



# City of Jacksonville Beach

## Agenda

11 North Third Street  
Jacksonville Beach, Florida

## Planning Commission

Monday, September 9, 2024

7:00 PM

Council Chambers

### MEMORANDUM TO:

Members of the Planning Commission  
City of Jacksonville Beach, Florida

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

### CALL TO ORDER

### ROLL CALL

Margo Moehring (Chair), Nicholas Andrews (Vice-Chair), Dave Dahl, Justin Lerman, Colleen White  
Alternates: Justin Henderson, Debbie Cole

### APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on July 22, 2024
- B. Minutes for Joint Boards Workshop held on August 22, 2024

### CORRESPONDENCE

### DISCLOSURE OF EX-PARTE COMMUNICATIONS

### OLD BUSINESS

### NEW BUSINESS

- A. **PC#** 10-24  
**ADDRESS:** 975 3rd Street South  
**OWNER:** 975 S 3rd St, LLC  
**APPLICANT:** Starbucks Coffee Co.  
**AGENT:** Michael Martin  
**SUMMARY OF APPLICATION:** **Conditional Use Application** for additional outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 975 3rd Street South RE#176130-0000, legally described as all of Lots 7, 8 and 9, Block 93, Pablo Beach South, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 28 of the current Public Records of Duval County, Florida.
- B. **PC#** 11-24  
**ADDRESS:** 2405 3rd Street South  
**OWNER/APPLICANT:** Costa Verde Shops, LLC/Marc Angelo

**SUMMARY OF APPLICATION:** **Conditional Use Application** for outdoor seating for a

property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 2405 3<sup>rd</sup> Street North RE#179457-0000, legally described as A part of government Lot 16, Section 4, Township 3 South, Range 29 East, Duval County, Florida, and being more particularly described in official record book 18236, page 1099. Along with the recorded 30 foot easement recorded in official record book 14448, page 1834.

C.     **PC#**                               12-24  
      **ADDRESS:**                   231 5th Avenue South  
      **OWNER/APPLICANT:** Roger & Jeanine Wood

**SUMMARY OF APPLICATION: Conditional Use Application** to allow for transfer of ownership and the renovation of existing structures located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)15 (RM-1 Standards) of the Jacksonville Beach Land Development Code. The property is located at 231 5th Avenue South RE#175889-0000, legally described as Lot 6, Block 43, Pablo Beach South, a subdivision according to the plate thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

#### **PLANNING DEPARTMENT REPORT**

A.     The next Planning Commission Meeting will be September 23, 2024. There is one scheduled case.

#### **ADJOURNMENT**

#### **NOTICE**

*If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.*

*In accordance with Section 286.0114, Florida Statutes, any member of the public may attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.*

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

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

