

City of
Neptune Beach

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MEMORANDUM

TO: Planning and Development Review Board (PDRB)
FROM: Amanda L. Askew, Community Development Director
DATE: November 12, 2009
SUBJECT: PDRB 09-18 Penman Plaza Associates (Revised Development Order)

Background

In April 2008, city council approved a development order for the Penman Plaza redevelopment project. A building permit was issued in April 2009 for a two-story, 101,600 square foot building located at 1209, 1223 & 1301 Atlantic Blvd.

This proposed revised development order does not have any building or façade changes. However, it would replace the development order approved in April 2008. If this revised development order is approved, they would be required to revise the existing building permit while keeping the building permit active (active building permits require passed inspections every six months). If the building permit is not kept active, then the applicant would be required to submit a new building permit application, meeting current building codes and pay all applicable fees. In this instance, the applicant would have one year from the revised development order approval to submit a new application.

This development order can only be approved in the submitted design (layout) if the variances related to the parking lot design and landscape on case # V09 – 13 are granted for this property.

Concurrency

The city manager issued a concurrency certificate for this project in 2007. It is still valid because they have an active building permit. In addition, they are not any adding more trips to the site or demands on water or sewer. They have gotten approval from the

Analysis:

Again, the building layout, size and façade have not changed since the previously approved plans. The changes to the plan include:

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1. Adding 15 parking spaces to the south of the parking at Tire Kingdom, just east of the detention pond and deleting 6 previous parking spaces recreating a connection to the new parking lot
 2. Slightly changing the location of pedestrian walk way from Atlantic Blvd into the site
 3. Changing the previous pavers to concrete south of the detention pond
 4. Changing the landscape island in the front of the buildings to Mexican Fan palms and transplanting the existing trees to the detention pond in the rear of the site.
 5. Changing the location of the Sonic monument sign
 6. Adding an additional monument sign on Atlantic Blvd.
 7. Changing the sod behind the existing Aaron's retail space to concrete
 8. Keeping the landscape islands adjacent to Atlantic Blvd in there current configuration (3 feet wide)
 9. Converting the landscape island on the east side of Winn-Dixie next to the handicapped space, into a parking space

City of Neptune Beach Commercial Development Review Application

Applicant or authorized representative must be present in order for the Board to make a recommendation to the City Council. The undersigned hereby applies for a commercial development review as follows:

Application Fee: \$250.00 Date Filed: November 6, 2009 Zoning Classification: C3

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).

Legal description property: See Attached Survey: Lot _____ Block _____ Subdivision _____

Plat Book 64 Page 170-171 Real Estate No. 177653155

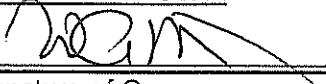
Street Address: 1229 Atlantic Boulevard Neptune Beach, Florida 32266

Name and Address of Owner Penman Plaza Associates LTD	Name and Address of Agent, If Any:
3715 Northside Parkway, Bldg 300, Ste 105	_____
Atlanta, Georgia 30327	_____
Phone No. 404-261-3271	Phone No. _____

Describe Request being made: Revision of February 11, 2008 Development order. Changes being made to landscaping, buffers, and parking.

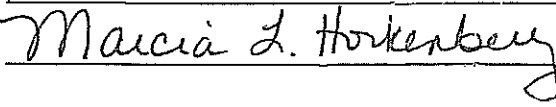
PLEASE BE ADVISED THE PLANNING DEVELOPMENT REVIEW BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE COMMERCIAL DEVELOPMENT.

**STATE OF FLORIDA
COUNTY OF DUVAL**

 - President of Consolidated Medical Properties, It's General Partner
Signature of Owner

Subscribed and sworn to before me on this 5 day of November, 2009.

William A. McClain III who is personally known to me or has presented _____ as identification.

 _____
Notary Public
Fulton County, Georgia
My Commission Expires on
May 15, 2010