

**Minutes of Planning Commission Meeting  
held Monday, February 10, 2025, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**CALL TO ORDER:**

The meeting was called to order at 7:06 P.M. by Chair Pro Tem Dean Haddock.

**ROLL CALL:**

|                          |                           |               |                           |
|--------------------------|---------------------------|---------------|---------------------------|
| <i>Chairperson:</i>      | Margo Moehring (absent)   |               |                           |
| <i>Vice-Chairperson:</i> | Nicholas Andrews (absent) |               |                           |
| <i>Board Members:</i>    | David Dahl                | Debbie Cole   | Justin Henderson (absent) |
| <i>Alternates:</i>       | Dean Haddock              | Matthew Filer |                           |

Senior Planner Christian Popoli and Operations Support Specialist I Monica McDaniel were also present.

**APPROVAL OF MINUTES:** None

**CORRESPONDENCE:**

Mr. Popoli referenced documents distributed to Board members.

**DISCLOSURE - EX PARTE COMMUNICATION:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**(A) PC# 01-25 Conditional Use Application**

**Owner:** Tuxedo Park Rental, LLC  
179 Fawn Hill Rd. Tuxedo Park,  
New York, 10987

**Applicant:** Timothy Whalen  
1217 Belhaven Ln.  
Ponte Vedra, FL 32081

**Agent:** Leonardo Ortiz

**Location:** 130 8th Avenue North

**Conditional Use Application** for a 2-unit 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.

**Staff Report:**

Mr. Popoli summarized the following report for the record:

"The request for Conditional Use approval is to address a unique situation of a property located in the C-1 Commercial zoning district. The property was part of an approved Conditional Use approval from 1998. At the time, this property, which is currently a single-family structure, was combined with two other lots with structures in them, sharing parking as existing as a unit. The subject lot was recently split off from the other two lots and sold individually. The new owner submitted for a building permit for a renovation, and due to the complications of the current C-1 zoning district, single family houses are not a permitted or conditional use in this district. Therefore, the lowest intensity use allowed is a two-unit multifamily structure. The applicant proposed to renovate the existing structure and turn the single-family home into two units. To do so however, the applicant needs a conditional use for multifamily in the C-1 district.

While there are other issues associated with the dimensional standards of the C1 district, they also have a companion Variance Application to address the nonconformities. As this structure is older, nonconformities are expected. This issue regarding existing single family in the C-1 zoning district has been an issue brought to planning staff on more than one occasion. The new draft LDC includes a provision to allow existing and historic single-family to remain without the need to go through a conversion. This applicant does wish to move forward with the conversion, as is allowed under C-1.

The surrounding property is all located in the C-1 zoning district and comprises a mix of single and multifamily structures. To the north, across 8th Ave N, is a large multifamily structure, to the east is a single-family home, to the west of these are the other two units from the previous conditional use that included this property, and to the south is another multifamily structure. The proposed use of a two-unit multifamily structure is consistent with the C-1 zoning district standards, and is consistent with surrounding commercial zoned property, and the mix of residential and multifamily uses. The proposed use for a two-unit multifamily structure should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#01-25."

**Agent and Applicant:** Leonardo Ortiz, 1401 Riverplace Boulevard, Jacksonville, and Timothy Whalen, 1217 Belhaven Lane, Ponte Vedra, were sworn in and provided background on the item.

**Public Hearing:**

The following did not speak in support or opposition but expressed concern about the application:

- Idith Roberts, 132 8<sup>th</sup> Avenue North, Jacksonville Beach

Mr. Ortiz addressed concerns about sewer issues, project footprint, parking impact, and staircase.

Chair Pro Tem Haddock closed the public hearing.

**Motion:** It was moved by Ms. Cole, seconded by Mr. Filer, to approve #PC 01-25.

After discussion, Ms. Cole restated the motion to amend.

**Amended Motion:** It was moved by Ms. Cole, seconded by Mr. Filer, to amend the motion to approve #PC 01-25 to include two additional code conditions to address parking and sewage.

**Discussion:** None

**Amended Motion Roll Call Vote:** Ayes – David Dahl, Debbie Cole, Matthew Filer, and Dean Haddock

The amended motion was unanimously approved.

**(B) PC# 02-25 Conditional Use Application**

**Owner:** Tavus Investments LLC  
1368 Beach Boulevard  
Jacksonville Beach, FL 32250

**Applicant:** Serenity Restaurant and Hookah Lounge  
1396 Beach Boulevard  
Jacksonville, FL 32250

**Agent:** Lawrence Yancy

**Location:** 1368 Beach Boulevard, #1396

**Conditional Use Application** transfer of ownership 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.

**Staff Report:**

Mr. Popoli summarized the following report for the record:

“The subject property is located at the southeast corner of the intersection of Beach Boulevard and Penman Road South. The property is a large commercial shopping center, with the specific structure being a multi-tenant building roughly 70,000 square feet in area. The subject restaurant space is 6,053 square feet and will have 250 seats. The existing space was designed with a fenced outside seating area that has roughly 24 seats.

The restaurant space has had four separate Conditional Use approvals for outside seating dating from 2003, and the most recent in 2017. Past restaurants include the former Crabcake Factory and, most recently, Yummy Crab and Seafood and again Crabcake factory, which was approved in 2023. The oldest two approvals, from 2003 and 2008 included conditions for no outside speakers in the front of the restaurant and in the outside seating area. The two more recent, from 2010 and 2017, did not include such conditions. Adjacent uses include a commercial shopping center to the east, commercial and office uses to the north across Beach Boulevard, the Jacksonville Beach Police Department to the south, and Lee Krikland Cemetery to the west. The proposed use of Outside Restaurant Seating is consistent with the C-2 zoning standards and is consistent with surrounding commercial development. Based on the location and design of the outside seating area, and the fact that the outside seating has been utilized by previous restaurants since 2003, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#02-25

**Applicant:** Lawrence Yancy, 1309 St. Johns Bluff Road North, Jacksonville, was sworn in and provided background on the item.

A brief discussion ensued about seating and outdoor music.

**Public Hearing:**

No one came forth to speak. Chair Pro Tem Haddock closed the public hearing.

**Motion:** It was moved by Ms. Cole, seconded by Mr. Dahl, to approve #PC 02-25.

**Discussion:** None

**Roll Call Vote:** Ayes – Debbie Cole, David Dahl, Matthew Filer, and Dean Haddock

The motion was unanimously approved.

**(C) PC# 03-25 Conditional Use Application**

**Owner:** TALAVANOOR LLC  
500 South 3rd Street  
Jacksonville Beach, FL 32250

**Applicant:** Neutral Service  
C/O Alex Brown  
323 N. 10th Ave.  
Jacksonville Beach, FL 32250

**Agent:** N/A

**Location:** 323 N 10th Avenue

**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.

**Staff Report:**

Mr. Popoli summarized the following report for the record:

The subject property is a unit inside an existing commercial center. The location is that of the previous "Spruce" Plant store with beer and wine service. Prior to that, it was "Really Good Beer Stop", a tap room and package store, and prior to that was occupied by "Pour Craft Beer", also a tap room. The site has been reviewed several times for compliance with section 34-393 for alcohol proximity requirements in the past and the situation surrounding the property is unchanged. The proposed use is that of a retail bicycle shop that serves beer and coffee. The proposed use is a new trend in the cycling community and can be seen in other areas of Florida and other states such as North Carolina. The store will predominantly sell and repair bikes but will also serve beer

and wine to patrons of the store. The use of coffee shop is a permitted use in C-1 and does not require conditional use approval, nor does retail sales of bicycles.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the south. The applicant's request should not negatively impact the existing shopping center character or parking. As this is a shopping center, the parking is consistent as long as the uses are allowed in the C-1 zoning district.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#03-25"

**Applicant:** Alex Brown, 655 Silver Lakes Circle, Atlantic Beach, was sworn in and provided background on the item.

A brief discussion ensued about alcohol sales, operating hours, and bike parking.

**Public Hearing:**

No one came forth to speak. Chair Pro Tem Haddock closed the public hearing.

**Motion:** It was moved by Mr. Dahl, seconded by Ms. Cole, to approve #PC 03-25.

**Discussion:** None

**Roll Call Vote:** Ayes – Debbie Cole, David Dahl, Matthew Filer, and Dean Haddock

The motion was unanimously approved.

**(D) PC# 04-25 Conditional Use Application**

**Owner:** Karen B. Thomas  
216 11th Ave. S.  
Jacksonville Beach, FL 32250

**Applicant:** Fabio Fasanelli  
5150 Palm Valley Rd.  
Ponte Vedra Beach, FL 32082

**Agent:** Fabio Fasanelli

**Location:** 1102 2nd Avenue South

**Conditional Use Application** to allow for construction of a multi-family dwellings (townhomes) 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.

**Staff Report:**

Mr. Popoli summarized the following report for the record:

"The subject property is located in the Commercial Limited: C-1 zoning district. Under the C-1 list of uses, Multi-family is a use allowed with approval of the Planning Commission through a Conditional Use request. The subject property is 75 feet in width and 125 feet in depth, with an overall area of roughly 9,300 square feet. The actual area is still to be determined by a licensed surveyor. The property is currently occupied by a quadplex of apartments / condos and was constructed in 1943. The property is located in the AE 9 flood zone, and the requirements under the flood hazard ordinance as well as the Florida Building Code would require the structure to be 10 feet off grade, to have one foot of freeboard above the required 9 feet for the flood zone. Since the structure is very old, and needs substantial work, any renovation would likely trigger the need to meet the elevation requirements, thus requiring the existing structure to be elevated. This is not a practical solution based on the age of the structure.

The applicant is proposing to build three townhomes, following the dimensional criteria of the RM-1 standards for townhomes. The property is located east of 3rd street, and therefore, based on the densities established in the Comprehensive Plan, would be entitled to 40 dwelling units per acre. Based on the minimum lot size, the property could be built with up to 6 multifamily dwellings, if it were true multifamily (condos or apartments). This would be a maximum, so the reality of building footprint, required parking, etc. would all dictate the total number of units as well. Three fee-simple townhomes are not the most intense use for this property and is actually less intensive based on units per acre than what is currently there.

Adjacent uses include a restaurant to the west, multi-family to the east, across 2nd Street S, a commercial office to the north across 11th Ave South, and multi-family to the south. The proposed use of three fee-simple townhomes should not negatively impact the surrounding uses and is a less intense use of what can be constructed there, and from what is there currently.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#04-25"

**Applicant:** Fabio Fasanelli, 712 Shipwatch Drive East, Jacksonville Beach, and John Nagy, 3572 Richmond Street, Jacksonville, were sworn in and provided background on the item.

A brief discussion ensued about the neighboring restaurant.

**Public Hearing:**

The following did not speak in support or opposition but expressed concern about parking:

- Lisa Brown, 1115 2<sup>nd</sup> Street South, Jacksonville Beach
- Bobby Welton, 1032 1<sup>st</sup> Street, Jacksonville Beach

Mr. Nagy addressed parking concerns.

Chair Pro Tem Haddock closed the public hearing.

A discussion ensued about the land development code criteria and parking.

**Motion:** It was moved by Mr. Filer, seconded by Ms. Cole, to approve #PC 04-25.

**Discussion:** None

**Roll Call Vote:** Ayes – Debbie Cole, David Dahl, Matthew Filer, and Dean Haddock

The motion was unanimously approved.

**PLANNING DEPARTMENT REPORT:**

The final LDC Public Workshop to be held on February 20, 2025 at 6:00 PM in Council Chambers. The first and second reading of the LDC adoption ordinance are tentatively scheduled for March 3 and March 17th at 6:00 PM in Council Chambers.

The next scheduled meeting will be held on February 24, 2025.

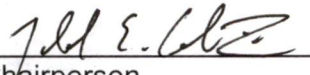
**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:17 P.M.

Submitted by: Monica McDaniel  
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

  
Chairperson

14 APR 2025  
Date