



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, February 10, 2025

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), Debbie Cole, Dave Dahl, Justin Henderson
Alternates: Matthew Filer, Dean Haddock

APPROVAL OF MINUTES

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 01-25
ADDRESS: 130 8th Avenue North
OWNER: Tuxedo Park Rental, LLC
APPLICANT: Timothy Whalen
AGENT: Leonardo Ortiz
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a multi-family dwelling 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 addressed as 130 8th Avenue North RE#173950-0000, legally described as The East 10 feet of the North 60 feet of Lot 59 and the West 25 feet of the North 60 feet of Lot 60, *Flagler Tract, a subdivision*
- B. **PC#** 02-25
ADDRESS: 1396 Beach Boulevard
OWNER: Tavus Investments, LLC
APPLICANT: Serenity Restaurant & Hookah Lounge
AGENT: Lawrence Yancy
SUMMARY OF APPLICATION: **Conditional Use Application** for Outdoor Restaurant Seating at an existing restaurant for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)14 of the Jacksonville Beach Land Development Code. The property is located at 1396 Beach Boulevard (Serenity Restaurant & Hookah Lounge) RE#177502-0010, legally described as a portion of the B De Castro Y Ferrer Grant, fully

described in Official Record Book 16781, Page 1931.

- C. **PC#** 03-25
 ADDRESS: 323 10th Avenue North
 OWNER: Talavanoor, LLC
 APPLICANT: Neutral Service/Alex Brown

SUMMARY OF APPLICATION: **Conditional Use Application** for a proposed drinking establishment for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)3 of the Jacksonville Beach Land Development Code. The property is located at 323 10th Avenue North, (Neutral Service) RE# 174582-0000, legally described as Lots 7-12, Block 114, *Pablo Beach North*

- D. **PC#** 04-25
 ADDRESS: 1102 2nd Street South
 OWNER: Karen B Thomas
 APPLICANT/AGENT: Fabio Fasanelli Construction/Fabio Fasanelli

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a multi-family dwelling 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 addressed as 1102 2nd Street South) RE#176196-0500, legally described as Lot 1 and the East 25 feet of Lot 2, Block 113, *Pablo Beach South*.

PLANNING DEPARTMENT REPORT

- A. Final LDC Public Workshop to be held on February 20, 2025 at 6:00 PM in Council Chambers
B. First and second reading of the LDC adoption ordinance tentatively scheduled for March 3 and March 17th at 6:00 PM in Council Chambers

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; (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.