Minutes of Planning Commission Meeting
held Monday, January 27, 2025, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

JAX EST. 1907 BEACH

CALL TO ORDER:

The meeting was called to order at 7:07 P.M. by Chair Margo Moehring.

ROLL CALL:

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

Senior Planner Christian Popoli, Planning and Development Director Heather Ireland, and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Andrews, seconded by Mr. Henderson, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on November 12, 2024
- Planning Commission Workshop held on January 13, 2025

CORRESPONDENCE:

An email had been received and distributed to board members.

DISCLOSURE - EX PARTE COMMUNICATION:

Mr. Andrews disclosed receiving several phone calls from John Atkins to discuss concerns.

OLD BUSINESS: None

NEW BUSINESS:

A. Land Development Code Adoption

Repeal and Replace Chapter 34 of the City Code of Ordinances - Land Development Code

Planning and Development Director Heather Ireland presented a staff report on the adoption of the new Land Development Code (LDC). The LDC repeal and replacement process, including public workshops and meetings with city departments, was reviewed. She requested the Planning Commission's recommendation to move the updated LDC to City Council for approval.

Public Hearing:

Chair Moehring opened the public hearing.

The following spoke but did not express support or opposition:

- Georgette Dumont, 507 16th Avenue South, Jacksonville Beach

Chair Moehring closed the public hearing.

A discussion ensued regarding possible recommendations to City Council.

Motion: It was moved by Mr. Andrews, seconded by Mr. Haddock, to recommend the Land Development Code to City Council with the inclusion of a review of Board term limits and the first reading of the ordinance be deferred to the February 18, 2025 meeting.

Mr. Andrews withdrew his motion.

Motion to Amend: It was moved by Mr. Andrews, seconded by Mr. Haddock to recommend to the City Council to strike term limits from the Land Development Code.

Discussion: None.

Motion to Amend Roll Call Vote: Ayes – Nicholas Andrews, Dean Haddock and Margo Moehring
Nays – Justin Henderson

The motion was approved (3-1).

Motion: It was moved by Mr. Andrews, seconded by Mr. Henderson, to recommend forwarding the Land Development Code to City Council with a recommendation to defer the first reading of the ordinance past February 3, 2025.

Discussion: None.

Roll Call Vote: Ayes – Nicholas Andrews, Dean Haddock and Margo Moehring
Nays – Justin Henderson

The motion was approved (3-1).

PLANNING DEPARTMENT REPORT:
The next scheduled meeting will be held on February 10, 2025.

ADJOURNMENT:
There being no further business, the meeting adjourned at 8:08 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

[signature]

Chairperson

14 APR 2025

Date