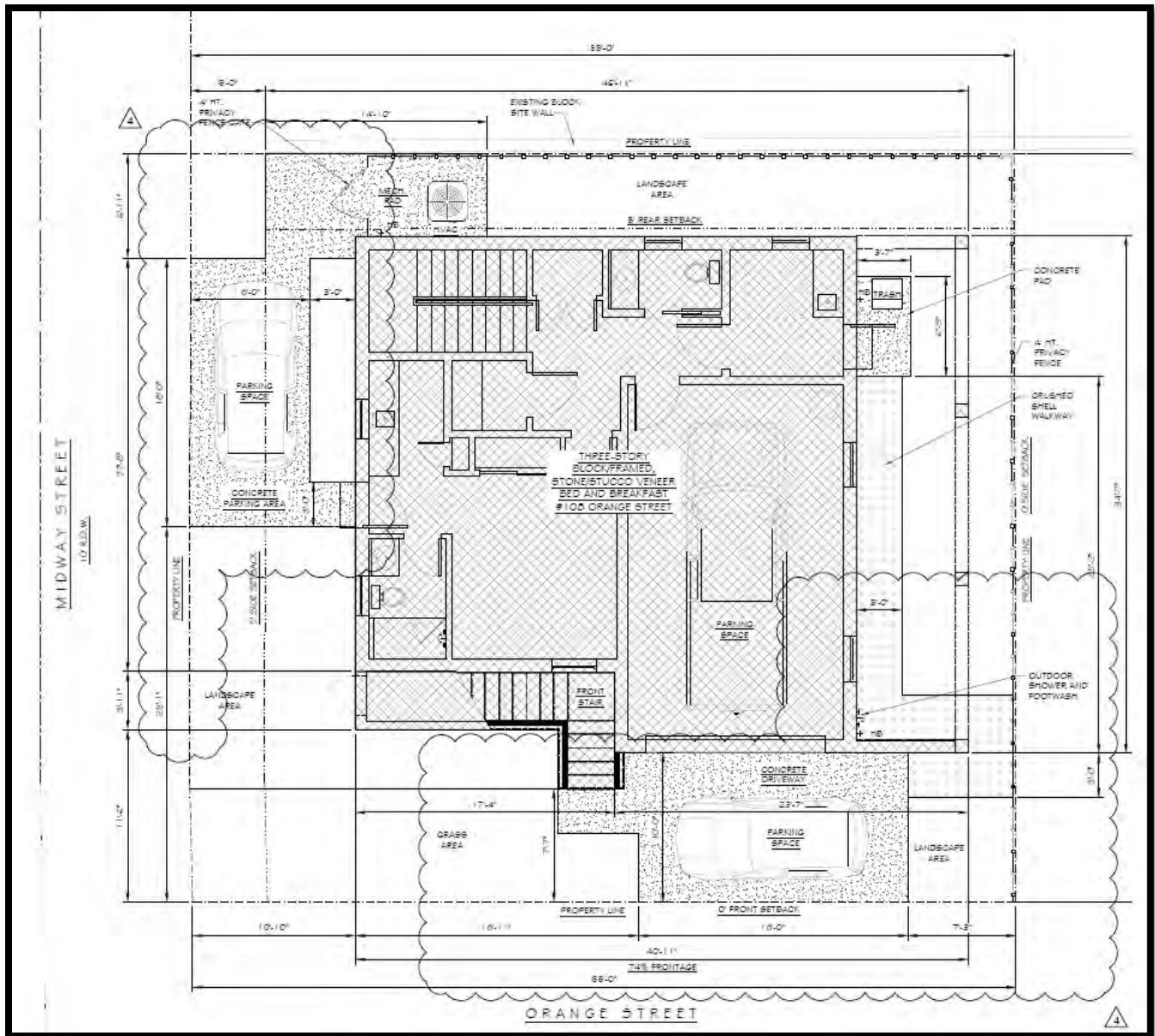


Figure 2: Proposed Site Plan 108 Orange St, Neptune Beach, FL

The building complies with setbacks, lot coverage, height, and frontage buildout requirements in the CDB.

The building does not comply with the elevation frontage requirements and standards of the CDB.

The building has one primary frontage on Orange St. The Orange St. first-floor frontage is a garage door and an entry stairway to the second floor. The building frontage is not a Lobby or Storefront style and does not have an accessible front entry from the first floor at sidewalk level. The building facade is 100% opaque, with 0% ground level facade transparency.

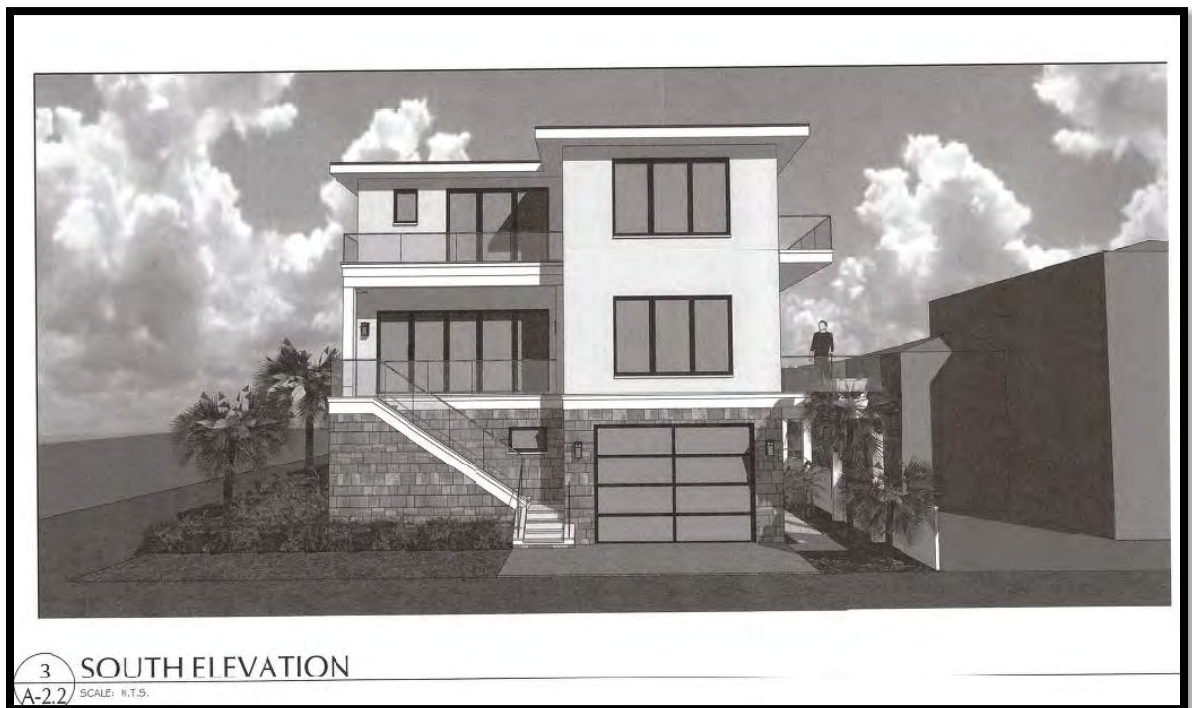


Figure 3: Proposed Frontage Elevation (Southern Elevation facing Orange St) 108 Orange St, Neptune Beach, FL

Sec. 27-236. – “Frontage requirements and standards” and Sec. 27-246. – “Central Business District (CBD) zoning district – special regulations” require all building frontages in the CBD to be either Storefront or Lobby with 30%-70% facade transparency. Storefronts and Lobby’s shall be accessible from the sidewalk level.

Section 27-246 (b) and (c) state:

(b) Commercial building frontage standards. New commercial development shall comply with the required frontage types and associated standards detailed in Section 27-236

(c) Commercial building design standards.

(1) Storefront design. The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are required for the ground floor of all buildings located on streets designated with Required Retail Frontage and may be incorporated on any building in the Central Business District (CBD), Neighborhood Center Overlay (NC), and C1 districts. Storefronts are frequently shaded by awnings. Storefronts shall be directly accessible from sidewalks;

(2) Entrances and Access. All new buildings should have the main entrance oriented to and in full view from a street or public open space. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. Building on corner lots shall use design elements that emphasize the importance of both streets.

(3) Transparency. All building facades which face onto a street or public open space, shall meet the following minimum transparency requirements:

a. Buildings with Shopfronts (Figure 27-246-3)

i. Minimum building façade transparency for ground story: 70% and should allow a view of at least 5' of interior space

ii. Minimum building façade transparency for upper stories: 40%

b. Building without Shopfronts (Figure 27-246-4)

i. Minimum building façade transparency for ground story: 30% ii. Minimum building façade transparency for upper stories: 25%

Driveway/Parking:

The site is served by a total of three parking spaces, two parallel spaces and one garage space. Per the parking requirements in 27-540-1 the development is required to have one parking space per guest room and two parking spaces for the owner/operator for a total of four spaces. Per, 27-540 (c) the CBD is given a 50% reduction in parking however, therefore the development requires two parking spaces.

The site layout parking access configuration does not comply with driveway standards and exceeds maximum driveway apron width. The two parallel parking spaces are accessed off of two 18' driveway aprons (one on Midway St and one on Orange St.), for a total right-of-way apron area of 36' for the lot. Sec. 27-480. "Driveway aprons and pavement material" limits the maximum permissible driveway apron per lot to 18 feet.

III. D24-04 FINDINGS:

Sec. 27-82. - Procedures for applying for and issuing preliminary and final development orders states the community development board shall conduct a quasijudicial public hearing and shall consider the following factors when issuing a development order:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.

Staff Response: The use is consistent with the surrounding zoning and uses. The site is surrounded by majority residential uses, as well as commercial uses along First St.

2. Whether the concurrency requirements of article VI of this Code could be met if the development were built.

Staff Response:

Traffic: The proposed redevelopment will NOT generate more than 50 pm peak trips, therefore a traffic study is not required.

Water/Sewer: This project area will require water and sewer extensions (See attached Public Works Comments)

School: Not applicable

Drainage: Site may require stormwater permitting from Saint John's Water Management District (See attached Public Works Comments).

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas; the preservation of natural features; proposed parking areas; internal traffic circulation system, including trails; the approximate total ground coverage of paved areas and structures; and types of water and sewage treatment systems.

Staff Response: Although the use is permitted by right, the development plan does not comply with minimum development requirements, driveway access, frontage treatment requirements.

The site will require additional utility planning (See attached Public Works Comments).

4. Conformity of the proposed development with the comprehensive plan, this Code, and other applicable regulations.

Staff Response: Although the use is permitted by right, the development plan does not comply with minimum development requirements, driveway access, frontage treatment requirements.

The site will require additional utility planning (See attached Public Works Comments).

5. Applicable regulations, review procedures, and submission requirements.

Staff Response: Although the use is permitted by right, the development plan does not comply with minimum development requirements, such as driveway access, frontage treatment and buildout requirements (See attached Planning and Zoning Comments).

The site will require additional utility planning (See attached Public Works Comments).

See attached Fire review comments.

6. Concerns and desires of surrounding landowners and other persons.

Staff Response: A sign was posted on the property according to requirements. Staff has received comments from the public.

7. Other applicable factors and criteria prescribed by the comprehensive plan, this Code, or other law.

Staff Response: See attached Planning and Zoning Comments

The site will require additional utility planning, See attached Public Works Comments

See attached Fire review Comments

IV. STAFF RECOMMENDATION

Staff recommends denial of the currently proposed application for DP24-04 Preliminary Development Plan for the property at 108 Orange St (RE# 172769-0000) to permit a bed and breakfast (as presented).

See attached Planning and Zoning Comments
See attached Public Works Comments
See attached Fire Comments

The applicant provided a preliminary response to staff comments on May 3, 2024 and provided an updated revised site plan (see attached).

Although the use is permitted by right, the development plan does not comply with minimum development requirements, such driveway access, and frontage treatment.

The developer shall submit a Final Development Plan that complies with staff conditions for review by the City Council. The Final Development Plan shall be consistent with the Preliminary Development Plan and staff comments and shall contain no land uses different than those approved in the Preliminary Development Plan.

V. RECOMMENDED MOTION:

a. I recommend approval of DP24-04

OR

b. I recommend denial of DP24-04

May 3, 2024

Douglas Driver III
108 Orange St
Neptune Beach, FL 32266
(RE# 172769-0000)

RE: DP24-04 Bed and Breakfast Application for Preliminary Development Plan

Please review and respond to the following comments:

Planning and Zoning

- 1) Lot exceeds maximum driveway apron width. Maximum permissible driveway apron is 18 feet.**

Sec. 27-480. - Driveway aprons and pavement material.

(a) All motor vehicle access driveway aprons shall be surfaced with an approved type of concrete or asphalt pavement or similar structural course such as bricks or decorative pavers and shall extend to the curb when curbing is installed or to the curb line of the street where no such curbing exists.

(b) Gravel, crushed shell, and other nonasphaltic or nonconcrete driveways are permitted in residential and natural areas subject to approval by the city manager or designee. Wood chip driveways are expressly prohibited in zoning districts. Such aggregate materials shall follow the additional provisions to protect the adjoining roadway:

1. Have a minimum 8" wide mountable ribbon curbing or containment barrier along the entire joint between the aggregate and adjacent roadway or sidewalk to prevent intrusion of any loose material onto the adjacent roadway or sidewalk.

2. Be located a minimum of six (6) feet from any pond, stream, watercourse, lake, wetland, swale, retention system, detention system, stormwater inlet, curb inlet, or seawall to prevent the intrusion of any loose material or erosion into the waterway.

3. Have a maximum permissible width of 18 feet in the rights-of-way.

- 2) Front setback exceeds 10'. Maximum setback is 10'. Table 27-239**

- 3) The building does not adhere to required frontage standards. Must be either Storefront or Lobby and adhere to Sec. 27-236 and Sec. 27-246**

(d) **Permitted & required frontages.** Unless otherwise specified, all frontage elements must be contained within the encroachment areas described in Section 27-235. Table 27-236 below describes the permitted and required frontages for the R-4, CBD, C-1, C-3, and NC Overlay zoning districts,

	Gallery	Storefront	Lobby Entrance	Awning	Entry Canopy: Large	Overhead Balcony: Large	Forecourt	Terrace	Portico	Stoop	Porch: Projecting	Porch: Engaged	Porch: Integral	Overhead Balcony: Small	Entry Canopy: Small
CBD: Residential	-	-	-	-	-	-	-	-	R	R	R	R	R	O	O
C-1: Commercial	CR	R	R	CR	CR	CR	O	O	-	-	-	-	-	-	-
C-3: Commercial	CR	R	R	CR	CR	CR	O	O	-	-	-	-	-	-	-
CBD: Commercial	CR	R	R	CR	CR	CR	O	O	O	O	O	O	O	O	O
NC Overlay: Commercial	CR	R	R	CR	CR	CR	O	O	O	O	O	O	O	O	O
RC Overlay: Residential	-	-	-	-	-	-	O	-	R	R	R	R	R	O	O

Sec. 27-246. – Central Business District (CBD) zoning district – special regulations

(b) *Commercial building frontage standards.* New commercial development shall comply with the required frontage types and associated standards detailed in Section 27-236

(c) *Commercial building design standards.*

(1) *Storefront design.* The storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are required for the ground floor of all buildings located on streets designated with Required Retail Frontage and may be incorporated on any building in the Central Business District (CBD), Neighborhood Center Overlay (NC), and C1 districts. Storefronts are frequently shaded by awnings. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to 10 feet.

(2) *Entrances and Access.* All new buildings should have the main entrance oriented to and in full view from a street or public open space. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. Building on corner lots shall use design elements that emphasize the importance of both streets

(3) *Transparency.* All building facades which face onto a street or public open space, shall meet the following minimum transparency requirements:

a. *Buildings with Shopfronts (Figure 27-246-3)*

i. Minimum building façade transparency for ground story: 70% and should allow a view of at least 5' of interior space

ii. Minimum building façade transparency for upper stories: 40%

b. Building without Shopfronts (Figure 27-246-4)

i. Minimum building façade transparency for ground story: 30% ii.

Minimum building façade transparency for upper stories: 25%

(4) Door and window placements. Door and window openings shall extend along at least 80% of the width of the facade of the commercial space, measured by the sum of the widths of the rough openings. Storefront windows shall have a base nine inches to three feet high. Transparent glazed windows shall extend from the base to at least eight feet in height as measured from sidewalk grade. Transparent means non-solar, non-mirrored, glass with a light transmission reduction of no more than twenty percent (20%).

a. All windows shall be vertically proportioned. Window openings may be horizontally proportioned, but only if composed of vertically proportioned windows.

b. Windows shall be located no closer to the corner of a building than a dimension equal to the width of the window.

Please contact me with any questions,

A handwritten signature in blue ink that reads "Heather Whitmore". The signature is fluid and cursive, with the first name "Heather" and last name "Whitmore" clearly distinguishable.

Heather Whitmore, AICP
Community Development Director
City of Neptune Beach
Phone: 904-270-2400 X34
Email: cdd@nbfl.us

Douglas Driver III
108 Orange St
Neptune Beach, FL 32266
(RE# 172769-0000)

RE: DP24-04 Bed and Breakfast Application for Preliminary Development Plan

Please review and respond to the following comments:

Public Works:

- 1) *Please provide utility plan*
- 2) *Water Service*
 - a) *Available from Midway Street frontage.*
 - b) *Service pipe must be constructed perpendicularly from the existing 3" iron water main to the property.*
 - c) *Permittee's engineer is responsible for proper sizing of the service and meter.*
 - d) *CONB is unaware of an existing service. If one cannot be field located, a service tap fee would be applicable.*
- 3) *Sewer Service*
 - a) *Sewer stops at the north end of 108 Orange so the main will have to be extended.*
 - b) *Any necessary extension of sewer main would be at the permittee's expense and terminate with a clean-out.*
 - c) *Service pipe must be constructed perpendicularly from the main.*
 - d) *Permittee's engineer is responsible for confirming all elevations prior to any permitting activities.*
- 4) *Please be advised CONB is planning to pave Midway Street this fiscal year and any subsequent cutting of asphalt following paving would require patching and overlay as directed by CONB's engineer*

108 Orange St, New Construction Bed & Breakfast

FIRE

Code Requirements for a Bed and Breakfast in a single-family dwelling:

- Bed and Breakfast are regulated by Florida DBPR (see Hotel & Restaurant- Guide to Bed & Breakfast Inns) see below:

Bed and Breakfasts

- Florida law defines a bed and breakfast as a family home structure with no more than 15 sleeping rooms that provides accommodation and meal services generally offered by a bed and breakfast. The community or hospitality industry must recognize the establishment as a bed and breakfast.

Facility Requirements

- Provide soap to guests either in individually wrapped bars or as liquid soap in a dispenser.
- Provide a minimum of two towels for each guest. Towels must be cleaned and changed between each guest or daily, whichever occurs first.
- Size mattress pads, bed sheets and blankets appropriately to the mattress or bed so that the entire sleeping area of the mattress is covered.
- Sheets and pillowcases must be in good condition, and cleaned and changed between each guest or once a week, whichever comes first.
- Bedding items, such as mattresses, comforters and pillows must be thoroughly aired, disinfected and kept clean.
- Baby cribs provided to guests must meet safety standards established by the Consumer Products Safety Commission.
- Keep the establishment free of vermin.
- Properly ventilate the establishment. Maintain a minimum temperature of 68°F in all areas.
- Provide adequate lighting in halls, entrances and stairways. Bathrooms should have lighting brightness of at least 20 foot-candles.
- File a [Certificate of Balcony Inspection, form DBPR HR-7020](#), for any building three or more stories or 17 feet in height from the lowest grade level.
- Telephone surcharges, if any, must be posted near each phone on a card 3 X 5 inches or larger.
- Install secondary locking devices that cannot be opened by the guest's key on all guest room doors that open to the outside, to an adjoining room or to a hallway. Locking devices must meet standards approved by appropriate life safety agencies.
- Maintain a guest register showing the signature of each guest, the dates of the guest's stay and the rate charged for the rental unit. Maintain this information in chronological order for two years and make available for inspection upon request.

Fire Safety

The division records readily observable fire safety items during inspections. The division reports any item that may violate fire safety requirements to the [State Fire Marshal](#) and local fire safety authorities. Please contact them to ensure your establishment meets fire safety requirements. General guidelines are:

- Install portable fire extinguishers in accordance with National Fire Protection Association (NFPA) 10.
- Provide a fire alarm system in accordance with NFPA 72.
- Install an automatic fire sprinkler system in accordance with NFPA 25. *Exception: If all rooms open directly to the outside at ground level or lead to an exterior stairway.*
- One smoke alarm for the hearing impaired must be available.
- Install hard-wired smoke alarms in each sleeping area.
- Smoke alarms must be located no closer to the ceiling/wall juncture than four inches and no further from the ceiling/wall juncture than 12 inches.
- The local authority having jurisdiction determines the installation of emergency lights and exit signs.
- Establishments that exceed 16 occupants must meet the same fire safety requirements as hotels.
- Transoms are prohibited.
- Automatic fire suppression systems are required over cooking equipment when grease-laden vapors or smoke are produced.

Inspections

- All new licensees are required to pass a sanitation and safety inspection prior to opening. After meeting all requirements and submitting your license application and fees contact the department at 850.487.1395 to schedule an opening inspection. For more information about inspections view the [inspections](#) page.
- Once licensed, operators must meet and maintain all applicable standards of a public food service establishment as provided in rule, code and statute. Conduct all food storage and food preparation operations in an approved, licensed food service establishment. **You may not conduct food operations in a private residence.**
- Division personnel inspect as often as necessary for enforcement of the provisions of law and rule, and the protection of the public's health, safety, and welfare. Non-Seating food service license operators must permit division personnel right of entry at any reasonable time to observe food preparation and service. If necessary, division personnel may examine records of the unit to obtain pertinent information regarding food and supplies purchased, received or used.
-

- **Fire Marshals Administrative Rule 69A-43. UNIFORM FIRE SAFETY STANDARDS FOR TRANSIENT PUBLIC LODGING ESTABLISHMENTS, TIMESHARE PLANS, AND TIMESHARE UNIT FACILITIES' See Below:**

69A-43.001	Title
69A-43.002	Purpose
69A-43.003	Scope
69A-43.004	Definitions
69A-43.005	Interpretation of this Rule Chapter
69A-43.009	Automatic Smoke Detection Requirements
69A-43.0095	Individually Annunciated at Panel
69A-43.011	Standpipe and Hose Systems
69A-43.014	Special Compliance Schedule

69A-43.015 Historic Hotel Structures

69A-43.018 One and Two Family Dwellings, Recreational Vehicles and Mobile Homes Licensed as Public Lodging Establishments

69A-43.019 Standards of the National Fire Protection Association Adopted

69A-43.001 Title.

These rules, comprising rule Chapter 69A-43, F.A.C., shall be known as “The Uniform Fire Safety Standards for Transient Public Lodging Establishments, Timeshare Plans, or Timeshare Unit Facilities.”

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.01, Amended 5-14-91, 9-6-01, Formerly 4A-43.001.

69A-43.002 Purpose.

The purpose of this rule chapter is to specify measures to be used in conjunction with Sections 509.215 and 721.24, F.S., to provide a reasonable degree of public safety from fire in transient public lodging establishments, or any transient facility or accommodation of a “time-share plan” or “time share unit.” These rules try to avoid requirements which might result in unreasonable hardships, or unnecessary inconvenience, or interference with the normal use and occupancy of a building, but at the same time insist upon compliance with a uniform standard for life safety necessary in the public interest.

Rulemaking Authority 509.215, 633.104, 721.24(5) FS. Law Implemented 509.215, 633.206, 721.24 FS. History—New 11-12-85, Formerly 4A-43.02, Amended 5-14-91, Formerly 4A-43.002.

69A-43.003 Scope.

These rules apply to any transient public lodging establishment as defined and licensed by the Department of Business and Professional Regulation under Sections 509.013(4) and (11), F.S., and any time-share unit or time-share plan as defined in Sections 721.05(39) and (41), F.S.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.03, Amended 8-24-87, 5-14-91, 5-23-94, 9-6-01, Formerly 4A-43.003.

69A-43.004 Definitions.

As used in this rule chapter, the following definitions shall apply:

(1) “Approved” shall refer either to:

(a) Materials, devices, construction, and installation accepted by the authority having jurisdiction under the provisions of these rules by reason of tests or investigations conducted by it or by an agency satisfactory to the authority, based upon nationally accepted test standards or principles; or to:

(b) Occupancy or use accepted by the authority having jurisdiction under the provisions of these rules by reason of the submission of adequate proof of conformity with the basic requirements of the State Fire Marshal’s Rules.

(2) “Authority having jurisdiction” shall mean the Division of Hotels and Restaurants, Department of Business and Professional Regulation, and the local governmental entity, organization, office, or

individual responsible for approving equipment, an installation, or a procedure.

(3) “Date the construction contract is let” means the date the permit is issued to begin construction.

(4) “NFPA” is the abbreviation for the National Fire Protection Association.

(5) “Public Lodging Establishment” means any establishment classified as a hotel, motel, resort condominium, non-transient apartment, transient apartment, roominghouse or resort dwelling as defined in Section 509.242(1), F.S.

(6) “One Family Dwelling” means a detached building containing no more than one living unit which is rented for transient occupancy to a single party at a time, containing no cooking or sanitary facilities in common with any other dwelling.

(7) “Two Family Dwelling” means a detached building containing no more than two separate and distinct living units which are separately rented for transient occupancy to a single party at a time, neither of which contain cooking or sanitary facilities in common with each other or any other dwelling.

(8) “Sleeping Room” means a room that has the sole purpose of providing sleeping facilities, commonly referred to as a “bedroom,” and does not include living rooms or dens having sofas that convert to beds.

Rulemaking Authority 509.215, 633.104, 721.24(5) FS. Law Implemented 509.215, 509.242(1), 633.206, 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.04, Amended 8-24-87, 5-14-91, 5-23-94, Formerly 4A-43.004.

69A-43.005 Interpretation of this Rule Chapter.

The State Fire Marshal shall be the final administrative interpreting authority regarding the rules in this rule chapter.

Rulemaking Authority 509.215, 633.104 FS. Law Implemented 509.215, 633.104, 633.206, 721.24 FS. History—New 11-12-85, Formerly 4A-43.05, 4A-43.005.

69A-43.009 Automatic Smoke Detection Requirements.

(1) The single station smoke detectors specified for construction contracts before October 1, 1983, by Section 509.215, F.S., for transient public lodging establishments which are less than 3 stories in height and by Section 721.24, F.S., for a time-share plan which is less than 3 stories in height shall be approved UL 217, listed single station smoke detector. Existing facilities may continue to use battery powered smoke detectors provided they are tested on a regular basis in accordance with paragraph (1)(b), and replaced in accordance with the manufacturer’s recommendations, as required in Section 2-6 of NFPA 72, the edition as adopted in Rule 69A-3.012, F.A.C., but not less than once every twelve (12) months. New facilities shall have the detectors powered by the building electrical service with a rechargeable battery as a secondary power supply in compliance with NFPA 72, Section 1-5.2.6, the edition as adopted in Rule 69A-3.012, F.A.C.

(a) All such smoke detectors shall comply with NFPA 72, Section 2-3, the edition as adopted in rule Chapter 69A-3, F.A.C.

(b) Battery powered, single station smoke detectors, where used, shall be tested and inspected not less frequently than once per week. A log of the required tests and inspections shall be kept and available to the authority having jurisdiction at any time. This log shall include, but not be limited to, the following information and any other information as may be required by the authority having jurisdiction.

1. A list, clearly identifying each individual detector by its physical location.
2. The date of each required test & inspection.
3. The identity and signature of the inspector.
4. The result of each test & inspection.
5. The completion date and form of any maintenance performed.
6. The completion date and form of any corrective measures taken for each improperly functioning device.
7. A copy of the manufacturer's recommended maintenance schedule and procedures.

(c) At such time that the authority having jurisdiction finds cause to believe that the requirements of paragraph (1)(a) or (b), are not being fulfilled, detectors powered by the building electrical system shall be required.

(2) Specialized smoke detectors for the deaf and hearing-impaired as required by Section 509.215(6), F.S., shall be listed by a nationally recognized testing laboratory for the intended use, and shall:

(a) Have a visual signaling appliance which has an effective intensity rating of at least 100 candela; and,

(b) Be listed by a nationally recognized testing laboratory for the particular purpose of alerting the deaf and hearing impaired in the event of a fire.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.09, Amended 8-24-87, 5-14-91, 9-6-01, Formerly 4A-43.009.

69A-43.0095 Individually Annunciated at Panel.

Single station smoke detectors which annunciate at a panel at a supervised location, where used, shall meet the following:

(1) All means of interconnecting equipment, devices and/or appliances shall be monitored for the integrity of the conductors or equivalent so that the occurrence of a single open or a single ground trouble condition in the installation conductors and their restoration to normal shall be automatically signaled as "trouble" at the panel in the supervised location.

(2) Trouble signals shall be audible and distinctive from alarm signals, and shall comply with NFPA 72, Section 1-5.4.6, the edition as adopted in rule Chapter 69A-3, F.A.C.

(3) The annunciator system shall have primary power supplied in accordance with NFPA 72, Section 1-5.2.4, the edition as adopted in rule Chapter 69A-3, F.A.C., and secondary power supplied in accordance with NFPA 72, Section 1-5.2.5, the edition as adopted in rule Chapter 69A-3, F.A.C.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 5-14-91, Amended 9-6-01, Formerly 4A-43.0095.

69A-43.011 Standpipe and Hose Systems.

Standpipe and hose systems are required for all transient public lodging establishments, timeshare units or timeshare plans which are located in buildings exceeding 50 feet in height or in buildings over

six stories high which have a complete automatic sprinkler system. The standpipe and hose systems shall comply with the provisions of NFPA 14, the edition as adopted in Rule 69A-3.012, F.A.C. Both standpipe and hose are required for those buildings which do not have sprinkler systems. A standpipe with no hose, but hose connections, is required for those buildings that do have sprinkler systems.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.11, Amended 8-24-87, 5-14-91, 9-6-01, Formerly 4A-43.011.

69A-43.014 Special Compliance Schedule.

All required public lodging establishments, time share plans or time share units shall be sprinklered in accordance with Sections 509.215 and 721.24, F.S. All systems must have been installed and operational by October 1, 1994, and the Division of the State Fire Marshal will no longer grant any extensions for delayed installations.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.14, Amended 8-24-87, 5-14-91, 9-6-01, Formerly 4A-43.014.

69A-43.015 Historic Hotel Structures.

(1) Any request to utilize the special provisions of Section 509.215(4), F.S., shall be made in writing to the Director of the Division of State Fire Marshal.

(2) The special historical review task force, as designated in Section 509.215(4)(b), F.S., shall review the application of fire safety standards required by Section 509.215, F.S., and shall address other fire safety provisions pursuant to the authority of Section 633.104, F.S.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 11-12-85, Formerly 4A-43.15, Amended 8-24-87, 5-14-91, 9-6-01, Formerly 4A-43.015.

69A-43.018 One and Two Family Dwellings, Recreational Vehicles and Mobile Homes Licensed as Public Lodging Establishments.

(1) This section applies to one and two family dwellings, recreational vehicles and mobile homes licensed as public lodging establishments as defined in Section 509.013(4)(a), F.S. Except as modified by this rule, one and two family dwellings used by more than one party per living unit shall comply with Chapter 24, One-Family and Two-Family Dwellings, of NFPA 101, Life Safety Code, as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

(2) Three family and four family dwellings licensed as public lodging establishments shall comply with Chapter 28, New Hotels and Dormitories or Chapter 29, Existing Hotels and Dormitories, of NFPA 101, Life Safety Code, as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

(3) Smoke detectors.

(a) One and two family dwellings and mobile homes shall have an approved single station or multiple station smoke detectors continuously powered by the house electrical system.

(b) Recreational vehicles shall have an approved single station smoke detector continuously powered by 120 volt electrical service.

(c) In addition to paragraph (3)(a) or (b), above, an approved single station smoke detector powered by the building electrical system, and 120 volt AC electrical service for recreational vehicles, shall be provided in each sleeping room.

(d) To qualify as "approved," smoke detectors shall be installed in accordance with NFPA 72, National Fire Alarm Code, the edition as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

(4) Means of egress.

(a) Every one and two family dwelling, recreational vehicle or mobile home licensed as a public lodging establishment shall have a minimum of one primary exit and one secondary means of escape.

(b) The primary means of exit shall be a door, stairway, or ramp providing a means of unobstructed exit travel to the outside of the dwelling, recreational vehicle or mobile home, at street or ground level.

(c) The secondary means of escape shall be one of the following:

1. A door, stairway or ramp providing a way of unobstructed exit travel to the outside of the dwelling, recreational vehicle or mobile home, at street or ground level that is independent of and remote from the primary means of exit; or

2. An outside window or door operable from the inside, without the use of tools or special equipment, that provides a clear opening having a minimum of 5.7 square feet of area with no dimension less than 20 inches in width or 24 inches in height. The bottom of the opening shall not be more than 44 inches off the floor. The opening must be directly accessible to fire department rescue apparatus or fire department extension ladder.

(d) The secondary means of exit and sleeping room smoke detectors are not required if the dwelling, recreational vehicle or mobile home is protected throughout by an approved automatic sprinkler system in accordance with NFPA 13, Standard for Installation of Sprinkler Systems, or NFPA 13D, Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Mobile Homes, or NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies Up to Four Stories in Height, as adopted in Chapter 69A-3, F.A.C., and incorporated by reference therein.

(5) The maximum occupancy load permitted for one and two family dwellings and mobile homes licensed as public lodging establishments shall be computed at 150 square feet gross floor area per person. The occupancy load for recreational vehicles licensed as public lodging establishments will be the occupancy load designated by the manufacturer of the recreational vehicle, which shall be posted in the vehicle.

(6) Battery powered emergency lighting shall be provided for a period of not less than one (1) hour to illuminate the primary exit. The emergency lighting shall provide illumination automatically in the event of any interruption of normal lighting.

(7) Minimum acceptable portable fire extinguisher requirements shall conform to NFPA 10, as adopted in Rule 69A-3.012, F.A.C.

(8) A floor diagram reflecting the actual floor arrangement, primary exit location, secondary exit location and room identification shall be posted in a conspicuous location.

(9) A fire safety information pamphlet describing evacuation of the dwelling or vehicle, smoke detector information, procedures for reporting a fire or other emergency shall be provided to guests.

(10) Unvented fuel fired heaters shall not be utilized in one and two family dwellings, recreational

vehicles or mobile homes licensed as public lodging establishments.

(11) Specialized smoke detectors for the deaf and hearing impaired shall be available upon request by guests in public lodging establishments at a rate of at least one such smoke detector per 50 dwelling units or portions thereof, not to exceed five such smoke detectors per public lodging facility, as provided in Section 509.215(6), F.S.

Rulemaking Authority 509.215, 633.104, 633.206(1)(b), 721.24(5) FS. Law Implemented 509.215, 633.104(1), 633.206(1)(b), 721.24(5) FS. History—New 5-23-94, Amended 9-6-01, Formerly 4A-43.018.

69A-43.019 Standards of the National Fire Protection Association Adopted.

(1) Except as modified by Section 509.215, F.S., the standards of the National Fire Protection Association, NFPA 101, the Life Safety Code, the edition as adopted and incorporated in Rule 69A-3.012, F.A.C., shall be the uniform firesafety standards for “public lodging establishments,” as defined in Section 509.013(4)(a), F.S., which are “transient establishments,” as defined in Section 509.013(11), F.S.

(2) The codes and standards published by the National Fire Protection Association may be obtained by writing to the National Fire Protection Association at 1 Batterymarch Park, Quincy, Massachusetts 02169-7471. All codes and standards referenced in this rule are also available for public inspection during regular business hours at the Bureau of Fire Prevention, Division of State Fire Marshal, 325 John Knox Road, The Atrium, Third Floor, Tallahassee, Florida 32303.

Rulemaking Authority 509.215(5) FS. Law Implemented 509.215 FS. History—New 9-15-02, Formerly 4A-43.019.

Preliminary review of plans; 3 story Bed & Breakfast

1. Page CV, the plans do not reference the 2020 Florida Fire Prevention Code 7th edition.
2. Page A-1.1, first floor, Guest Bedroom, no notation for smoke detectors on electric plan.
3. Page A-1.2, second floor, no noted bedroom/ sleeping area. No smoke detection.
4. Page A-1.3, Third floor, 2 bedrooms. No smoke detection.
5. No notation as to secondary egress.
6. No fire extinguisher placement.
7. No exit signs or emergency light noted



May 3rd, 2024

City of Neptune Beach
Community Development Department
116 1st Street
Neptune Beach, FL 32266

Re: 108 Orange Street - Development Order Application Comments

Ms. Whitmore,

The following is in response to the Development Order Application comments for the site located at 108 Orange Street, Neptune Beach, FL. Revisions to the plan are clouded and can be found on the enclosed sheet A-0.0 Site Plan, dated 5/4/24.

Planning & Zoning

1. Lot exceeds maximum driveway apron width. Maximum permissible driveway apron is 18 feet.
Response: The driveway apron width has been revised. Refer to the attached plan A-0.0 for compliance.
2. Front setback exceeds 10'. Maximum setback is 10'. Table 27-239
Response: The building has been relocated to conform with the code requirement. Refer to the attached plan A-0.0 for compliance.
3. Building frontage buildout is below required 70% . Building is 33' wide, lot is 53' wide, frontage is 62%.
4. **Response:** The building's south wall has been extended east to allow a frontage of 40'-11", which on a 55' lot equals 74% lot frontage. Refer to the attached plan A-0.0 for compliance.
5. Building does not adhere to required frontage standards. Must be either Storefront or Lobby.
Response: Pursuant to Section 27-236 Frontage Requirements and Standards, buildings in the CBD district require a 'Storefront' and 'Lobby Entrance.' On the 2nd floor of the building on the main Orange Street frontage, we are providing both a 'Storefront' and "Lobby Entrance" in compliance with the code. Further we are providing an "Overhead Balcony-Large" protecting the "Storefront" and "Lobby Entrance" from the elements, as shown on the previously submitted elevations.

Public Works

1. Please provide a utility plan.
Response: A utility plan will be provided at permit submittal.
2. Water Service: CONB is unaware of an existing service. If one cannot be field located, a service tap fee would be applicable.
Response: There was an existing house on the lot prior to clearing, however, if a water service cannot be located, my client will comply with a water service tap fee.

3. Sewer Service: Sewer stops at the north end of 108 Orange so the main will have to be extended. Any necessary extension of sewer main would be at the permittee's expense and terminated with a clean-out.

Response: If an extension of the sewer is necessary, my client will comply with the request.

4. Please be advised CONB is planning to pave Midway Street this fiscal year and any subsequent cutting of asphalt following paving would require patching and overlay as directed by CONB's engineer.

Response: Noted.

Public Safety

1. From a public safety perspective, the parallel parking spot on Midway is a cause for concern for ingress/egress of emergency vehicles as abuts the property line and is over the sidewalk setback line, as depicted on pg. 2 of the site plan.

Response: Noted. The parallel parking space is 25'-1" from the intersection of Midway and Orange Street, which in the applicant's opinion allows space for egress/ingress on Midway Street as well as providing sufficient space for an emergency vehicle's turning radius at the intersection of Midway and Orange Streets.

Fire Review

1. Facility Requirements:

- Provide soap to guests either in individually wrapped bars or as liquid soap in a dispenser.

Response: Will Comply.

- Provide a minimum of two towels for each guest. Towels must be cleaned and changed between each guest or daily, whichever occurs first.

Response: Will Comply.

- Size mattress pads, bed sheets and blankets appropriately to the mattress or bed so that the entire sleeping area of the mattress is covered.

Response: Will Comply.

- Sheets and pillowcases must be in good condition and cleaned and changed between each guest or once a week, whichever comes first.

Response: Will Comply.

- Bedding items, such as mattresses, comforters and pillows must be thoroughly aired, disinfected, and kept clean.

Response: Will Comply.

- Baby cribs provided to guests must meet safety standards established by the Consumer Products Safety Commission.

Response: Will Comply.

- Keep the establishment free of vermin.

Response: Will Comply.

- Properly ventilate the establishment. Maintain a minimum temperature of 68°F in all areas.

Response: Will Comply.

- Provide adequate lighting in halls, entrances, and stairways. Bathrooms should have lighting brightness of at least 20 foot-candles.
Response: Will Comply.
- File a Certificate of Balcony Inspection, form DBPR HR-7020, for any building three or more stories or 17 feet in height from the lowest grade level.
Response: Will Comply.
- Telephone surcharges, if any, must be posted near each phone on a card 3 X 5 inches or larger.
Response: Will Comply.
- Install secondary locking devices that cannot be opened by the guest's key on all guest room doors that open to the outside, to an adjoining room or to a hallway. Locking devices must meet standards approved by appropriate life safety agencies.
Response: Will Comply.
- Maintain a guest register showing the signature of each guest, the dates of the guest's stay and the rate charged for the rental unit. Maintain this information in chronological order for two years and make it available for inspection upon request.
Response: Will Comply.

2. Fire Safety:

- Install portable fire extinguishers in accordance with National Fire Protection Association (NFPA) 10.
Response: Will Comply.
- Provide a fire alarm system in accordance with NFPA 72.
Response: Will Comply.
- Install an automatic fire sprinkler system in accordance with NFPA 25. Exception: If all rooms open directly to the outside at ground level or lead to an exterior stairway.
Response: A NFPA 13R fire sprinkler system will be installed in accordance with this requirement
- One smoke alarm for the hearing impaired must be available.
- Install hard-wired smoke alarms in each sleeping area.
Response: Will Comply.
- Smoke alarms must be located no closer to the ceiling/wall juncture than four inches and no further from the ceiling/wall juncture than 12 inches.
Response: Will Comply.
- The local authority having jurisdiction determines the installation of emergency lights and exit signs.
Response: Will Comply.
- Establishments that exceed 16 occupants must meet the same fire safety requirements as hotels.
Response: Will Comply.
- Transoms are prohibited.
Response: Will Comply.

- Automatic fire suppression systems are required over cooking equipment when grease-laden vapors or smoke are produced.

Response: Will Comply.

3. Inspections:

- All new licensees are required to pass a sanitation and safety inspection prior to opening. After meeting all requirements and submitting your license application and fees contact the department at 850.487.1395 to schedule an opening inspection. For more information about inspections view the inspections page.

Response: Will Comply.

- Once licensed, operators must meet and maintain all applicable standards of a public food service establishment as provided in rule, code, and statute. Conduct all food storage and food preparation operations in an approved, licensed food service establishment. You may not conduct food operations in a private residence.

Response: Will Comply.

- Division personnel inspect as often as necessary for enforcement of the provisions of law and rule, and the protection of the public's health, safety, and welfare. Non-Seating food service license operators must permit division personnel right of entry at any reasonable time to observe food preparation and service. If necessary, division personnel may examine records of the unit to obtain pertinent information regarding food and supplies purchased, received, or used.

Response: Will Comply.

Please do not hesitate to call with any question or if you require further information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KES', is positioned above the printed name.

Kevin E. Solomon, President
KES Architects, PLLC

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT
IN AND FOR DUVAL COUNTY, FLORIDA

Case No.: 16-2022-AP-18
Division: AP-A

DOUGLAS L. DRIVER and
MARGARET R. DRIVER,
Appellants,

vs.

CITY OF NEPTUNE BEACH,
Appellee.

ORDER DENYING PETITION FOR WRIT OF CERTIORARI

PER CURIAM.

This matter is before the Circuit Court acting in its appellate capacity. Having thoroughly reviewed the written submissions and upon due consideration, the Court finds:

1. The petition seeks review of quasi-judicial, administrative action by the City of Neptune Beach, Florida pursuant to Rule 9.100(F), Florida Rules of Appellate Procedure.
2. Douglas and Margaret Driver (the Petitioners) challenge Respondent Neptune Beach City Council's (the City) imposition of set-back and height restrictions on their proposed single-family residence.
3. The City's decision was based on a deliberative process that afforded *procedural due process* and *observed the essential requirements of the law*. Furthermore, the City's action is supported by *competent substantial evidence*.
4. In conducting this review, the Court may not re-weigh the evidence nor substitute its judgment for that of the quasi-judicial body. *City of Atlantic Beh. v. Wolfson*, 118 So.3d 993 (Fla. 1st DCA 2013).
5. In addition to receiving public comment, the City considered issues of neighborhood character, similarly situated and located properties, traffic and access issues in light of narrow streets, impact on the area, and compatible uses in the surrounding area (including neighboring residences adhering to twenty-eight (28) feet height limit).

6. Our review of the record indicates the City adhered to the essential requirements of the City of Neptune Beach Code of Ordinances, Section 27-160 and 161 and weighed the enumerated criteria therein.
7. Planning commission decisions may also constitute competent substantial evidence. *Hillsborough County Board of County Commissioners v. Longo*, 505 So.2d 470 (Fla.2nd DCA 1987). Here, the City had the additional benefit of prior quasi-judicial proceedings involving the subject property before the Neptune Beach Community Development Board.
8. The City's decision was sufficiently grounded in applicable facts and law; and was not merely a response to public opinion.

Therefore, it is ORDERED and ADJUDGED:

The Petition for Certiorari Review is DENIED.

ENTERED, this 30th day of November 2022.

SHARRIT, DEARING, and COOPER, J.J., concur



APPLICATION FOR DEVELOPMENT PLAN REVIEW

CITY OF NEPTUNE BEACH PLANNING AND DEVELOPMENT DEPARTMENT
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266-6140
PH: 270-2400 Ext 34 CDD@NBFL.US

Application Fee: **\$400**

Date Filed: 4/10/24

Name and address of the applicant requesting development review: (Note: if the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal). The undersigned hereby applies for a development review as follows:

Name & Address of Property Owner:	Telephone: <u>904.502.8775</u>
<u>DOUGLAS L. DRIVER</u>	E-Mail: <u>DLDRIVER47@gmail.com</u>
<u>1150 FLORIDA BLVD NEPTUNE BEACH, FL 32206</u>	Real Estate #: <u>172769-0000</u>
Property Address (if different from mailing):	Lot <u>4</u> Block: <u>23</u>
<u>108 ORANGE STREET</u>	Subdivision: <u>03151 NEPTUNE R/P</u>
<u>NEPTUNE BEACH, FL 32206</u>	Zoning District:

Name and Address of Agent/Applicant:	Telephone: <u>904.374.1736</u>
<u>MCANEN BUILDERS, LLC</u>	E-Mail: <u>LWM@MCANENBUILDERS.COM</u>
<u>650 PARK ST JACKSONVILLE, FL 32204</u>	

Describe Request being made:
<u>NEW CONSTRUCTION BED AND BREAKFAST.</u>

PLEASE BE ADVISED THE COMMUNITY DEVELOPMENT BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE DEVELOPMENT PLAN.

[Signature]
Signature of the Owner

State of Florida
County of Duval

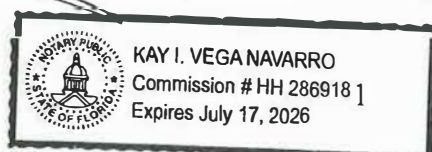
Signed and sworn before me on this 12th day of April, 2024.

By Douglas L. Driver

Identification verified: Personally known Oath sworn: ☐ Yes ☒ No

[Signature]
Notary Signature

My Commission expires: 7/17/26



OWNER'S AUTHORIZATION FOR AGENT/AFFIDAVIT OF ASSENT

THIS FORM MUST BE FILLED OUT IN THE CASE THAT THE APPLICANT IS NOT THE OWNER OF THE PREMISES UNDER WHICH THE PARTICULAR APPLICATION IS BEING FILED.

LEONARD W. MCAULEY, MCAULEY BUILDERS is hereby authorized TO ACT ON BEHALF OF DOUGLAS DRIVER, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to Neptune Beach, Florida, for an application related to Development Permit or other action pursuant to a:

☐

Rezoning

☐

Special Exception

☐

Replat

☐

Commercial Development Order

☐

Appeal

☐

Comp. Plan Amendment

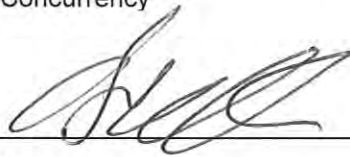
☐

Concurrency

☐

Other/ Champion or heritage tree removal

BY:



Signature of Owner

Douglas C. Driver III

Print Name

Signature of Owner

Print Name Daytime Telephone Number

State of Florida

County of Duval

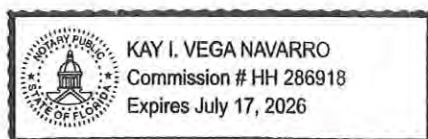
Signed and sworn before me on this 12 day of April, 2024

By Douglas C. Driver III

Identification verified: Personally Known Oath sworn: Yes No

Notary Signature

My Commission expires: 7/17/2026



CHECKLIST FOR DEVELOPMENT PLAN REVIEW

Application Type:

Preliminary Development Plan Commercial Preliminary Development Plan Residential
Development Plan Commercial Development Plan Residential
Champion/Heritage Tree Removal Replat

For the complete list of requirements see Article III in Chapter 27 of the Code of Ordinances.

Commonly required items for preliminary development review.

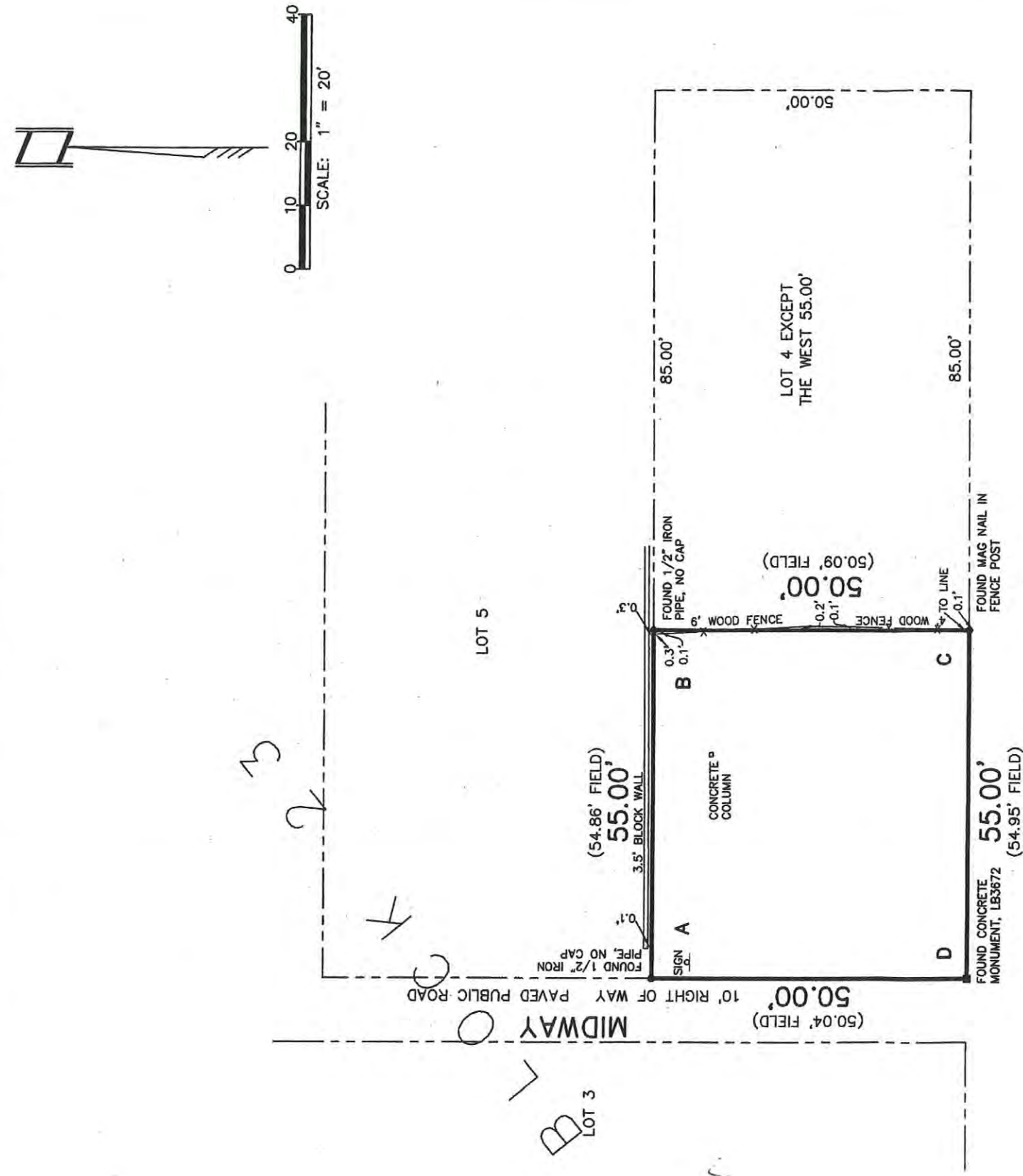
Material required: (check applicable items)

- ☐ Site Plan
- Floor Plan
- Elevation (four sides)
- Landscape Plan/ Existing Tree Survey
- Surveys (sometimes including Tree and/or Soils)
- Parking Plan (may be included on another plan)
- Impervious Surface Calculations
- Stormwater and drainage plan
- Lighting Plan (exterior only)
- Wetland Buffer
- Signage Plan
- Current Legal Survey
- Utility Plan
- Existing and proposed easements
- Existing and proposed easements

Disclaimer: This helpful guide is not intended to replace any or all of the Unified Land Development Regulations of the City of Neptune Beach, requirements for application and review procedures required for development orders and certain types of permits. The guide is meant to assist in the facilitation of the review process only. For a complete description of requirements, refer to Chapter 27 of the Unified Land Development Regulations.

MAP SHOWING SURVEY OF

THE WEST 55.00 FEET OF LOT 4, BLOCK 23, REPLAT OF NEPTUNE AS RECORDED IN PLAT BOOK 4, PAGE 46, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



ORANGE STREET

57' RIGHT OF WAY PAVED PUBLIC ROAD

NOTES:

- NOTES:
1. THIS IS A BOUNDARY SURVEY.
 2. NO BUILDING RESTRICTION LINES AS PER PLAT.
 3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:

A = 89°56'38"
B = 90°09'31"
C = 89°47'15"
D = 90°06'36"

4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0409H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA

THIS SURVEY WAS MADE FOR THE BENEFIT OF DOUGLAS DRIVER AND BECKY DRIVER.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

3. C

STEPHEN W. CREWS, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 5996
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY:

DRAWN BY: PGP

FILE: 2015-0492

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE:

DATE: APRIL 29, 2015

SHEET 1 OF 1

REVISED SITE PLAN SUBMITTED 5/3/2024



678 FORT WILLIAM DRIVE
SAINT JOHNS, FL 32259
904.564.0099
WWW.KES-ARCHITECTS.COM

EXPIRES: 2/28/25

DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	
1	PRELIMINARY PRICING PLAN
2	REVISED PRELIMINARY PRICING PLAN
3	PERMIT SET
4	REVISIONS PER NB DEVELOPMENT REVIEW

PROJECT #	2112
DRAWN BY	KES
DATE	8/25/23

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

A-0.0

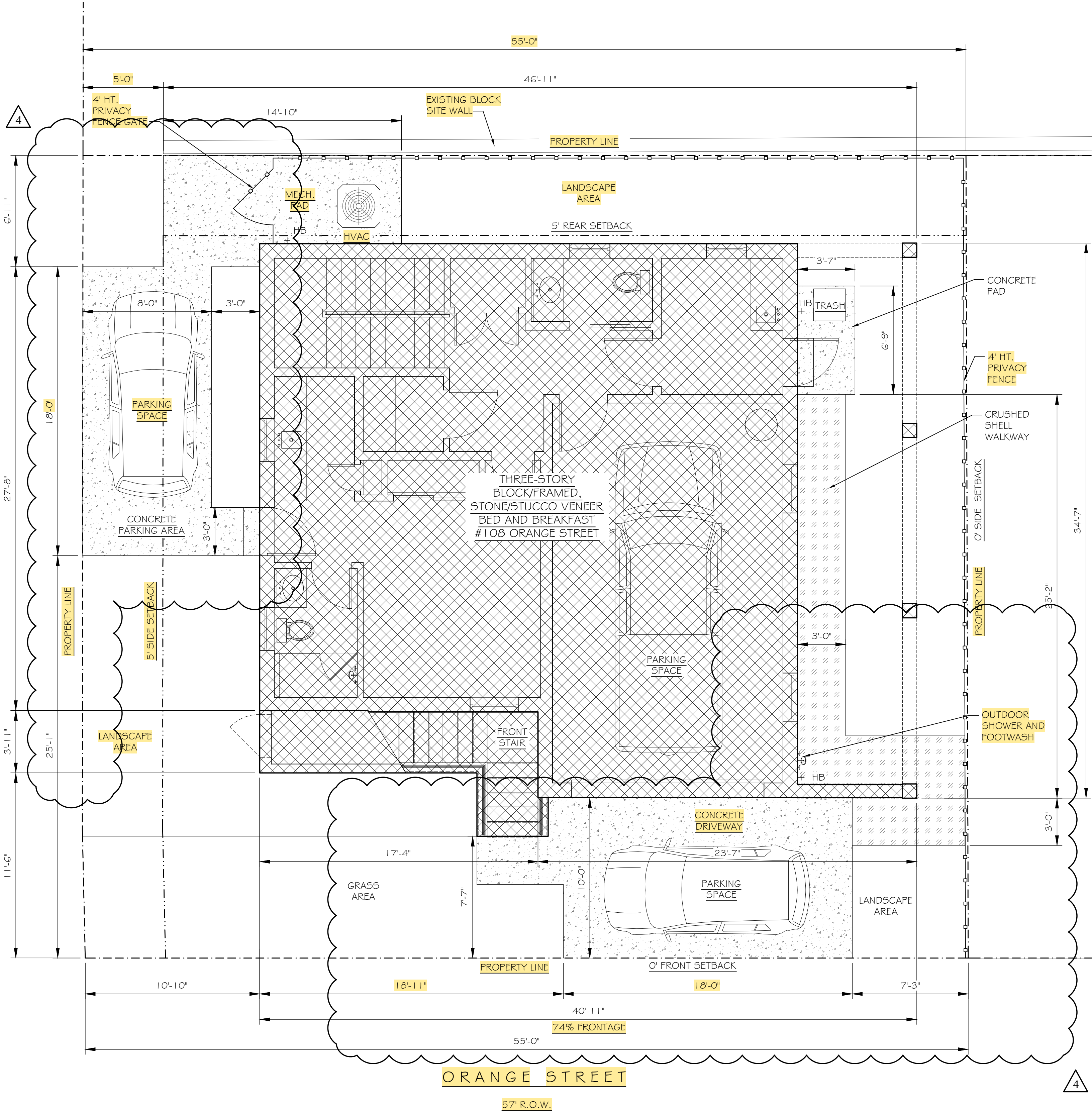
SITE PLAN LEGEND	
PROPOSED HOUSE FOOTPRINT	
PROPOSED HARDSCAPE	
PROPOSED FENCE	
PROPERTY LINE	
SETBACK LINE, B.R.L.	
DRAINAGE FLOW DIRECTION (MIN. 1% SLOPE)	

SQUARE FOOTAGE	
1ST FLOOR CONDITIONED	664 SF
1ST FLOOR UNCONDITIONED	525 SF
1ST FLOOR PORCHES	85 SF
2ND FLOOR CONDITIONED	916 SF
2ND FLOOR TERRACES	357 SF
3RD FLOOR CONDITIONED	916 SF
3RD FLOOR TERRACES	142 SF
TOTAL CONDITIONED SF	2,496 SF
TOTAL UNCONDITIONED SF	525 SF
TOTAL PORCH/TERRACE SF	570 SF
TOTAL SF	3,591 SF

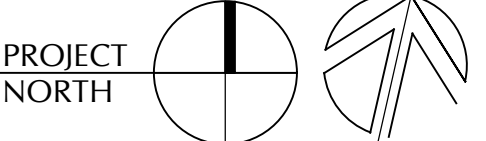
IMPERVIOUS SURFACE RATIO (ISR)	
SITE SQUARE FOOTAGE (PER DEED)	2,754 SF
IMPERVIOUS SURFACE: MAIN STRUCTURE HARDSCAPE	1,240 SF 466 SF
TOTAL COVERAGE SF	1,706 SF
IMPERVIOUS SURFACE RATIO (1,706 / 2,754)	61.9%
ALLOWED 85% MAX. OF AREA AS DESCRIBED IN DEED	

MIDWAY STREET

10' R.O.W.



1 OVERALL SITE PLAN
A-0.0 SCALE: 1/4" = 1'-0"



Driver Bed & Breakfast

108 Orange Street
Neptune Beach, FL 32266



GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE, AND MUNICIPAL CODES AND CODE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- THE CONSTRUCTION DOCUMENT PACKAGE REPRESENTS THE BASIC PROJECT SCOPE AND CONSTRUCTION REQUIREMENTS. THE CONTRACTOR, SUB-CONTRACTORS AND SUPPLIERS FOR THIS PROJECT SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY.
- SUB-CONTRACTORS SHALL PREPARE BIDS FROM THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND SHALL NOT BE ALLOWED TO BID BASED ON ONLY A PARTIAL REVIEW. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF THE WORK AND THE MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH OWNER OR ARCHITECT.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE FOR COMPLETE AND FINISHED WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY, FUNCTIONING AND OPERATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS THAT ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC OR FUNCTIONAL COMPONENT OF THE WORK, SHALL BE INCLUDED AS IF IT WERE DRAWN OR SPECIFIED.
- DIMENSIONS:
-IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS.
-UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM TO: FACE OF CMU OR FACE OF EXTERIOR SHEATHING
- ALL ELEVATIONS ARE REFERENCED FROM TOP OF SLAB BEING EQUAL TO +0'-0".
- WHERE DIMENSIONS ARE SHOWN WITH +/- INDICATIONS, ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS. IF ADJUSTMENT REQUIRED IS GREATER THAN 10%, NOTIFY ARCHITECT FOR REVIEW.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
- MINIMUM CLEARANCE AND OTHER DIMENSIONAL REQUIREMENTS SHALL TAKE PRECEDENCE IN ALL CASES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- SEE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONS LOCATING FIXTURES, GRILLES, DIFFUSERS AND OTHER CRITICAL CEILING ITEMS.
- DETAILS MARKED "TYPICAL" (TYP.) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
- DETAILS MARKED "SIMILAR" (SIM.) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON THE PLAN.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT.
- WHERE THE PHRASE "OR EQUAL" OR "AN APPROVED EQUAL" OCCURS IN THE CONTRACT DOCUMENTS, DO NOT ASSUME THAT MATERIALS, PRODUCTS OR EQUIPMENT WILL BE APPROVED AS EQUAL UNLESS THE ITEM HAS BEEN SPECIFICALLY APPROVED IN WRITING FOR THIS WORK BY THE ARCHITECT.
- SUBSTITUTIONS MUST BE PRE-APPROVED IN WRITING BY THE ARCHITECT.
- DIMENSIONS, ALIGNMENTS AND DETAILS SHOWN ON THESE DOCUMENTS ARE BASED UPON AN ASSUMED MANUFACTURER'S STANDARD DETAILS. IF A MANUFACTURER IS SUBSTITUTED AND/OR "APPROVED EQUAL" BY THE ARCHITECT AS SPECIFIED, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DIMENSIONAL AND DETAIL REQUIREMENTS OF THIS PROJECT AND/OR ENGAGE THE ARCHITECT TO REVISE AND COORDINATE THE CONTRACT DOCUMENTS AS MAY BE REQUIRED.
- CONFLICTS IN DIMENSION, STRUCTURE, PLACEMENT, OPERATION, AND DETAIL SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR RESOLUTION.
- FOLLOW ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES UNLESS OTHERWISE DIRECTED.

INDEX OF DRAWINGS

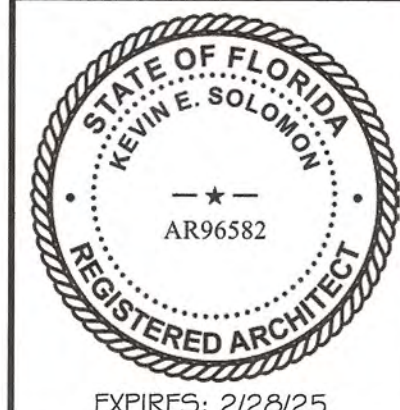
ARCHITECTURAL		ISSUE DATE	STRUCTURAL		ISSUE DATE
CV	COVER SHEET & PROJECT INFO.	3.29.24	SO.0	GENERAL NOTES	3.26.24
A-0.0	SITE PLAN	3.29.24	SO.1	FOUNDATION PLAN	3.26.24
A-1.1	1ST FLOOR PLANS	3.29.24	SO.0	FOUNDATION DETAILS	3.26.24
A-1.2	2ND FLOOR PLANS	3.29.24	S1.0	1ST LEVEL FRAMING	3.26.24
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A-2.1	EXTERIOR ELEVATIONS	3.29.24	S2.0	2ND LEVEL FRAMING	3.26.24
A-2.2	EXTERIOR RENDERINGS	3.29.24	S2.1	2ND LEVEL FLOOR	3.26.24
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A-3.3	WALL SECTIONS	3.29.24	SD.1	DETAILS	3.26.24
A-3.4	WALL SECTIONS	3.29.24	SD.2	DETAILS	3.26.24
A-3.5	WALL SECTIONS	3.29.24	SD.3	DETAILS	3.26.24
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A-5.1	WINDOW / DOOR SCHEDULES	3.29.24			
A-5.2	WINDOW / DOOR DETAILS	3.29.24			
A-5.3	WINDOW / DOOR DETAILS	3.29.24			
A-6.1	SPECIFICATIONS	3.29.24			
A-6.2	SPECIFICATIONS	3.29.24			
A-6.3	SPECIFICATIONS	3.29.24			
A-6.4	SPECIFICATIONS	3.29.24			
E-1.1	1ST FLOOR POWER PLAN	3.29.24			
E-1.2	2ND FLOOR POWER PLAN	3.29.24			
E-1.3	3RD FLOOR POWER PLAN	3.29.24			

PROJECT INFORMATION

PROJECT ADDRESS	108 ORANGE STREET, NEPTUNE BEACH, FL 32266	
SCOPE	CONSTRUCTION OF A NEW BED AND BREAKFAST, INCLUDING SITE WORK AND HARDSCAPE.	
SQUARE FOOTAGE	2,496 SF	CONDITIONED
	399 SF	UNCONDITIONED
	570 SF	PORCHES AND TERRACES
CODE REVIEW JURISDICTION	NEPTUNE BEACH	
APPLICABLE CODES	2020 FLORIDA BUILDING CODE - BUILDING - 7TH EDITION (FBC) 2020 FLORIDA BUILDING CODE - RESIDENTIAL - 7TH EDITION (FBC) 2020 FLORIDA BUILDING CODE - EXISTING BUILDINGS - 7TH EDITION (FBC) 2020 FLORIDA BUILDING CODE - MECHANICAL - 7TH EDITION (FBC) 2020 FLORIDA BUILDING CODE - PLUMBING - 7TH EDITION (FBC) 2020 FLORIDA BUILDING CODE - ENERGY CONSERVATION - 7TH EDITION (FBC) 2017 NFPA NATIONAL ELECTRIC CODE (NEC)	
ZONING DISTRICT	CBD: CENTRAL BUSINESS DISTRICT	
BUILDING HEIGHT	35'-0" (35' MAXIMUM)	
SETBACKS	FRONT: 0'	
	SIDE: 0' & 4 5'	
	REAR: 5'	
IMPERVIOUS SURFACE RATIO	60.1% (65% MAXIMUM)	

KES
ARCHITECTS

678 FORT WILLIAM DRIVE
SAINT JOHNS, FL 32259
904.564.0099
WWW.KES-ARCHITECTS.COM



DRIVER BED & BREAKFAST

108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED

9.18.23

12.12.23

3.29.24

1

2

3

PRELIMINARY PRICING PLAN

REVISED PRELIMINARY PRICING PLAN

PERMIT SET

PROJECT # 2112

DRAWN BY KES

DATE 8/25/23

SHEET TITLE

COVER SHEET
& PROJECT
INFO.

SHEET NUMBER

CV



678 FORT WILLIAM DRIVE
SAINT JOHNS, FL 32259
904.564.0099
WWW.KES-ARCHITECTS.COM



DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	
1	PRELIMINARY PRICING PLAN
2	REVISED PRELIMINARY PRICING PLAN
3	PERMIT SET

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

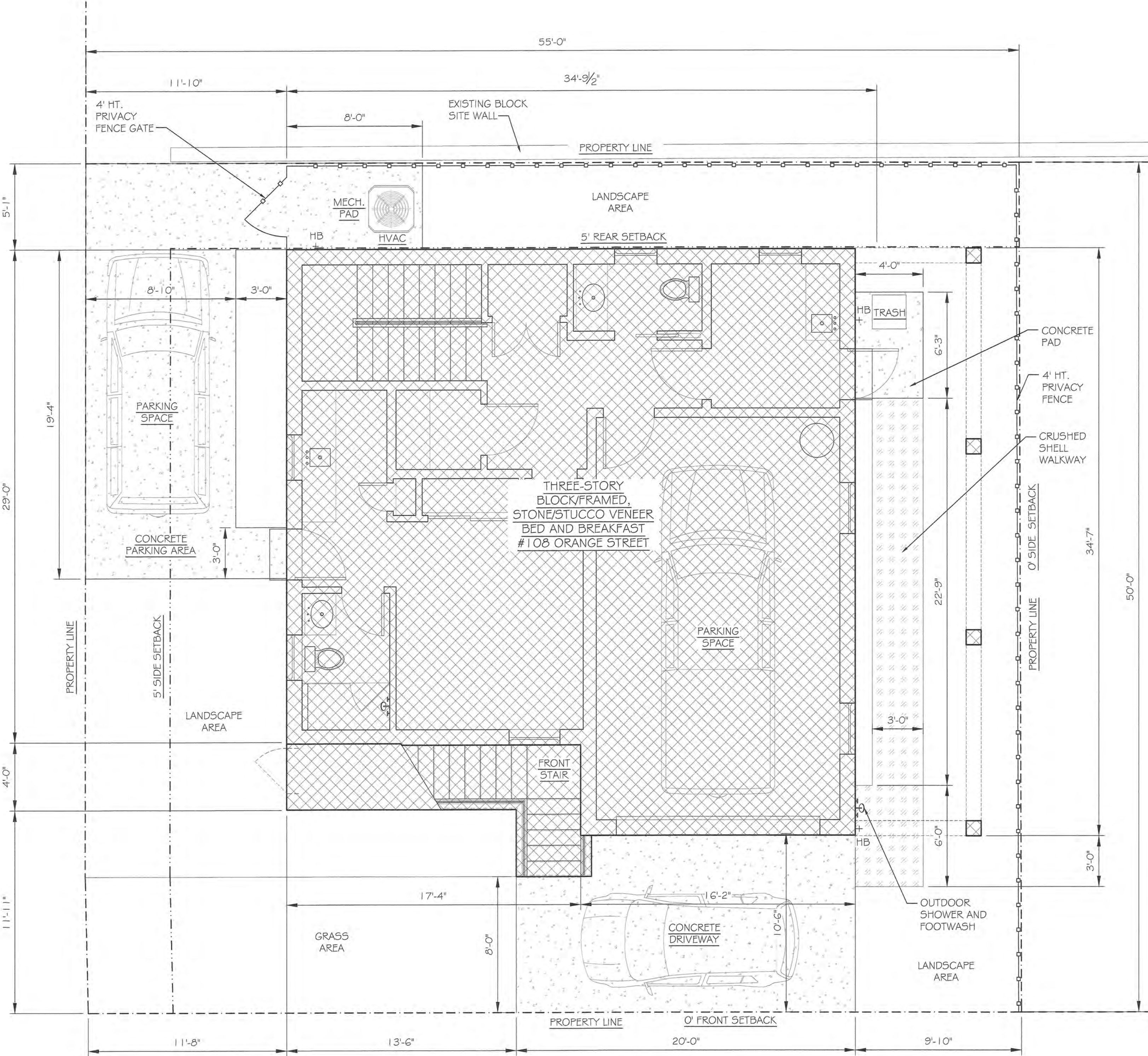
A-0.0

SITE PLAN LEGEND	
PROPOSED HOUSE FOOTPRINT	
PROPOSED HARDSCAPE	
PROPOSED FENCE	
PROPERTY LINE	
SETBACK LINE, B.R.L.	
DRAINAGE FLOW DIRECTION (MIN. 1% SLOPE)	

SQUARE FOOTAGE	
SQUARE FOOTAGE:	
1ST FLOOR CONDITIONED	664 SF
1ST FLOOR (UNCONDITIONED)	399 SF
1ST FLOOR PORCHES	85 SF
2ND FLOOR CONDITIONED	916 SF
2ND FLOOR TERRACES	337 SF
3RD FLOOR CONDITIONED	916 SF
3RD FLOOR TERRACES	148 SF
TOTAL CONDITIONED SF:	
TOTAL UNCONDITIONED SF:	
TOTAL PORCH/TERRACE SF:	
TOTAL SF:	

IMPERVIOUS SURFACE RATIO (ISR)	
SITE SQUARE FOOTAGE (PER DEED):	
IMPERVIOUS SURFACE:	
MAIN STRUCTURE:	
HARDSCAPE:	
TOTAL COVERAGE SF:	
IMPERVIOUS SURFACE RATIO (1,656 / 2,754):	
ALLOWED 65% MAX. OF AREA AS DESCRIBED IN DEED	

MIDWAY STREET
10' R.O.W.



ORANGE STREET

57' R.O.W.

1 OVERALL SITE PLAN
A-0.0 SCALE: 1/4" = 1'-0"

PROJECT NORTH



LIGHT FIXTURE SCHEDULE				
SYMBOL	TAG	DESCRIPTION	MANUF.	MODEL NUMBER
	A	4" LED RECESSED CAN LIGHT: TRIMMED	LITHONIA	4JBK RD 30K 90CRI MW MG
	B	4" LED RECESSED ADJUSTABLE CAN LIGHT: TRIMMED	LITHONIA	4JBK ADJ 30K 90CRI MW MG
	C	4" RECESSED LENSED LIGHT: TRIMMED	LITHONIA	TBD
	D	2" RECESSED PIN LIGHT: TRIMMED	LITHONIA	TBD
	E1	UNDER-CABINET STRIP LIGHT	DIODE	VALENT IN SLIM CHANNEL
	E2	VERTICAL STRIP LIGHT	DIODE	VALENT IN SLIM CHANNEL
	F	CLOSET STRIP LIGHT	LITHONIA	TBD
	G	SURFACE MOUNTED STRIP LIGHT	LITHONIA	FML4W 48 ALOG SEF 835 MVOLT
	H	DECORATIVE CEILING FIXTURE	OWNER SUPPLIED / INSTALLED BY GC	
	J	DECORATIVE PENDANT	OWNER SUPPLIED / INSTALLED BY GC	
	K	DECORATIVE INTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC	
	L	DECORATIVE EXTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC	
	M	EXHAUST FAN	BY HVAC CONTRACTOR	
	N	DECORATIVE PADDLE FAN	OWNER SUPPLIED / INSTALLED BY GC	

ELECTRIC LIGHTING LEGEND	
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GARAGE DOOR OPENER
	SMOKE / CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	J-BOX

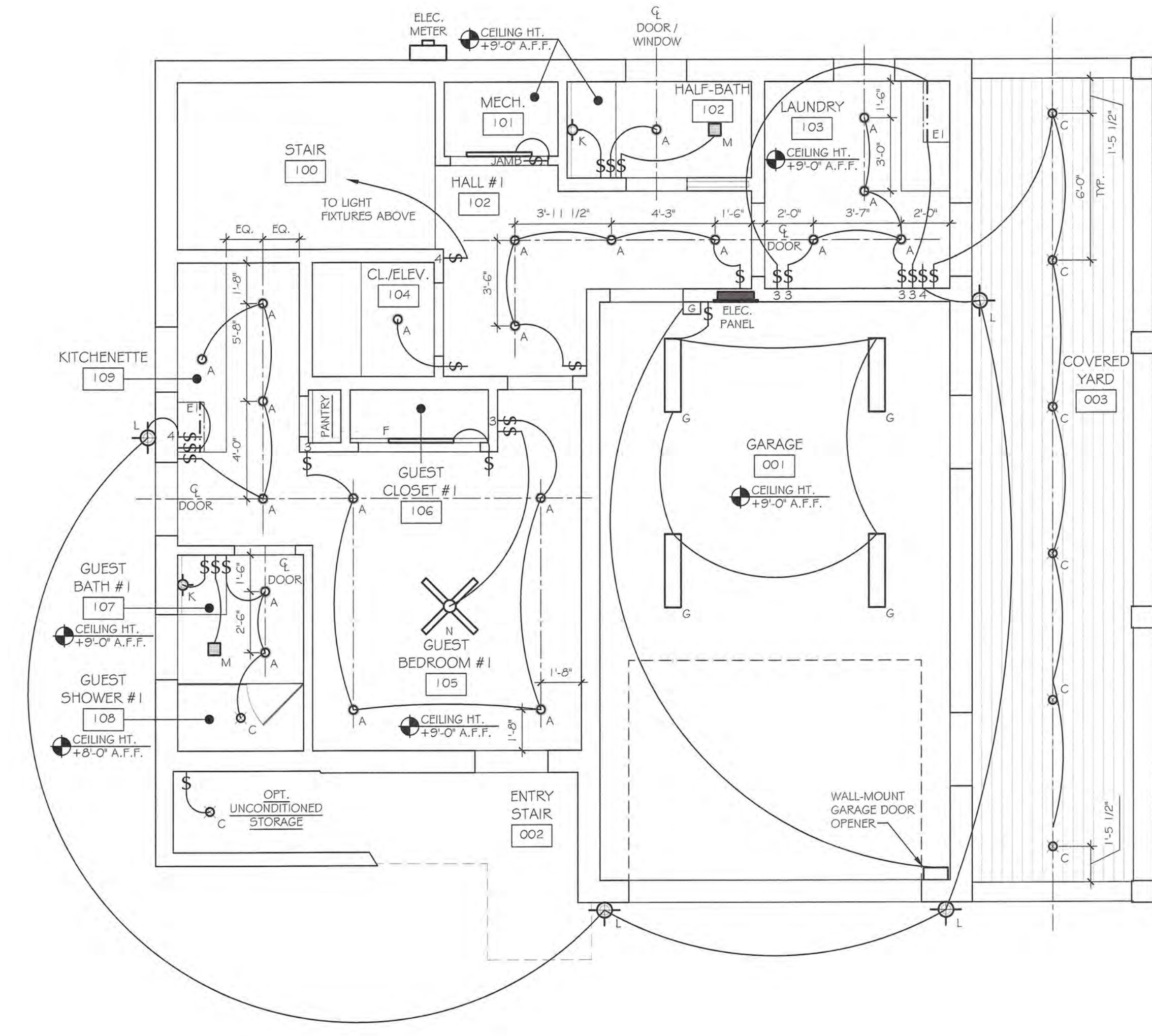
LIGHTING PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM THE FACE OF FINISH TO CENTERLINE OF FIXTURE, U.N.O.
2.	ALL LIGHT FIXTURES SHALL BE LOCATED IN THE CENTER OF THE ROOM, U.N.O.
3.	ALL SWITCHES IN INTERIOR PUBLIC AREAS AND BEDROOMS SHALL BE DIMMABLE.
4.	ALL DECORATIVE FIXTURES LISTED, INCLUDING PADDLE FANS, SHALL BE SELECTED AND SUPPLIED BY THE OWNER/INTERIOR DESIGNER AND INSTALLED BY THE GC
5.	DESIGNER AND INSTALLED BY THE GC
6.	REFER TO E-SERIES DRAWINGS FOR ELECTRICAL GENERAL NOTES AND SPECIFICATIONS

LIGHTING NOTE	
NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (FBC-EC-R404.1)	

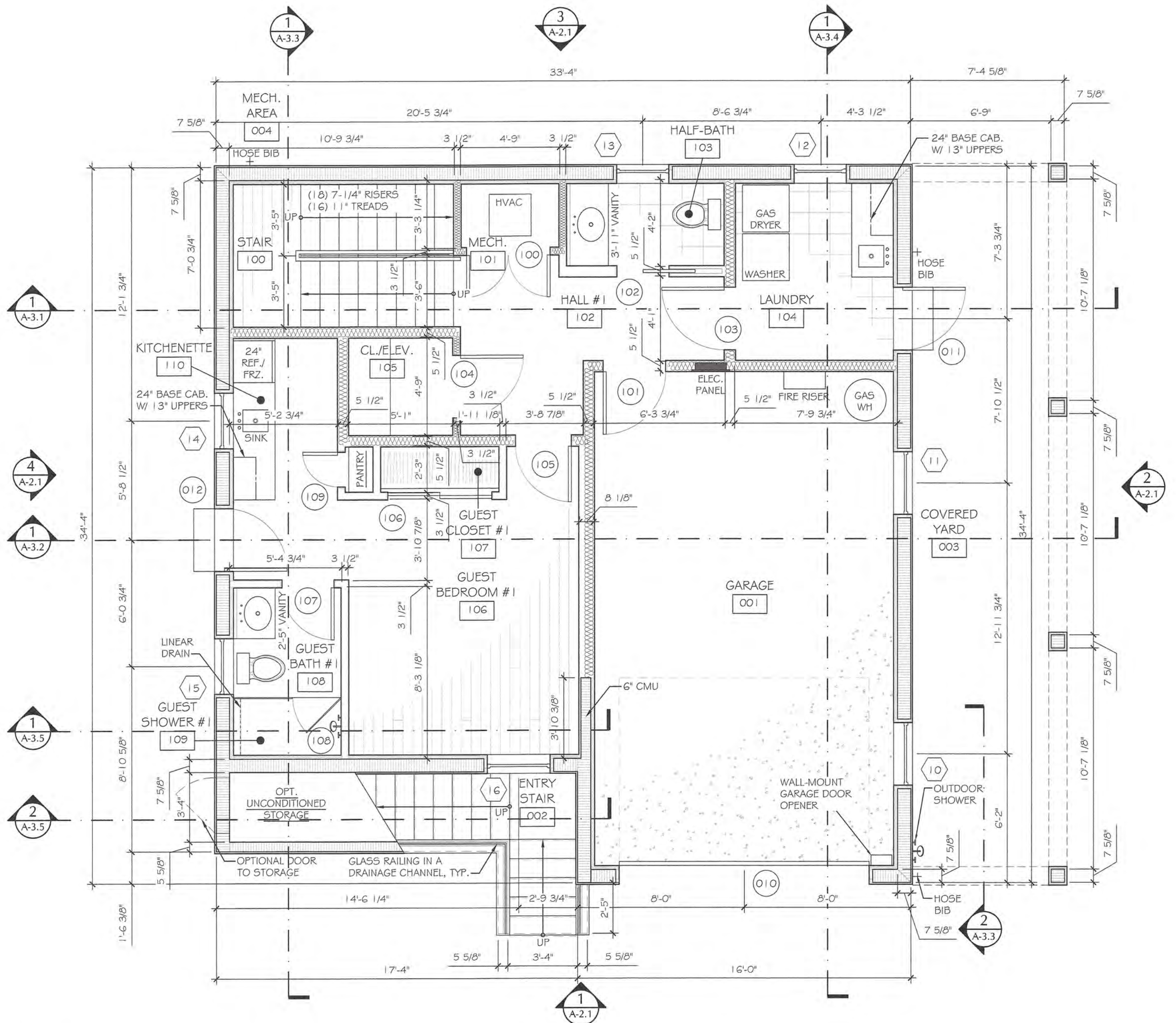
FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD / CMU, UNLESS OTHERWISE NOTED.
2.	CONTRACTOR TO VERIFY THE DIMENSIONS INDICATED "V.I.F." ON THE PLANS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OF WORK
3.	INTERIOR DOORS SHALL BE FRAMED SO THAT THE FINISH DIMENSION FROM THE JAMB TO THE ADJACENT WALL IS 5" OR IN THE CENTER OF THE WALL, UNLESS OTHERWISE NOTED.
4.	REFER TO A-5.1 FOR DOOR AND WINDOW SCHEDULES

SQUARE FOOTAGE	
SQUARE FOOTAGE:	
1ST FLOOR UNCONDITIONED	664 SF
1ST FLOOR PORCHES:	85 SF
2ND FLOOR UNCONDITIONED:	916 SF
2ND FLOOR TERRACES:	337 SF
3RD FLOOR UNCONDITIONED:	916 SF
3RD FLOOR TERRACES:	148 SF
TOTAL UNCONDITIONED SF:	2,496 SF
TOTAL PORCH/TERRACE SF:	399 SF
TOTAL SF:	570 SF

WALL LEGEND	
INTERIOR WALL CONSTRUCTION:	
-2x4 OR 2x6 @ 16" O.C. - SEE PLAN	
-1/2" GYP. BD., BOTH SIDES, LEVEL 5 FINISH	
1ST FLOOR EXT. WALL CONSTRUCTION:	
-STONE/TILE PANELS, MUDD TO BLOCK	
-8" CMU BLOCK W/ THOROSEAL	
-1" UNFACED EXTRUDED POLYSTYRENE	
-1x4 FURRING @ 24" O.C.	
-1/2" GYP. BD., LEVEL 5 FINISH	
2ND & 3RD FLOOR EXT. WALL CONSTRUCTION:	
-(3) COAT STUCCO, SMOOTH, PAINTED	
-SELF-FURRING FIBERGLASS LATH	
-TYVEK STUCCOWRAP WRB	
-1/2" CDX PT PLYWOOD SHEATHING	
-2x6 STUDS @ 16" O.C.	
-5-1/2" UNFACED, BATT INSULATION	
-1/2" GYP. BD., LEVEL 5 FINISH	
SOUND-BATT INSULATION	



2 FIRST FLOOR LIGHTING PLAN
A-1.1 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
KEVINE SOLOMON
REGISTERED ARCHITECT
AR96582
EXPIRES: 2/28/25

DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	9.18.23	12.12.23	3.29.24
1	PRELIMINARY PRICING PLAN	REVISED PRELIMINARY PRICING PLAN	PERMIT SET

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
FIRST FLOOR PLANS

SHEET NUMBER
A-1.1

LIGHT FIXTURE SCHEDULE			
SYMBOL	TAG	DESCRIPTION	MANUF. MODEL NUMBER
	A	4" LED RECESSED CAN LIGHT, TRIMMED	LITHONIA 4JBR RD 30K 90CRI MW M6
	B	4" LED RECESSED ADJUSTABLE CAN LIGHT, TRIMMED	LITHONIA 4JBR ADJ 30K 90CRI MW M6
	C	4" RECESSED LENSED LIGHT, TRIMMED	LITHONIA TBD
	D	2" RECESSED PIN LIGHT, TRIMMED	LITHONIA TBD
	E1	UNDER-CABINET STRIP LIGHT	DIODE VALENT IN SLIM CHANNEL
	E2	VERTICAL STRIP LIGHT	DIODE VALENT IN SLIM CHANNEL
	F	CLOSET STRIP LIGHT	LITHONIA TBD
	G	SURFACE MOUNTED STRIP LIGHT	LITHONIA TBD
	H	DECORATIVE CEILING FIXTURE	OWNER SUPPLIED / INSTALLED BY GC
	J	DECORATIVE PENDANT	OWNER SUPPLIED / INSTALLED BY GC
	K	DECORATIVE INTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC
	L	DECORATIVE EXTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC
	M	EXHAUST FAN	BY HVAC CONTRACTOR
	N	DECORATIVE PADDLE FAN	OWNER SUPPLIED / INSTALLED BY GC

ELECTRIC LIGHTING LEGEND	
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	GARAGE DOOR OPENER
	SMOKE / CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	J-BOX

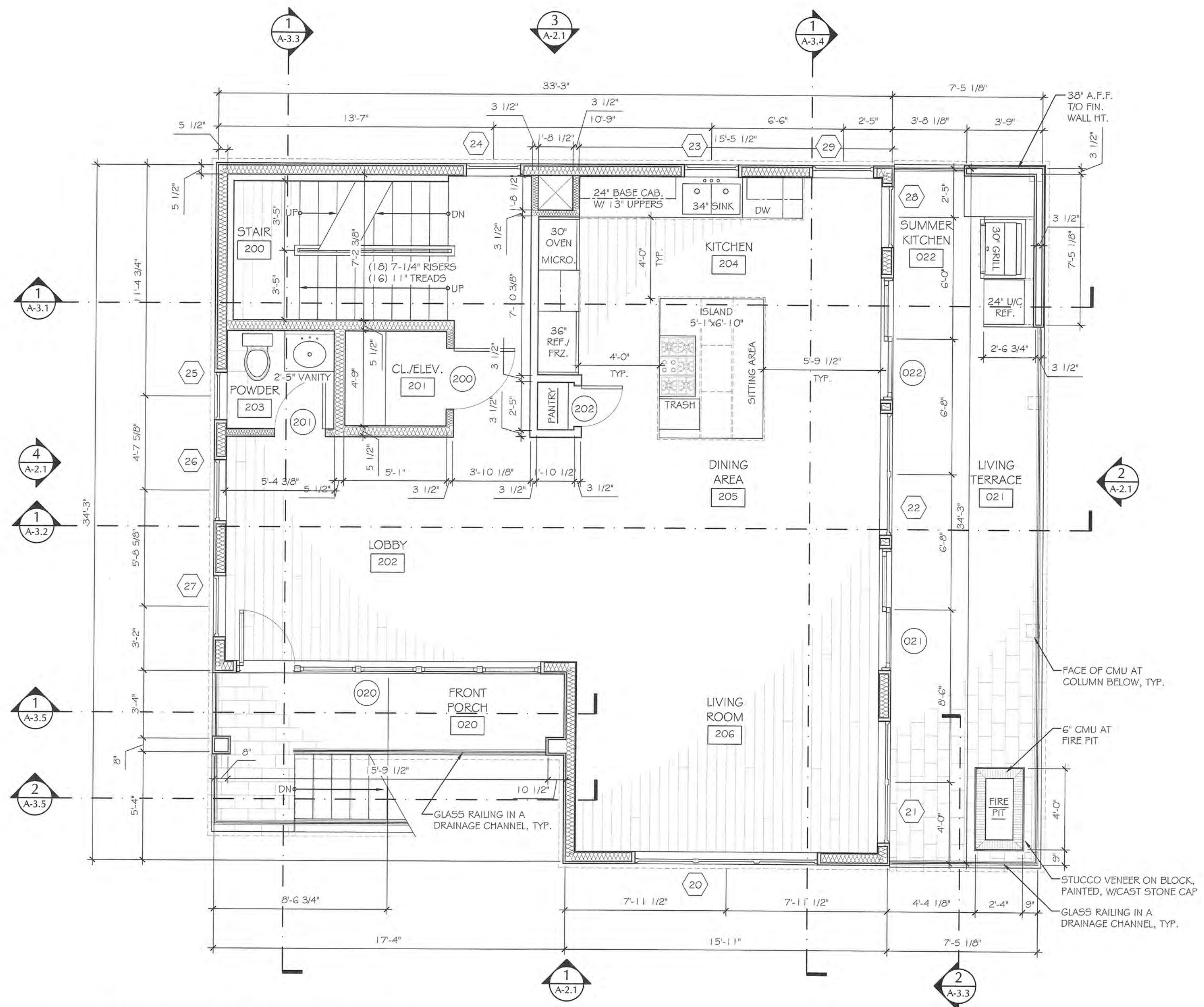
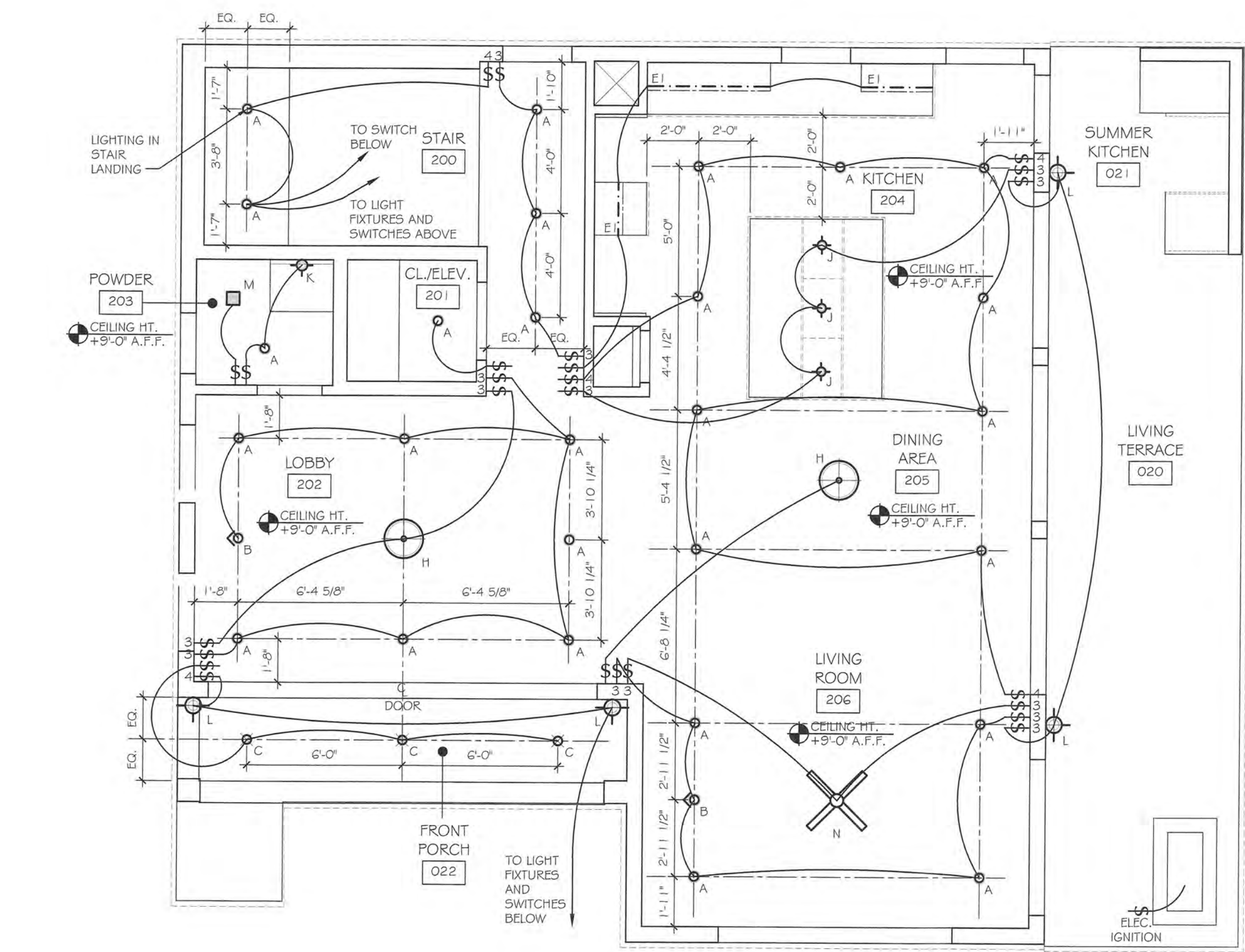
LIGHTING PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM THE FACE OF FINISH TO CENTERLINE OF FIXTURE, U.N.O.
2.	ALL LIGHT FIXTURES SHALL BE LOCATED IN THE CENTER OF THE ROOM, U.N.O.
3.	ALL SWITCHES IN INTERIOR PUBLIC AREAS AND BEDROOMS SHALL BE DIMMABLE.
4.	ALL DECORATIVE FIXTURES LISTED, INCLUDING PADDLE FANS, SHALL BE SELECTED AND SUPPLIED BY THE OWNER/INTERIOR DESIGNER AND INSTALLED BY THE GC
5.	REFER TO E-SERIES DRAWINGS FOR ELECTRICAL GENERAL NOTES AND SPECIFICATIONS

LIGHTING NOTE	
NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (FBC-EC-R404.1)	

FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD / CMU, UNLESS OTHERWISE NOTED.
2.	CONTRACTOR TO VERIFY THE DIMENSIONS INDICATED "V.I.F." ON THE PLANS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OF WORK.
3.	INTERIOR DOORS SHALL BE FRAMED SO THAT THE FINISH DIMENSION FROM THE JAMB TO THE ADJACENT WALL IS 5" OR IN THE CENTER OF THE WALL, UNLESS OTHERWISE NOTED.
4.	REFER TO A-5.1 FOR DOOR AND WINDOW SCHEDULES

SQUARE FOOTAGE	
SQUARE FOOTAGE:	
1ST FLOOR CONDITIONED:	664 SF
1ST FLOOR (UNCONDITIONED):	399 SF
1ST FLOOR PORCHES:	85 SF
2ND FLOOR CONDITIONED:	916 SF
2ND FLOOR TERRACES:	337 SF
3RD FLOOR CONDITIONED:	916 SF
3RD FLOOR TERRACES:	148 SF
TOTAL CONDITIONED SF:	2,496 SF
TOTAL UNCONDITIONED SF:	399 SF
TOTAL PORCH/TERRACE SF:	570 SF
TOTAL SF:	3,465 SF

WALL LEGEND	
INTERIOR WALL CONSTRUCTION:	
-2x4 OR 2x6 @ 16" O.C. - SEE PLAN	
-1/2" GYP. BD. BOTH SIDES, LEVEL 5 FINISH	
1ST FLOOR EXT. WALL CONSTRUCTION:	
-STONE/TILE PANELS, MUDDED TO BLOCK	
-8" CMU BLOCK W/ THOROSEAL	
-1" UNFACED EXTRUDED POLYSTYRENE	
-1/4" FURRING @ 24" O.C.	
-1/2" GYP. BD., LEVEL 5 FINISH	
2ND & 3RD FLOOR EXT. WALL CONSTRUCTION:	
(3) COAT STUCCO, SMOOTH, PAINTED	
-SELF-FURRING FIBERGLASS LATH	
-TYVEK STUCCOWRAP WRB	
-1/2" CDX PT FLYWOOD SHEATHING	
-2x6 STUDS @ 16" O.C.	
-5-1/2" UNFACED, BATT INSULATION	
-1/2" GYP. BD., LEVEL 5 FINISH	
SOUND-BATT INSULATION	



ISSUED	
1	PRELIMINARY PRICING PLAN
2	REVISED PRELIMINARY PRICING PLAN
3	PERMIT SET

PROJECT #	2112
DRAWN BY	KES
DATE	8/25/23

SHEET TITLE	SECOND FLOOR PLANS
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SHEET NUMBER	A-1.2
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LIGHT FIXTURE SCHEDULE				
SYMBOL	TAG	DESCRIPTION	MANUF.	MODEL NUMBER
○	A	4" LED RECESSED CAN LIGHT: TRIMMED	LITHONIA	41BK RD 30K 90CRI MW MG
⊕	B	4" LED RECESSED ADJUSTABLE CAN LIGHT: TRIMMED	LITHONIA	41BK ADJ 30K 90CRI MW MG
⊙	C	4" RECESSED LENSED LIGHT: TRIMMED	LITHONIA	TBD
●	D	2" RECESSED PIN LIGHT: TRIMMED	LITHONIA	TBD
- - -	E1	UNDER-CABINET STRIP LIGHT	DIODE	VALENT IN SUM CHANNEL
- - -	E2	VERTICAL STRIP LIGHT	DIODE	VALENT IN SUM CHANNEL
▬	F	CLOSET STRIP LIGHT	LITHONIA	TBD
▭	G	SURFACE MOUNTED STRIP LIGHT	LITHONIA	FML4W 48 ALOG SEF 835 MVOLT
⊕	H	DECORATIVE CEILING FIXTURE	OWNER SUPPLIED / INSTALLED BY GC	
⊕	J	DECORATIVE PENDANT	OWNER SUPPLIED / INSTALLED BY GC	
⊕	K	DECORATIVE INTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC	
⊕	L	DECORATIVE EXTERIOR SCONCE	OWNER SUPPLIED / INSTALLED BY GC	
⊕	M	EXHAUST FAN	BY HVAC CONTRACTOR	
⊕	N	DECORATIVE PADDLE FAN	OWNER SUPPLIED / INSTALLED BY GC	

ELECTRIC LIGHTING LEGEND	
⊕	SINGLE POLE SWITCH
⊕ ₃	3-WAY SWITCH
⊕ ₄	4-WAY SWITCH
⊕ ₂	GARAGE DOOR OPENER
⊕ ₁₀	SMOKE / CARBON MONOXIDE DETECTOR
⊕ ₁₀	HEAT DETECTOR
⊕	J-BOX

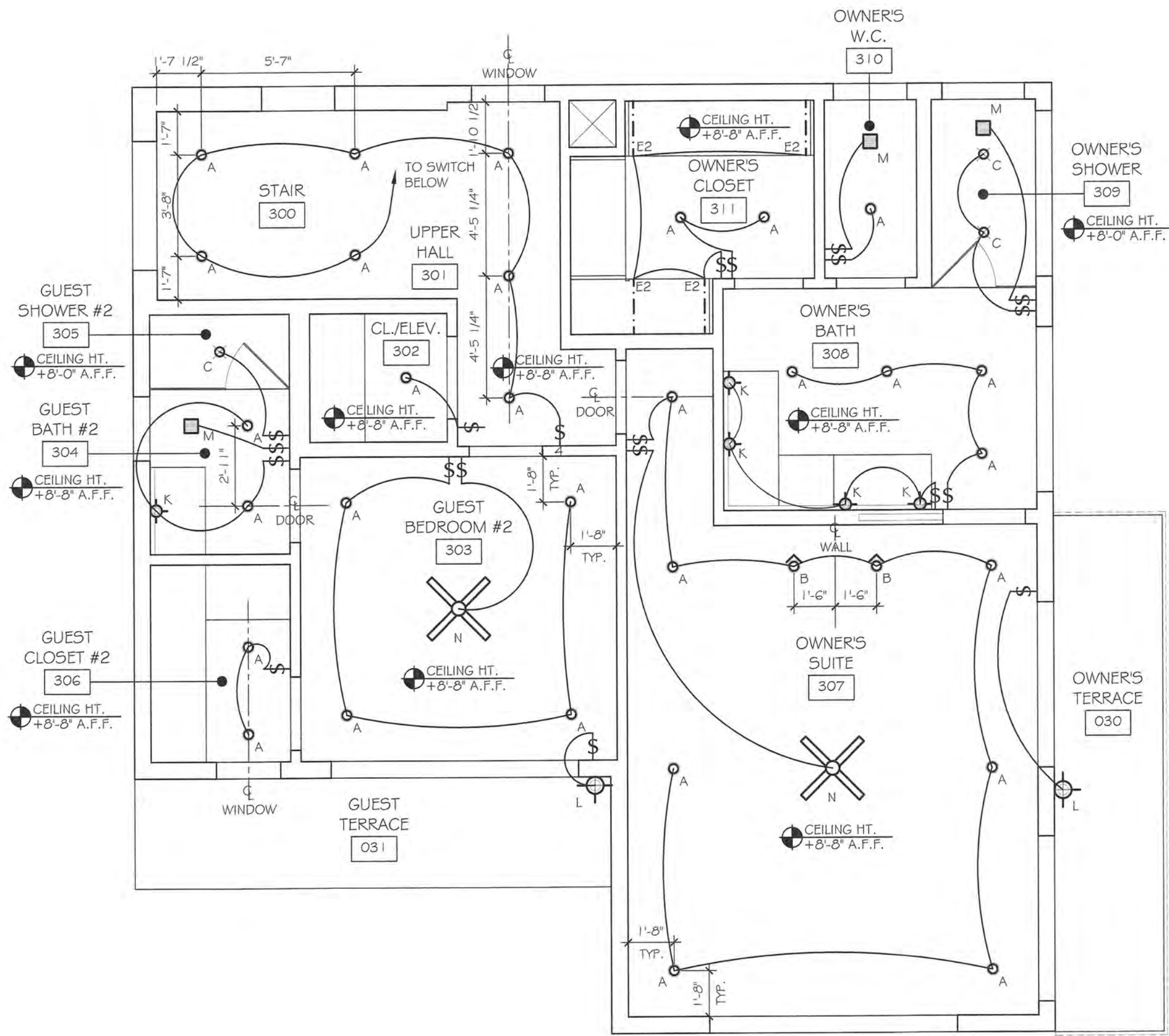
LIGHTING PLAN NOTES	
1.	DIMENSIONS ARE TAKEN FROM THE FACE OF FINISH TO CENTERLINE OF FIXTURE, U.N.O.
2.	ALL LIGHT FIXTURES SHALL BE LOCATED IN THE CENTER OF THE ROOM, U.N.O.
3.	ALL SWITCHES IN INTERIOR PUBLIC AREAS AND BEDROOMS SHALL BE DIMMABLE.
4.	ALL DECORATIVE FIXTURES LISTED, INCLUDING PADDLE FANS, SHALL BE SELECTED AND SUPPLIED BY THE OWNER/INTERIOR DESIGNER AND INSTALLED BY THE GC
5.	REFER TO E-SERIES DRAWINGS FOR ELECTRICAL GENERAL NOTES AND SPECIFICATIONS

LIGHTING NOTE	
NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS. (FBC-EC-R404.1)	

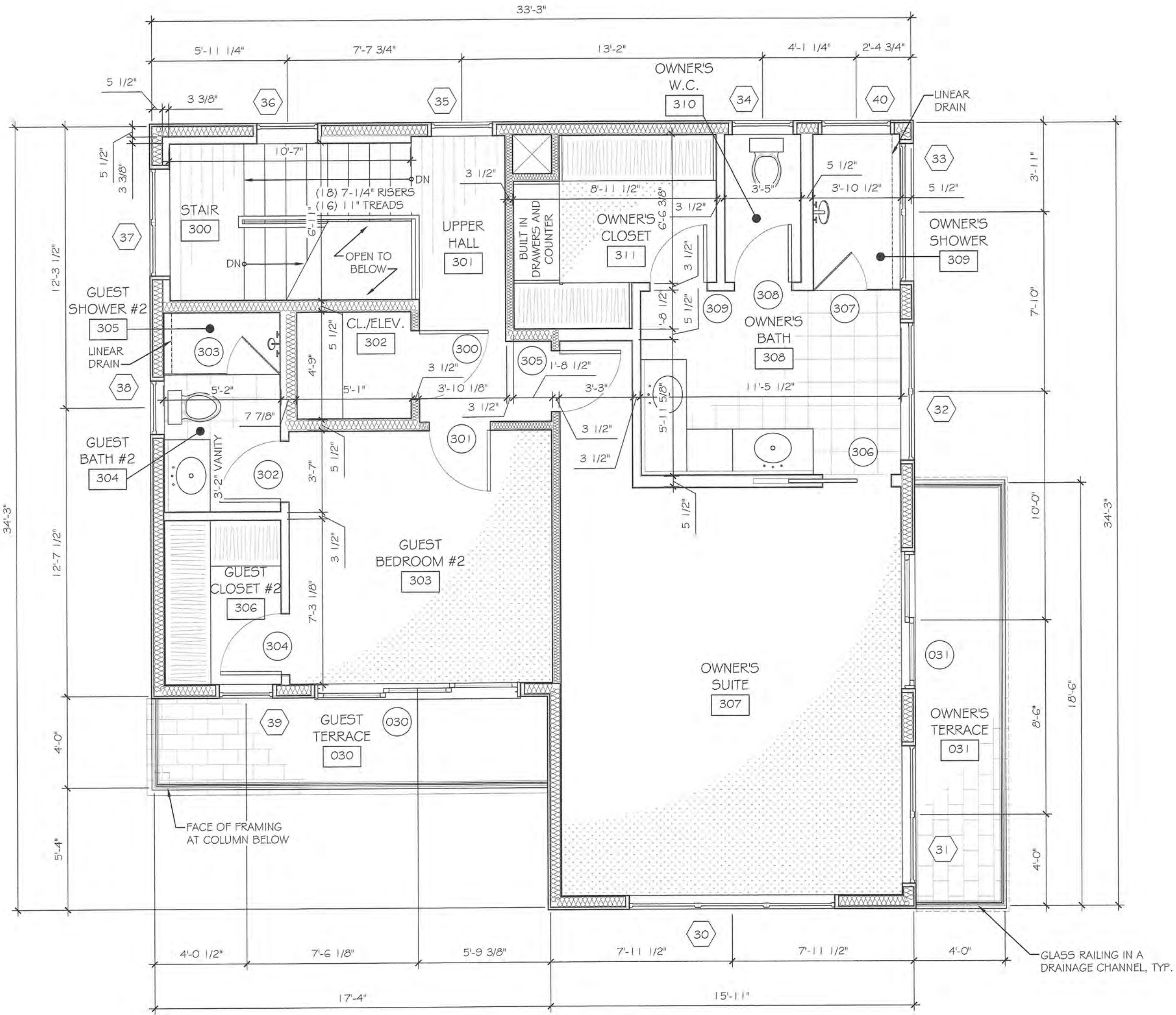
FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD / CMU, UNLESS OTHERWISE NOTED.
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3.	INTERIOR DOORS SHALL BE FRAMED SO THAT THE FINISH DIMENSION FROM THE JAMB TO THE ADJACENT WALL IS 5" OR IN THE CENTER OF THE WALL, UNLESS OTHERWISE NOTED.
4.	REFER TO A-5, I FOR DOOR AND WINDOW SCHEDULES

SQUARE FOOTAGE	
SQUARE FOOTAGE:	
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TOTAL CONDITIONED SF:	2,496 SF
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TOTAL SF:	3,465 SF

WALL LEGEND	
INTERIOR WALL CONSTRUCTION:	
-2x4 OR 2x6 @ 16" O.C. - SEE PLAN	
-1/2" GYP. BD. BOTH SIDES, LEVEL 5 FINISH	
1ST FLOOR EXT. WALL CONSTRUCTION:	
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-8" CMU BLOCK W/ THOROSAL	
-1" UNFACED EXTRUDED POLYSTYRENE	
-1x4 FURRING @ 24" O.C.	
-1/2" GYP. BD., LEVEL 5 FINISH	
2ND & 3RD FLOOR EXT. WALL CONSTRUCTION:	
-13" COAT STUCCO, SMOOTH, PAINTED	
-SELF-FURRING FIBERGLASS LATH	
-TYVEK STUCCOWRAP WRB	
-1/2" CDX FT FLYWOOD SHEATHING	
-2x6 STUDS @ 16" O.C.	
-5-1/2" UNFACED, BATT INSULATION	
-1/2" GYP. BD., LEVEL 5 FINISH	
SOUND-BATT INSULATION	



2 THIRD FLOOR LIGHTING PLAN
A-1.3 SCALE: 1/4" = 1'-0"



1 THIRD FLOOR PLAN
A-1.3 SCALE: 1/4" = 1'-0"



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DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	
1	PRELIMINARY PRICING PLAN
2	REVISED PRELIMINARY PRICING PLAN
3	PERMIT SET

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

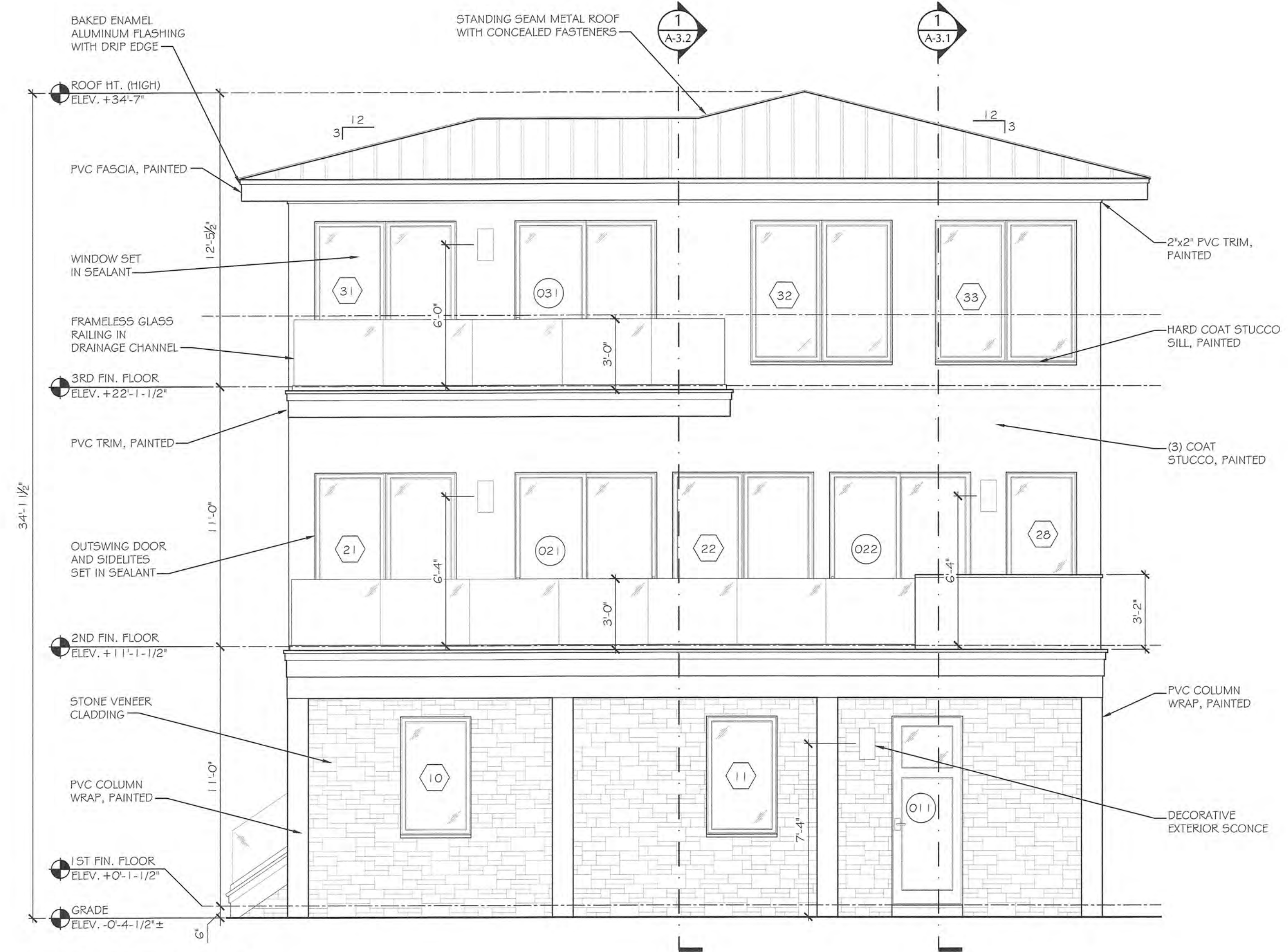
SHEET TITLE
THIRD FLOOR PLANS

SHEET NUMBER

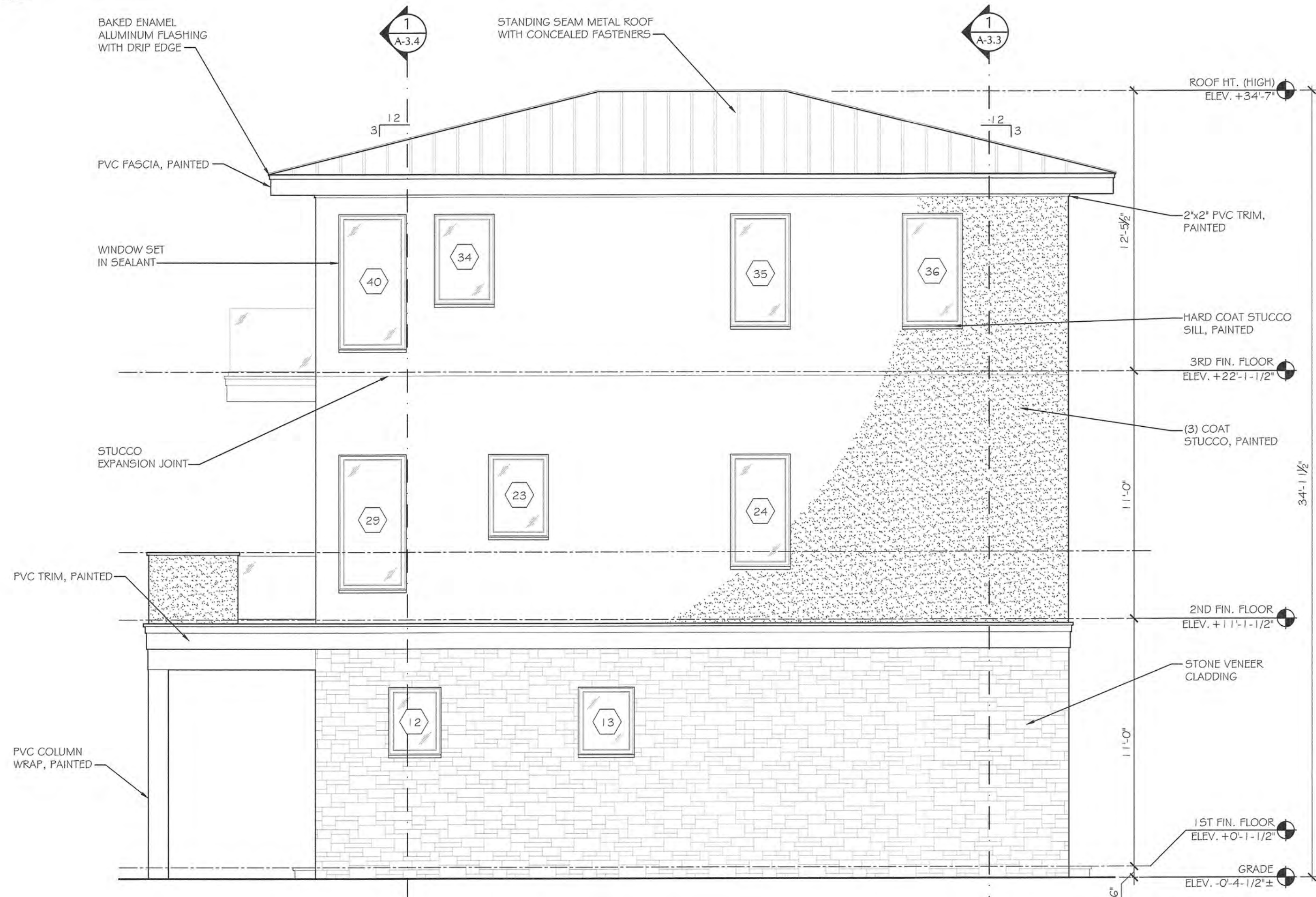
A-1.3



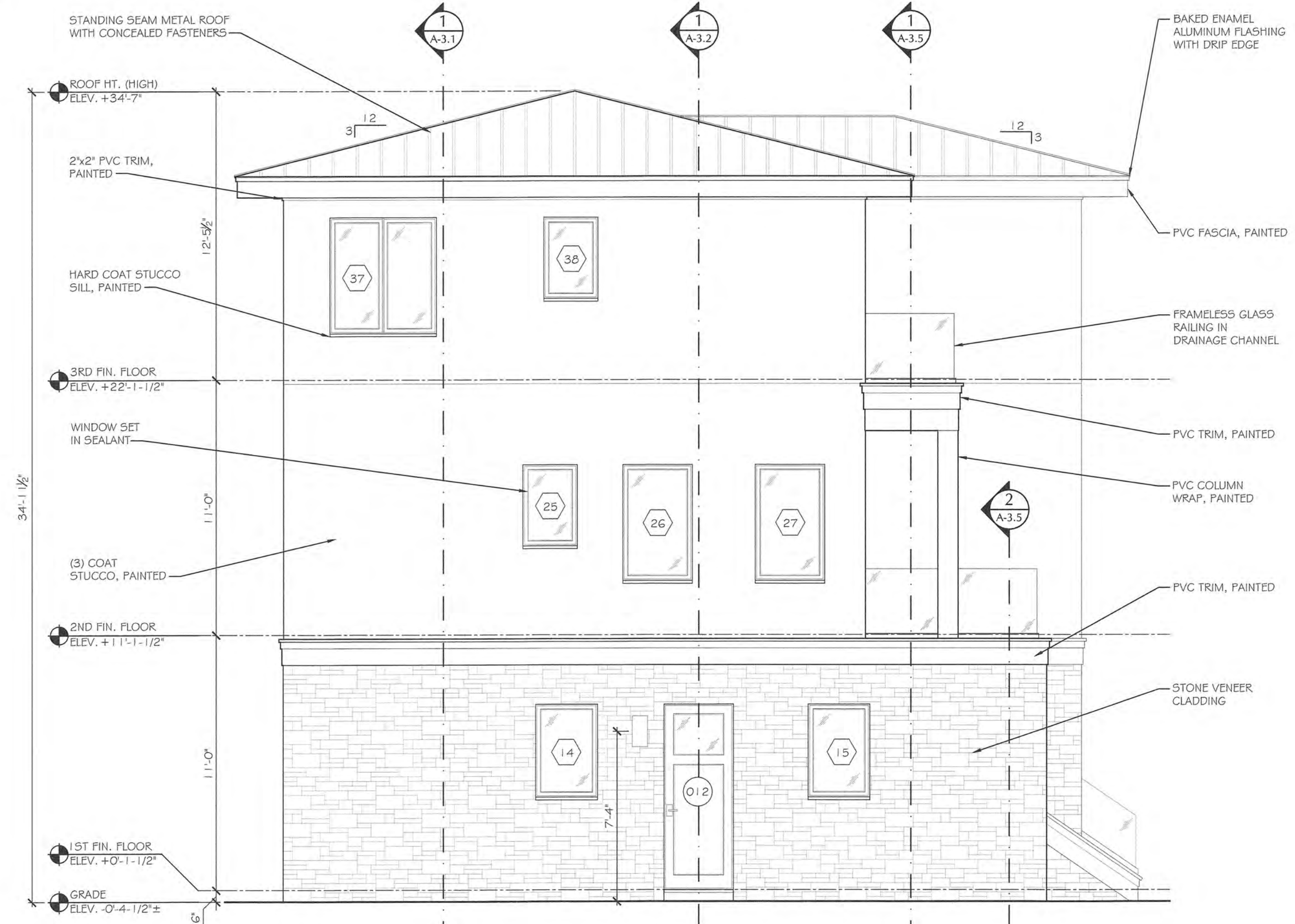
1 SOUTH ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



2 EAST ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
A-2.1 SCALE: 1/4"=1'-0"



4 WEST ELEVATION
A-2.1 SCALE: 1/4"=1'-0"

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DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	PROJECT #		
	1	2	3
	PRELIMINARY PRICING PLAN	REVISED PRELIMINARY PRICING PLAN	PERMIT SET
	9.18.23	12.12.23	3.29.24

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A-2.1



1 WEST ELEVATION
A-2.2 SCALE: N.T.S.



2 SOUTHWEST ELEVATION
A-2.2 SCALE: N.T.S.



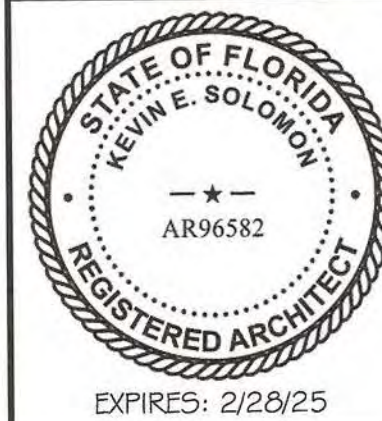
3 SOUTH ELEVATION
A-2.2 SCALE: N.T.S.



4 SOUTHEAST ELEVATION
A-2.2 SCALE: N.T.S.

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DRIVER BED & BREAKFAST
106 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	9.18.23	12.12.23	3.29.24		
1 PRELIMINARY PRICING PLAN					
2 REVISED PRELIMINARY PRICING PLAN					
3 PERMIT SET					

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
EXTERIOR
RENDERINGS

SHEET NUMBER
A-2.2



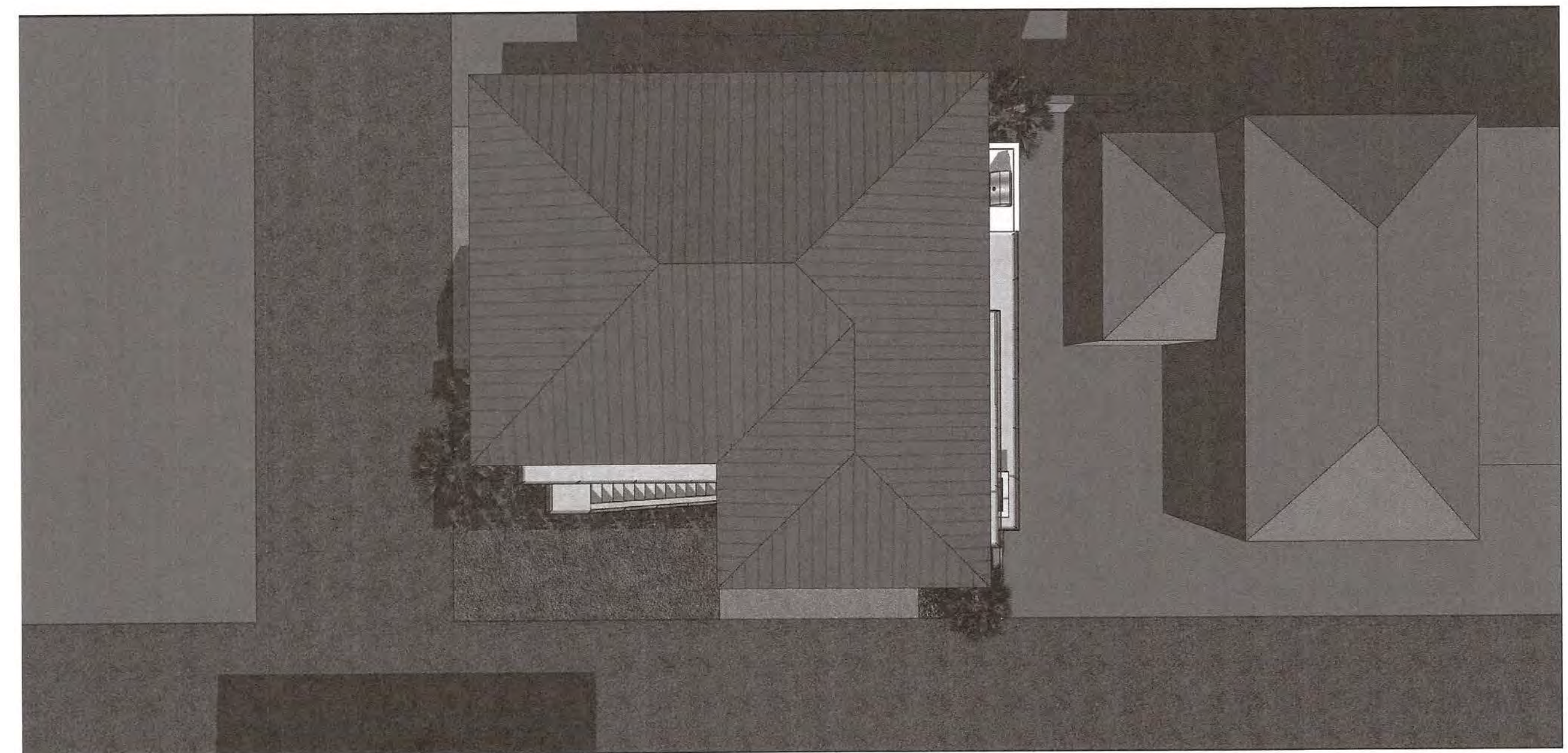
1 NORTHWEST ELEVATION
A-2.3 SCALE: N.T.S.



2 SOUTHWEST AERIAL ELEVATION
A-2.3 SCALE: N.T.S.



3 SOUTHEAST AERIAL ELEVATION
A-2.3 SCALE: N.T.S.



4 ROOF PLAN
A-2.3 SCALE: N.T.S.

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DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

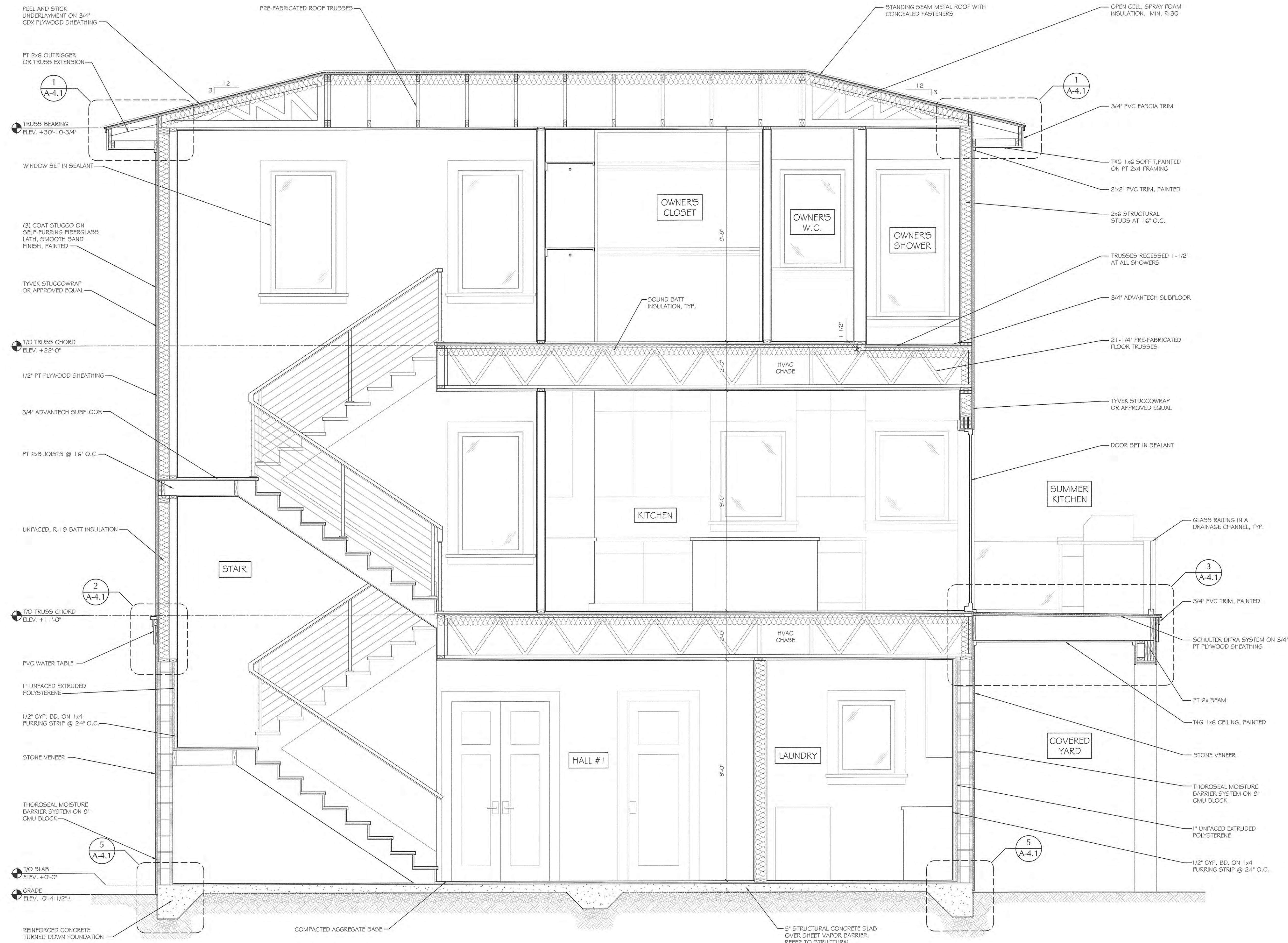
ISSUED	9.18.23				
	1	PRELIMINARY PRICING PLAN	12.12.23		
	2	REVISED PRELIMINARY PRICING PLAN	3.29.24		
	3	PERMIT SET			

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
EXTERIOR
RENDERINGS

SHEET NUMBER

A-2.3



1 BUILDING SECTION
A-3.1 SCALE: 1/2" = 1'-0"



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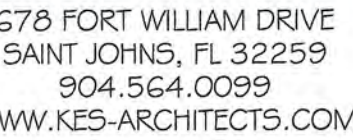
DRIVER BED & BREAKFAST
108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED			
1	PRELIMINARY PRICING PLAN	9.18.23	
2	REVISED PRELIMINARY PRICING PLAN	12.12.23	
3	PERMIT SET	3.29.24	

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER
A-3.1



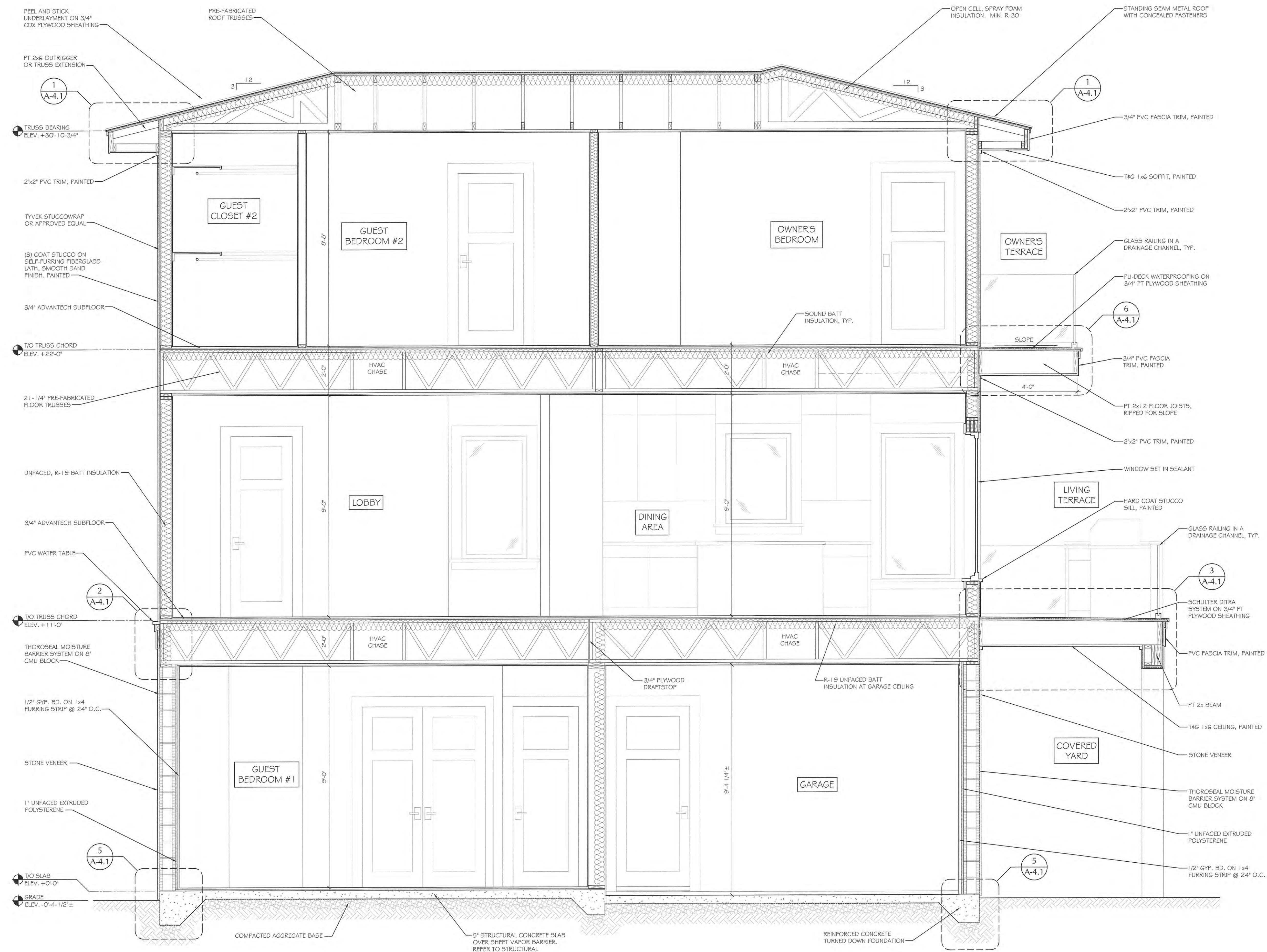
ISSUED		
1	PRELIMINARY PRICING PLAN	9.18.23
2	REVISED PRELIMINARY PRICING PLAN	12.12.23
3	PERMIT SET	3.29.24

PROJECT #	2112
DRAWN BY	KES
DATE	8/25/23

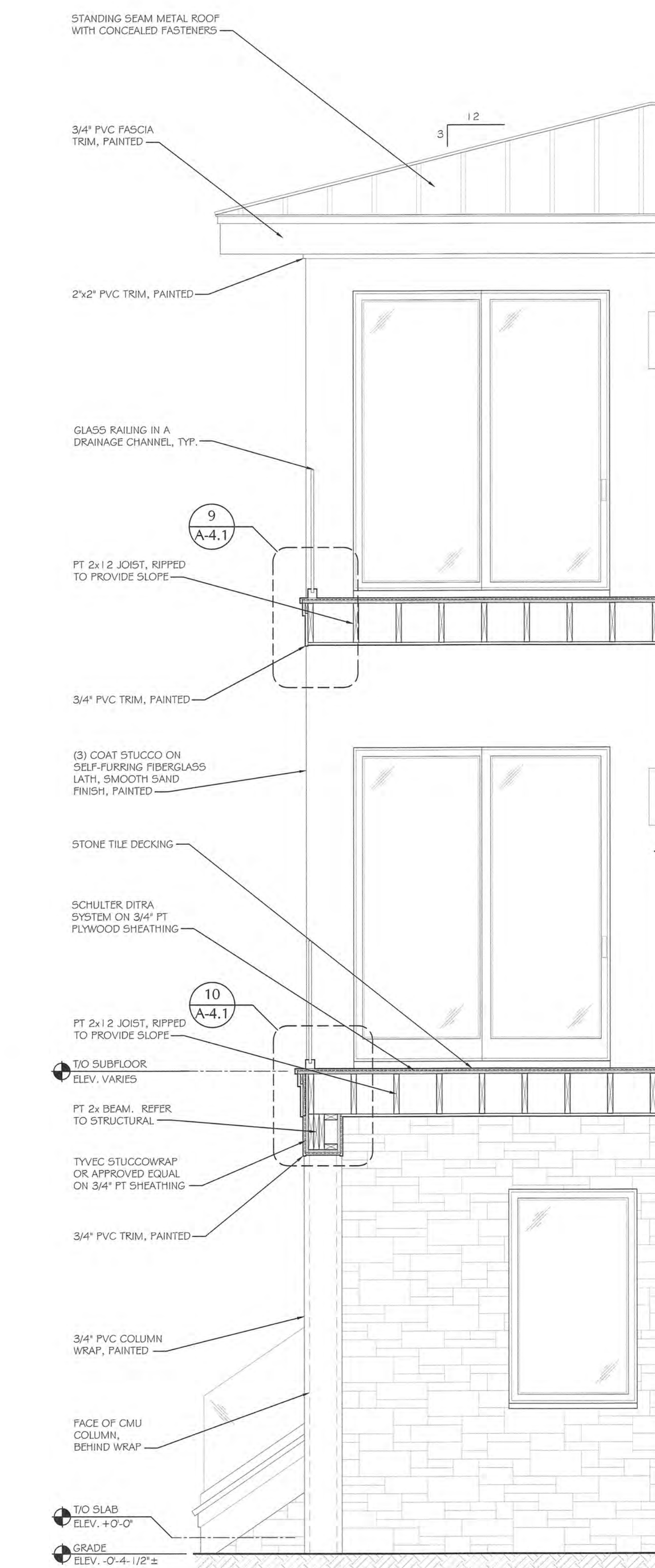
BUILDING SECTIONS

SHEET NUMBER

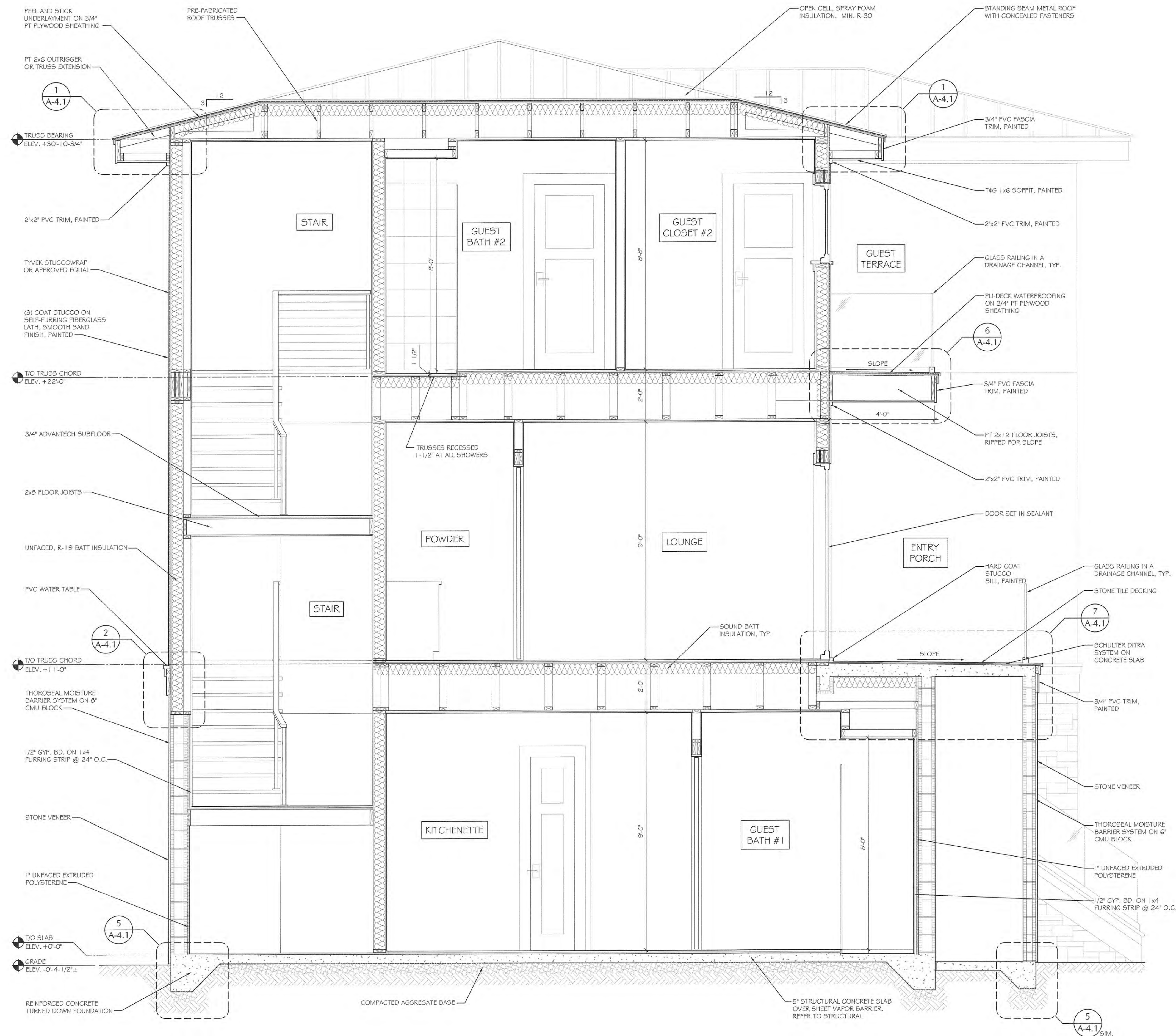
A-3.2



1 BUILDING SECTION



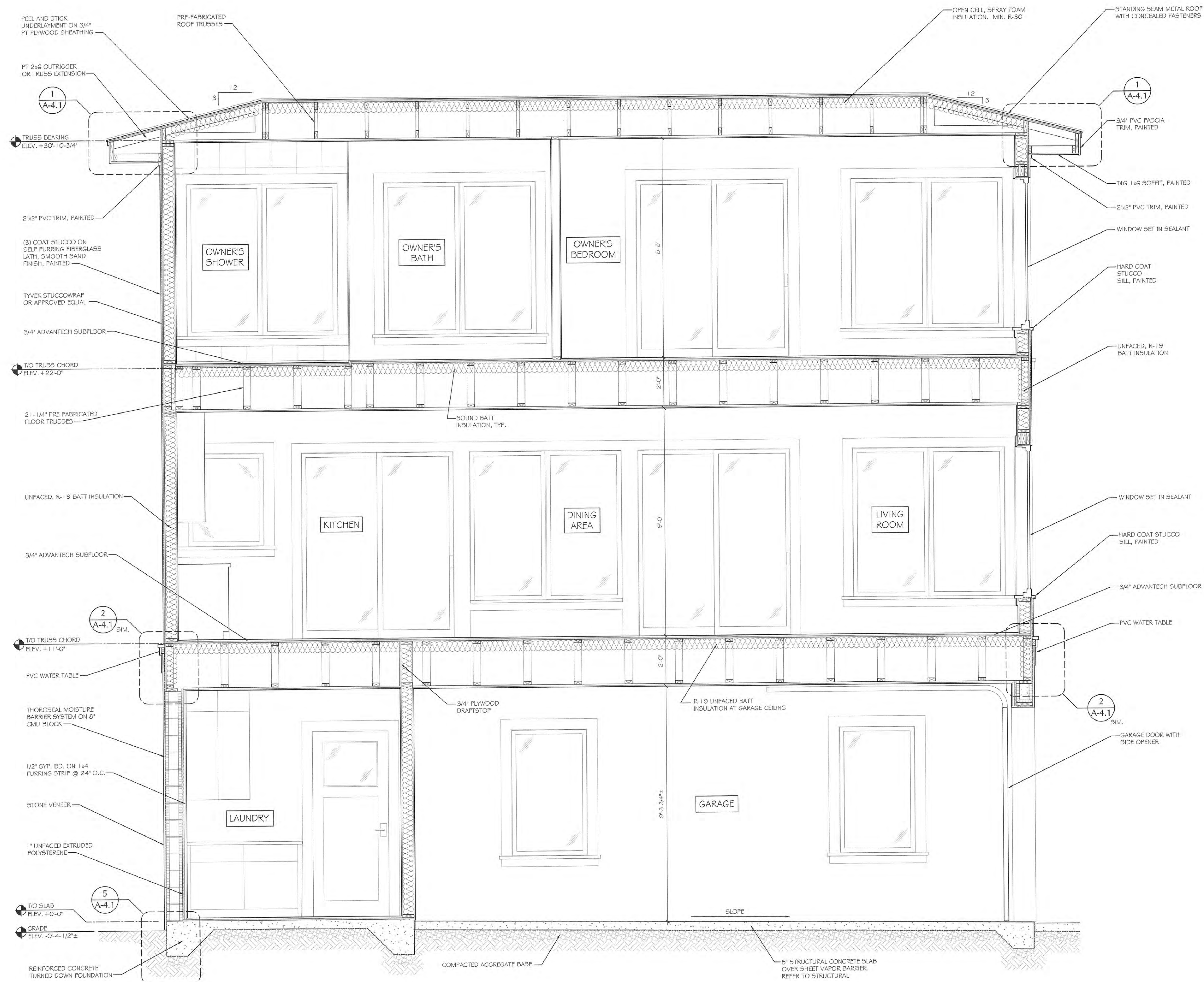
2 BUILDING SECTION
A-3.3 SCALE: 1/2" = 1'-0"



1 BUILDING SECTION
A-3.3 SCALE: 1/2" = 1'-0"

ISSUED	9.18.23	12.12.23	3.29.24
1 PRELIMINARY PRICING PLAN			
2 REVISED PRELIMINARY PRICING PLAN			
3 PERMIT SET			

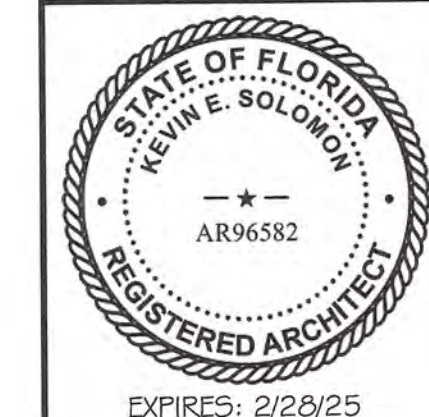
PROJECT #	2112
DRAWN BY	KES
DATE	8/25/23



1 BUILDING SECTION
A-3.4 SCALE: 1/2" = 1'-0"

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DRIVER BED & BREAKFAST

108 ORANGE STREET
NEPTUNE BEACH, FL 32266

ISSUED	9.18.23	12.12.23	3.29.24		
	1	2	3		
	PRELIMINARY PRICING PLAN	REVISED PRELIMINARY PRICING PLAN	PERMIT SET		

PROJECT # 2112
DRAWN BY KES
DATE 8/25/23

SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A-3.4

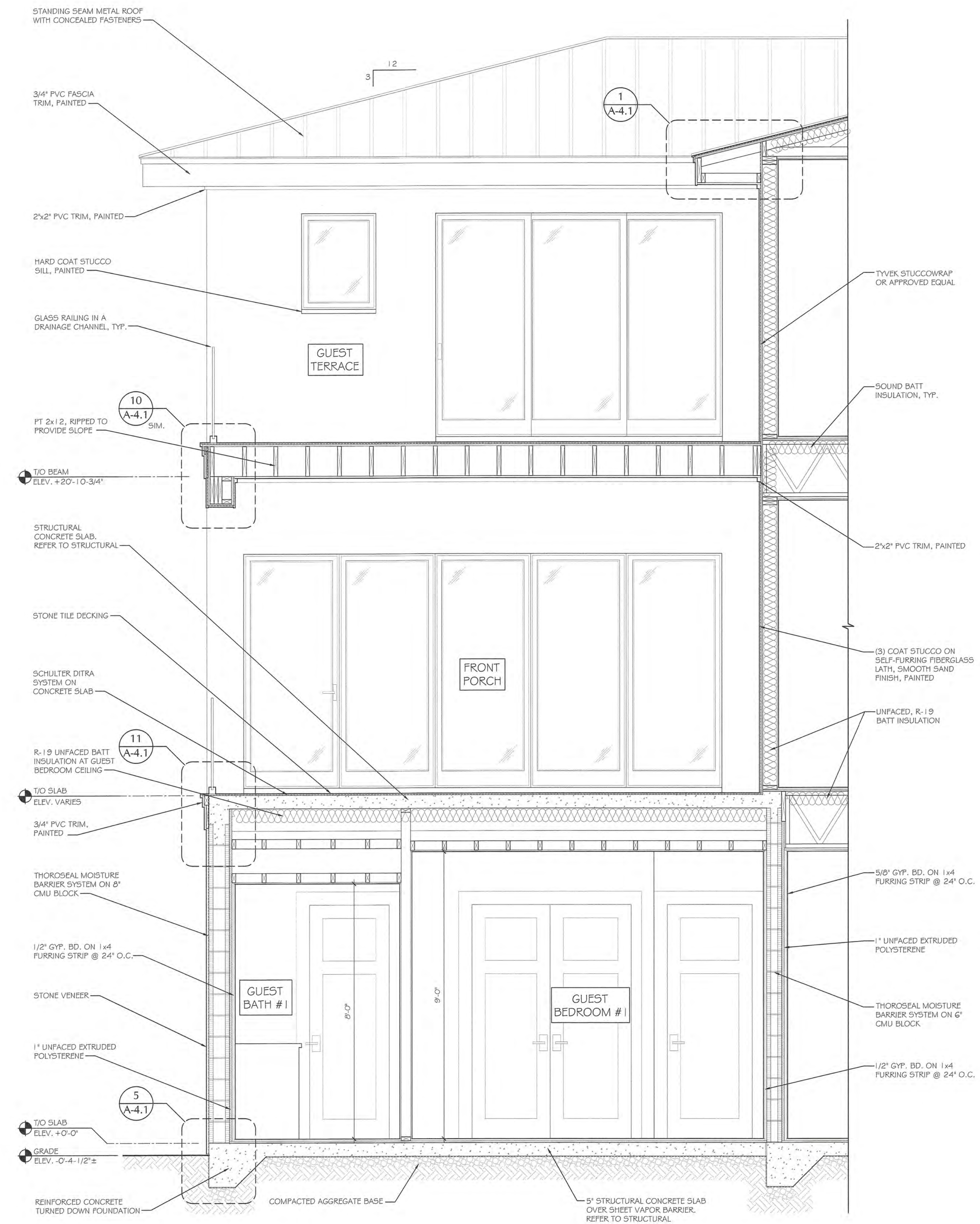
ISSUED			
1	PRELIMINARY PRICING PLAN	9.18.23	
2	REVISED PRELIMINARY PRICING PLAN	12.12.23	
3	PERMIT SET	3.29.24	

PROJECT #	2112
DRAWN BY	KES
DATE	8/25/23

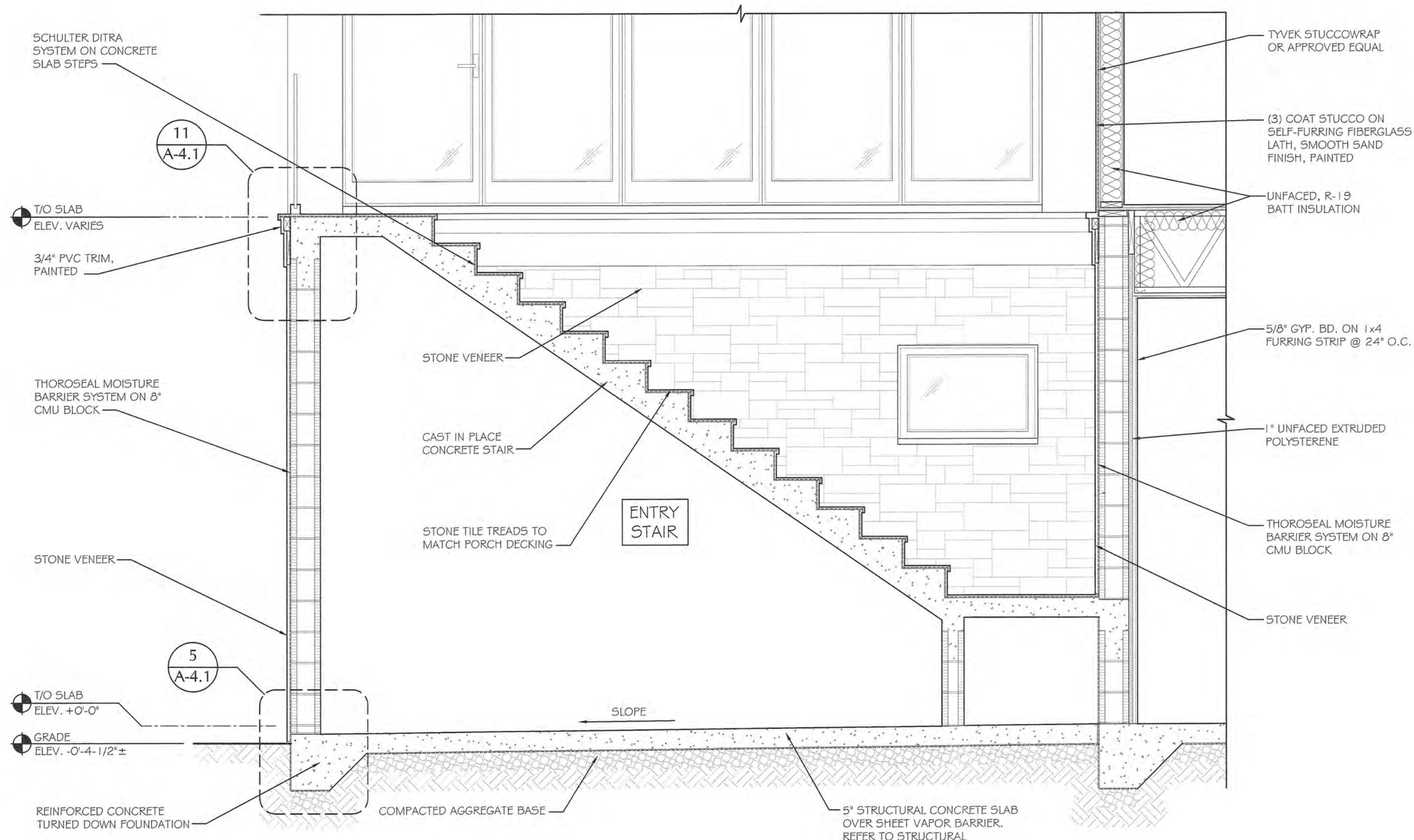
SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A-3.5



1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION
SCALE: 1/2" = 1'-0"