



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, June 23, 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

Nicholas Andrews (Chair), Justin Henderson (Vice-Chair), Debbie Cole, Dave Dahl, Margo Moehring
Alternates: Matthew Filer, Dean Haddock

APPROVAL OF MINUTES

- A. Regular Planning Commission Meeting held on May 27, 2025
- B. Regular Planning Commission Meeting held on June 09, 2025

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

- A. Request By Planning Staff for New Vote on Meeting Times

NEW BUSINESS

- A. **PC#** 10-25
ADDRESS: 133 7th Avenue North
OWNER/APPLICANT: Iron Oak Real Estate, LLC / Anthony Martinez

SUMMARY OF APPLICATION: to allow for construction of a multifamily dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-2 Standards) of the Jacksonville Beach Land Development Code. The **property is addressed as** 133 7th Ave North **RE#** 173946-0000, **legally described as**, The South 75 feet of Lot 54 and the West 12 ½ feet of the South 75 feet of Lot 55 *Flagler Tract*

PLANNING DEPARTMENT REPORT

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.

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



CALL TO ORDER:

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

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on April 14, 2025
- Regular Planning Commission Meeting held on April 28, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS:

Ms. Ireland shared the new meeting time survey results but recommended delaying the item until more Board members were in attendance.

NEW BUSINESS:

(A) PC# 08-25 Rezoning Application

Owner: 1036 Beach Boulevard Inc.
PO Box 330108
Atlantic Beach, FL 32333-0108

Applicant: Corner Lots Development Group, LLC
1000 Riverside Avenue, Suite 600
Jacksonville, FL 32202

Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 102 Sixth Avenue North
RE# 173940-0000

Approval of a Redevelopment District: RD Rezoning Application for 102 Sixth Avenue North for a mixed-use commercial and residential building in the Downtown Community Redevelopment District.

Staff Report:

Ms. Ireland summarized the following report for the record:

"The subject application is to rezone the property located at 102 Sixth Avenue North from Central Business District: CBD to Redevelopment District: RD. The subject property consists of the northern half of the block located at the intersection of First Street North and Sixth Avenue North. Currently, the property is occupied by a strip commercial shopping center, originally constructed in 1975. This structure has seen some improvements over its lifespan, but it is now proposed to be demolished for the site to be redeveloped into a five (5) story mixed-use commercial and residential (36 dwelling units) or hotel (125 rooms) structure.

The subject property is located within the Central Business District (CBD) zoning district, and is one of the few remaining sites with legacy height entitlements of 59 feet. This developer will be able to utilize those height entitlements to exceed the 35-foot height limit, and build a structure that will be five (5) stories. The proposed design will be one complete structure with first floor commercial spaces along Sixth Avenue North, that will wrap the eastern corner onto First Street North. The structure will include both private parking for the residential units, or hotel parking, and the first floor will be public parking for the retail uses. The private parking will have separate access from the public parking. Per Sec. Sec. 34-623(f), First Street North and Sixth Avenue North are both designated as pedestrian-oriented streets. Therefore, the main entrance and exit for parking, both public and private, will be located on the west side of the building, adjacent to Second Street North, as noted on the preliminary Development Plan.

The proposed RD site plan will deviate slightly from the CBD general design standards and layout, specifically related to lot coverage and setbacks. The structure will meet all required sight triangles located at each intersection. The CBD required standards call for a maximum lot coverage of 90%, and a minimum rear yard setback of 10 feet. The proposed plan will have 92% lot coverage and no rear yard setback. The applicant has committed to providing all necessary storm water collection required by the Public Works Department. The property to the rear is the Mango's RD redevelopment, approved by the City Council in 2024. The Mango's RD project will have surface parking adjacent to the rear of the new structure that is the subject of this application, and is also commercial in use, so no compatibility issues will be created.

RD zoning districts are allowed within the Community Redevelopment Area Downtown District as part of the adopted Redevelopment Plan. The RD rezoning request must be compliant with both the standards outlined in Article V, Division 3 standards for all rezoning requests, the required criteria within Section 34-621 related to the written description and preliminary development plan and not be in conflict with the adopted 2050 Comprehensive Plan.

As stated in the proposed RD application and in conjunction with the proposed site plan, the project will not include any of the outlined prohibited uses in RD zoning. The overall residential density of the property will not exceed 40 units per acre. A parking study provided with the application demonstrates that the design will provide adequate parking for each proposed use, including options for both condos or a hotel. A site-specific traffic study has not been supplied, as it is not required at this point in the project. However, the downtown area is intended to be a

walkable commercial corridor, and as such, the traffic circulation will not be similar to that of commercial located along Beach Blvd or A1A. With the proposed vehicular access located on the west side of the property, the majority of the vehicle traffic will not be in conflict with the pedestrian corridors of 1st Street North or 6th Avenue North. Additionally, the applicant has proposed possibly providing alternative parking designs for bicycle, golf cart and EV parking. These options help reduce vehicular parking demand, and discourage driving from one downtown location to another, based on existing parking constraints.

The Community Redevelopment Agency considered the application for RD rezoning at their regular meeting held on May 14, 2025, following a public workshop where the applicant presented the project and answered questions from CRA members, and found that the proposed redevelopment project is consistent with the Downtown Redevelopment Plan and recommended approval by the City Council.

Based on the rezoning application, project narrative, preliminary development plan, and all additional information provided by the applicant, the Planning and Development Department recommends approval of the proposed RD rezoning.”

Applicant and Applicant: Billy Zeits, 502 Ericola Avenue, St. Augustine, and Cindy Trimmer, One Independent Drive, Jacksonville, were sworn in and provided background on the item.

A brief discussion ensued about bike parking.

Public Hearing:

The following did not speak in support or opposition but expressed concerns about building height.

- Roger Whiting, 1103 2nd Avenue North, Jacksonville Beach

Ms. Ireland addressed Mr. Whiting’s concerns.

Chair Pro Tem Moehring closed the public hearing.

Motion: It was moved by Mr. Dahl, seconded by Mr. Haddock, to approve #PC 08-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, and Dean Haddock.

The motion was unanimously approved.

(B) PC# 06-25 Conditional Use Application

Owner: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

Applicant: 651 San Clementi LLC
5576-2 Timuquana Road
Jacksonville, Florida 32210

Agent: Michael Sittner, Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Location: 510 3rd Street South
RE# 175971-0000

Conditional Use Application to allow for the conversion of a professional office into a multifamily dwelling located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34- 558(n)(1).

Staff Report:

Ms. Ireland summarized the following report for the record:

"The subject property, located at 510 S. 3rd Street, was originally constructed in 1948. The structure has seen many changes and renovations in that time. The structure is located on a lot of record, roughly 6,250 sq. ft. in size. The property has been used for a variety of purposes, but most recently was used for professional offices.

Sometime in the last 10 years, the structure was illegally converted into five (5) dwelling units. The Planning and Building Divisions have no records of any permits for this level of renovation, change in use, or Conditional Use approval for multifamily use in C-1 zoning. The property was purchased by a new owner in 2022, and the new owner began an extensive renovation, again without permits, to upgrade and reconfigure the dwelling units. The renovation was noted by Code Enforcement, and the work was halted. Unfortunately, by the time the City Staff were able to stop the work, the structure had been basically gutted on the inside.

The property was sold again in 2024, to the current owner. The current owner immediately came to speak with staff to explore what could be done with the structure, and how to get to legal status. Building, Planning and Fire Inspection Staff met with the owner and their representative to discuss all the possibilities for the use of the property. The structure takes up the majority of the lot, and has minimal off-street parking. As such, options are limited, and regardless of the use, a variance would be required. Based on the age and location of the structure, as it does not meet setbacks or lot coverage requirements of the current LDC.

After much discussion, the applicant decided that the best use of the property would be two multifamily dwelling units. Based on the density of the Future Land Use category, the minimum lot size for multifamily and the available parking on the property, the site can support two units. The existing limited parking is adequate for the use as two (2) dwelling units, and the reduction in intensity, both from office use or five (5) dwelling units, down to two (2), will be more compatible with the surrounding area, and lower the demand on parking and traffic.

Adjacent uses include the following: commercial office to the north, parking and vacant commercial to the west, mixed-use commercial to the south, and multifamily to the east, across 3rd Street South. The proposed use is not inconsistent with the comprehensive plan, and staff does not believe the proposed use will be a nuisance to the adjoining properties, as the use is less intense, and use of the multifamily will likely have opposing times to the commercial uses.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends approval of PC#06-25 as submitted.”

Applicant: Michael Sittner, One Independent Drive, Jacksonville, was sworn in and provided background on the item.

Public Hearing:

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

Motion: It was moved by Mr. Haddock, seconded by Mr. Dahl to approve #PC 06-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, and Dean Haddock.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on June 9, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:36 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date

**Minutes of Planning Commission Meeting
held Monday, June 9, 2025, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

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

Planning and Development Director Heather Ireland and Operations Support Specialist I Monica McDaniel were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE:

Ms. Ireland confirmed correspondence was received for PC# 07-25.

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 09-25 Conditional Use Application

Owner: Bethlehem Lutheran Church
1423 8th Avenue North
Jacksonville Beach, FL 32250

Applicant: Bethlehem Lutheran Church
1423 8th Avenue North
Jacksonville Beach, FL 32250

Agent: Gordon Gruhn
6897 Philips Parkway Drive North
Jacksonville, FL, 32256

Location: Physical Address: 1337 8th Avenue North
Ownership Address: 1423 8th Avenue North
RE# 177818-0000

Conditional Use Approval to revert a vacant building back to a child daycare pursuant to Section 34-612(d)(7) of the Jacksonville Beach Land Development Code, subject to the conditions outlined in section 34-558(n)(1).

Staff Report:

Ms. Ireland summarized the following report for the record:

"The subject property is located on 8th Avenue North and is bounded on two other sides by Palm Circle and Holly Drive. The property is across 8th Avenue North from the sanctuary owned by the Church and is part of a larger group of properties that include a second building and an improved off-street parking lot. The property was originally constructed in 1960, as a single-family home, as well as a second building owned by the church to the east. The subject site was granted conditional use approval in 1986, to operate as a childcare facility. The church chose to use the property for other uses, and it has not been used as a childcare facility for more than a year. The lack of use as a childcare facility now necessitates them to apply for a new Conditional Use.

With the adoption of the new LDC, there are specific required conditions that are automatically applied to certain uses, such as childcare facilities.

The following are the specific standards that apply to childcare properties, as outlined in Sec. 34-558(e):

Child Day Care Services

(1) Child day care services, including day nurseries, kindergartens and child care centers, shall be subject to the following conditions:

- a. Lot area. The minimum lot area shall be not less than seven thousand five hundred (7,500) square feet except for lots of record platted prior to the adoption of the LDC.*
- b. Outdoor play area. A fenced outdoor play area, which complies with all applicable state requirements, shall be provided in the rear yard.*
- c. Compliance with state standards. All facilities, operation and maintenance shall meet all applicable City and state regulations for such use.*
- d. Capacity. An application for a conditional use shall state the maximum number of children to be accommodated, and in no case shall the number of children approved for the conditional use be exceeded.*
- e. Parking. An adequate number of parking spaces shall be provided for employees and business owners, as well as a sufficient drop-off area for children.*

Although the conditions are new to the LDC, this existing facility will meet these requirements as is. The lot well exceeds 7,500 square feet with a total area of approximately 21,000 square feet. The total capacity of children and required employees is dictated by the State of Florida based on a number of factors that are considered as part of their licensing to operate. Although the specific number is not provided, based on the size of the structure, staff is confident the existing parking and play area are properly sized to handle the capacity. Additionally, there is a pull-through drive isle in both rows of parking that will provide drop-off and pick-up stacking lanes contained in the existing parking area. These will serve as an additional staging area for cars awaiting children. Much like a drive-through restaurant is allowed to count spaces in the stacking lanes for ordering and pickup, the code requires adequate stacking, and the drive-isles can serve this function.

Staff could find no record of complaints or code enforcement cases for this use at this location previously.

Adjacent uses include additional church-owned property to the east, which is also used for daycare / early education uses, and the overall parking capacity is based on the use of the parking by both structures. To the north, across 8th Avenue North is the Bethlehem Lutheran Church sanctuary. To the west is a large amount of right of way that makes up the irregular intersection of 8th Avenue and Holly Drive. Additionally, across Holly Drive are single-family homes. To the south, across Palm Circle are more single-family residences.

It is the opinion of staff that the proposed use is consistent with the 2050 Comprehensive Plan and the LDC, as well as the noted required conditions.

Based on the application and included information as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval** of PC# 09-25 for childcare use in a residential zoning district."

Disclosures of Ex-Parte Communications: None

Agent: Gordon Gruhn, 500 Ranch Road, Ponte Vedra, was sworn in and provided background on the item.

Public Hearing:

No one came forth to speak. Chair Andrews closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Mr. Dahl, to approve #PC 09-25.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Justin Henderson, Matthew Filer, and Nicholas Andrews.

The motion was unanimously approved.

(B) PC# 07-25 Small Scale Future Land Use Map Change Application

Owner: Southside Boulevard Land Company, Inc.
9540 San Jose Boulevard
Jacksonville, Florida 32257

Applicant: Southside Boulevard Land Company, Inc.
9540 San Jose Boulevard
Jacksonville, Florida 32257

Agent: Zach Miller, Esq.
3203 Old Barn Court
Ponte Vedra Beach, Florida 32082

Location: 0 Ponce De Leon Boulevard
RE# 181758-0010

Approval of a **Small Scale Future Land Use Map Change** to the Future Land Use Map of the 2050 Comprehensive Plan: Future Land Use designation from Recreation and Open Space (ROS) to Low Density Residential (RLD)

Staff Report:

Ms. Ireland summarized the following report for the record:

"The subject property is the northernmost portion of the Ponte Vedra Inn and Club Golf Course, with access from Ponce De Leon Boulevard. The subject property is roughly 0.91 acres of undeveloped land north of the last hole and surrounding green of the golf course. At the time of the creation of this portion of the course, the entirety of the parcel was given a Recreation and Open Space (ROS) land use designation, as it was all associated with the golf course. The area that is the subject of this application lies north of the developed portions of the golf course, and in the initial design of the golf course it was listed as "future development".

Under both the previous and current LDC, the property is located in the Residential Single Family: RS-1 zoning district. The City of Jacksonville Beach has maintained the existing zoning districts since the adoption of the past LDC and Comprehensive Plan going back to at least 1992. Residential, single-family: RS1 is the lowest intensity zoning category, and is applied to all types of Future Land Use Map (FLUM) designations, including Recreation/Open Space, Conservation, and open community spaces located within subdivisions. Nothing in the City's LDC or Comprehensive Plan enshrines the right to develop RS-1 zoned property with a non-low density residential land use.

Evaluation

The applicant has requested the City change the FLUM designation from ROS to LDR. In the 2030 Comprehensive Plan as well as the recently adopted 2050 Comprehensive Plan, there has been a requirement that the change of any FLUM designation from ROS to anything else requires a like-for-like use of another property to ROS, to ensure the city has adequate public recreation and open space. The proposed FLUM change will be mitigated with the new Passive Park being located along South Beach Parkway. The size of the proposed passive park is larger than the applicant's property and thus will account for no net loss of land utilized for recreation or open space. The subject property is undeveloped but is not undisturbed wilderness. The parcel is, in essence, under-utilized land within an area of existing single-family development, and is not currently used for recreation of any kind, but is simply in a wild, unkept state. The proposed FLUM change would make the property more compatible with the surrounding homes and will not adversely impact the golf course or the surrounding single-family LDR designated properties.

Adjacent uses include the following: commercial office to the north, parking and vacant commercial to the west, mixed-use commercial to the south, and multifamily to the east, across 3rd Street South. The proposed use is not inconsistent with the comprehensive plan, and staff does not believe the proposed use will be a nuisance to the adjoining properties, as the use is less intense, and use of the multifamily will likely have opposing times to the commercial uses.

Staff have reviewed the request and found it to be consistent with the 2050 Comprehensive Plan as follows:

Strategy FLU 1.2.14 – Encourage the maintenance, restoration and adaptive reuse of existing developed areas, including buildings, infrastructure and other assets, to reduce energy use and Vehicle Miles Traveled (VMTs).

The subject property is located within the middle of an existing residential neighborhood, which includes platted lands that precede the adoption of the Comp Plan. Its location is along an existing residential street, is immediately adjacent to State Road A1A, and is in close proximity to Butler Blvd (S.R. 202) and several commercial centers. Overall, the location is consistent with the above strategy.

Strategy FLU 1.3.1 – The City shall promote redevelopment of underutilized or deteriorated properties.

As noted earlier in this report, this property is currently underutilized and undeveloped. Though included in the original ROS designation for the golf course, there was never any plan to use this area for recreation or open space, and as it is currently wild and not maintained as a residential space or active recreation. The conversion to LDR, and the relocation of a recreation use to a future public park that will be activated for public recreation is consistent with the above strategy.

Strategy FLU 1.4.2 – The City shall work with private developers to provide residents with a diversity of housing stock that meets the needs of all residents and provides neighborhood character, a sense of place, and a lively community.

The proposed ROS to LDR FLUM change will allow for more single-family homes to be constructed inside an existing neighborhood. The use of the ROS land for public recreation would be disruptive to the existing residents, and not an asset to the community. Relocating the ROS designation to a future City Park will help to retain the existing neighborhood's character and sense of place, while the new park will add additional public recreation space.

Intent H 1.2 - The City shall provide the adequate supporting infrastructure throughout Jacksonville Beach to support the provision of housing by the private sector.

The proposed change from ROS to LDR will not result in any diminished level of service for public facilities. Based on the size of the parcel, only a handful of homes could be constructed, with the total number not to exceed the density of the Comprehensive Plan. Any potential impact on city utilities would have to be addressed by the applicant prior to any permits issued for development plans, plats, or building permits. Water, sewer, electric, and paved roads are available for the development of this property.

Staff have reviewed the request and found it to be consistent with the new Land Development Code as follows:

The proposed amendment is not in conflict with the LDC, as the new LDC contemplates the construction of new single-family where appropriate and the construction of new public parks where and as needed. The proposed change to LDR is more consistent with the surrounding land uses than ROS, as a new park in the middle of an existing neighborhood would be less compatible and likely disruptive to the residents. The construction of new single-family homes is more consistent and compatible with the existing residences.

The proposed change from ROS to LDR will not negatively impact any environmentally sensitive lands. As previously noted, this property is not virgin land, but has had trees removed, has been used for access during construction of the golf course, and was never located adjacent to any conservation lands or protected uplands. Though there may be some native wildlife living in the small, wooded areas, any adverse impacts on wildlife would have to be addressed during the permitting process, if needed.

While staff cannot predict the housing market, nothing in the proposed FLUM amendment would have a negative impact on surrounding property values, as the proposed change would simply make the subject parcel the same as the surrounding homes in intensity, and the lot size and home scale would be dictated by the LDC and would be compatible with the surrounding lots and homes. This property is a holdover from the development of the golf course but was never actively utilized for any recreation or open space purpose. The creation of a new public space for passive or active recreation would be less consistent than new homes, and the existing development pattern would simply be continued in this area, making the property more consistent in use, as it is already in the same zoning district of RS-1.

Single-family residential zoned properties, especially those that allow for the development of multiple single-family homes, are virtually nonexistent within the City. Conversely, the ability to locate new ROS designated lands has many options, including the one identified by the City. Although there may be other properties in the city that could achieve similar density, this property is already situated between existing single-family, already has access from paved streets and available utilities exist in the vicinity. It would be difficult to find another undeveloped property within the LDR FLUM designation that has all of these attributes.

Staff finds that the proposed amendment is **in compliance with and consistent with the requirements set forth in Florida Statutes** Chapter 163, where applicable.

Based on the information provided by the applicant in their submittal, and a review of the Comprehensive Plan and LDC criteria, **staff recommend approval of the proposed Small Scale Land Use Amendment.**

Disclosures of Ex-Parte Communications: None

Agent: Zach Miller, 3202 Old Barn Court, Ponte Vedra Beach, was sworn in and provided background on the item.

A brief discussion ensued about square footage and contractor parking.

Public Hearing:

No one came forth to speak. Chair Andrews closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Mr. Dahl to approve #PC 07-25.

Discussion: A brief discussion ensued about zoning, recreation space, a passive park, and site accessibility.

Roll Call Vote: Ayes – Margo Moehring, David Dahl, Matthew Filer, and Nicholas Andrews.

Nays – Justin Henderson

The motion was approved 4-1.

PLANNING DEPARTMENT REPORT:

The Board discussed moving the meeting day and time. There was consensus to move the meeting to Mondays at 6:00 P.M. and not implement the change until the second meeting in July.

The next scheduled meeting will be held on June 23, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:34 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department
DATE:	06/18/2025
SUBJECT:	Staff Request for Action Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 23, 2025 Planning Commission Meeting.

Staff Request for Action

OWNER: N/A

APPLICANT: N/A

AGENT: N/A

LOCATION: N/A

REQUEST: Request the Commission hold a new vote to change meeting times.

COMMENTS: Per Article II (H)(4) All votes to change meeting times or days must be held as a roll call vote, however the Commission did a simple vote to change meeting times, and Staff wishes to ensure the change is conducted correctly in coordination with the newly adopted bylaws.

More Specifically:

4) Changes to Meeting Days, Times, and Frequency. If the Commission chooses to amend their calendar, frequency, or time of meetings, **it shall be done by a roll call vote and a majority of the Commission members and alternate members in attendance.**

ATTACHMENTS:

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner
DATE:	06/10/2025
SUBJECT:	PC#10-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, June 23, 2025 Planning Commission Meeting.

PC#10-25
Conditional Use Application

OWNER: Iron Oak Real Estate LLC
2009 Sandpiper Point,
Neptune Beach, FL

APPLICANT: Anthony Martinez
Iron Oak Real Estate LLC
2009 Sandpiper Point,
Neptune Beach, FL

AGENT: N/A

LOCATION: 133 7th Avenue North

REQUEST: Request for Conditional Use approval to allow for the reconstruction of a multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-2 Standards) of the Jacksonville Beach Land Development Code.

COMMENTS: The subject property is located in the C-1, Commercial Limited zoning district. Under the current LDC, as was the case with the previous version, multifamily as a use is conditional in C-1, and refers to the RM-1 or RM-2 dimensional standards for design. The structure on the property was originally constructed in 1936, and although there are no records from that time, it is the opinion of staff that the structure was built originally as either a single-family home, or a two-unit multifamily. The property has existed as a multifamily use for many years as a legal nonconformity based on its use as a multifamily without a Conditional Use approval. Additionally, there are several other design standard-related issues that are currently scheduled to be discussed and decided by the Board of Adjustment, through a Variance Application.

AGENDA ITEM:	A.
MEETING DATE:	June 23, 2025



The nonconforming nature of the use as multifamily in C-1 without conditional use approval is a common condition for many of the older structures within the C-1 zoning district and throughout the City. Under the LDC requirements for Conditional Use and Legal nonconformities, when the structure is renovated beyond a certain point, it must be brought into compliance. The new owners are in the process of renovating the structure, and will likely exceed the percentage amount threshold for this requirement, which is what brings this application before the Planning Commission. They seek to rectify the nonconforming use by seeking approval for multifamily in C-1 zoning, even though it has been used that way for decades.

The property is located at the northeast corner of the intersection of 7th Avenue North and 2nd Street North. The area, although mostly in the C-1 zoning district, is predominantly comprised of multifamily structures, with the exception of directly south of the property, where there are multifamily units that share the block with the proposed "Dolphin Depot" project, which is intended to be developed as a mixed-use commercial and residential project. To the north, east and west, all adjacent properties are multifamily uses.

The subject property is scheduled to be heard at the Board of Adjustment on June 17th to address setbacks and parking for the two residential units. The property's size, just under 5,000 square feet, at 4,688 square feet, is only large enough for two units, which is how the property is currently set up, and prior to interior demolition to prepare for reconstruction.

The proposed application is consistent with both the Land Development Code and the 2050 Comprehensive Plan.

Based on the application and information included, as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC# 10-25** for multifamily use in a C-1 zoning district.

ATTACHMENTS:

1. PC#10-25 Application Packet

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she 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.



CONDITIONAL USE APPLICATION

RECEIVED

MAY 07 2025

PC No. 10-25
AS/400# 25-100030
HEARING DATE 6/23/25

PLANNING
DEPARTMENT

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article VI, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within ten (10) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. **All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$500.00.**

APPLICANT INFORMATION

Land Owner's Name: Iron Oak Real Estate LLC
Mailing Address: 2009 Sandpiper Point Neptune Beach, FL

Telephone: 4079242693
Fax: _____
E-Mail: ironoakrealestate@gmail.com

Applicant Name: Anthony Martinez
Mailing Address: 2009 Sandpiper Point Neptune Beach, FL

Telephone: 4079242693
Fax: _____
E-Mail: ironoakrealestate@gmail.com

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: _____
Mailing Address: _____

Telephone: _____
Fax: _____
E-Mail: _____

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 133 7th Ave N Jacksonville Beach FL 32250 RE #173946-0000

Legal Description of property (attach copy of deed): _____
1) 33-2S-29E , 2) FLAGLER TRACT , 3) S 75FT LOT 54, W 12 1/2 FT OF S 75 FT LOT 55

Current Zoning Classification: JC -1

Future Land Use Map Designation: Bm-2

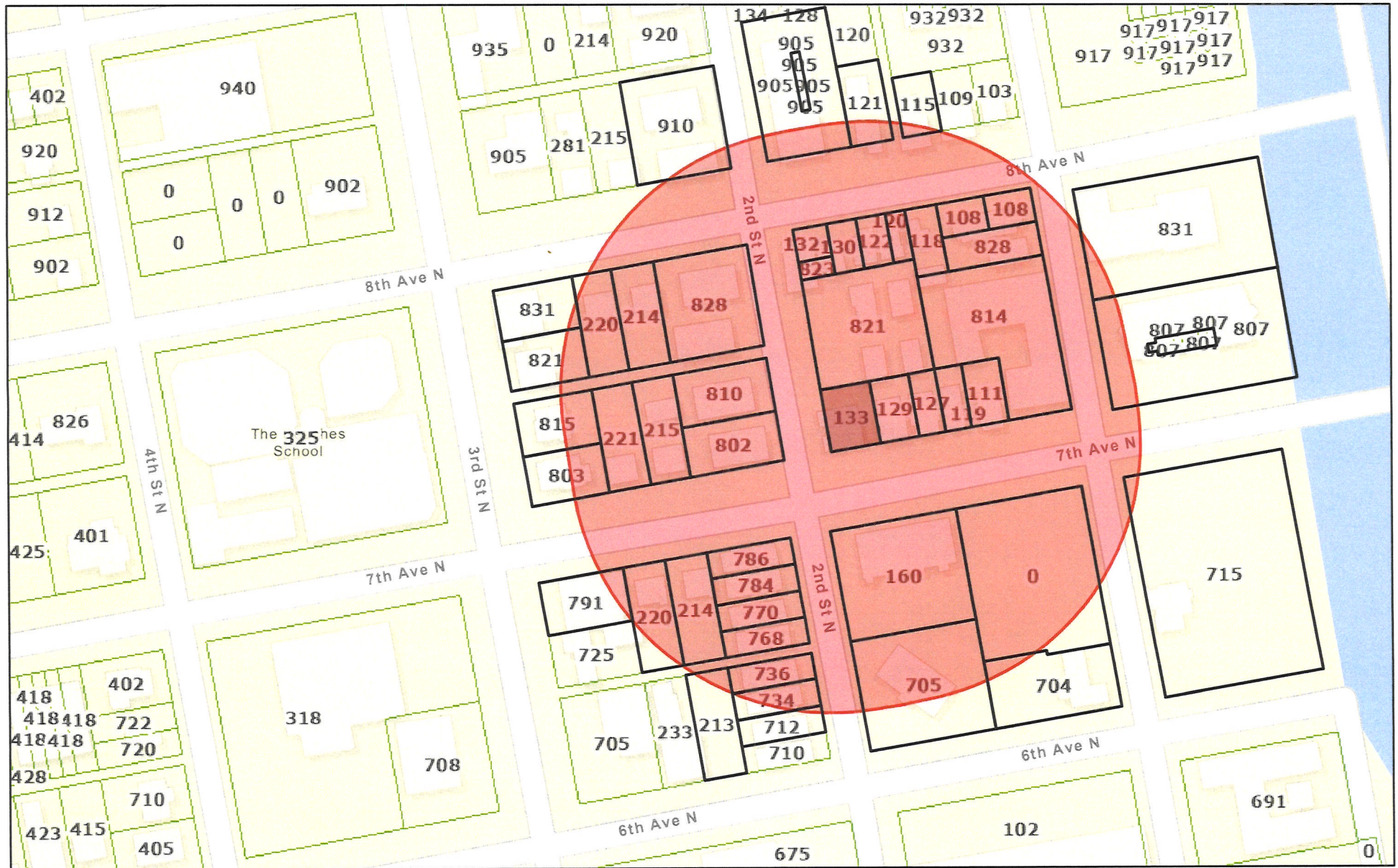
An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (9), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use: 34-617(d)14

Describe the proposed conditional use and the reason for the request: _____
This is a residential Duplex. I would like to renovate it and keep it a residential duplex.

Applicant Signature: [Signature] Date: 4/25/25

Land Development Review



June 4, 2025

Parcels

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

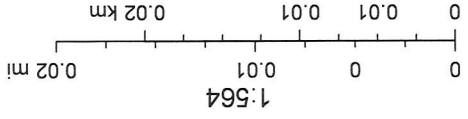
BOA#25-100034

133 N 7th Ave

6/17/25



June 4, 2025
Parcels



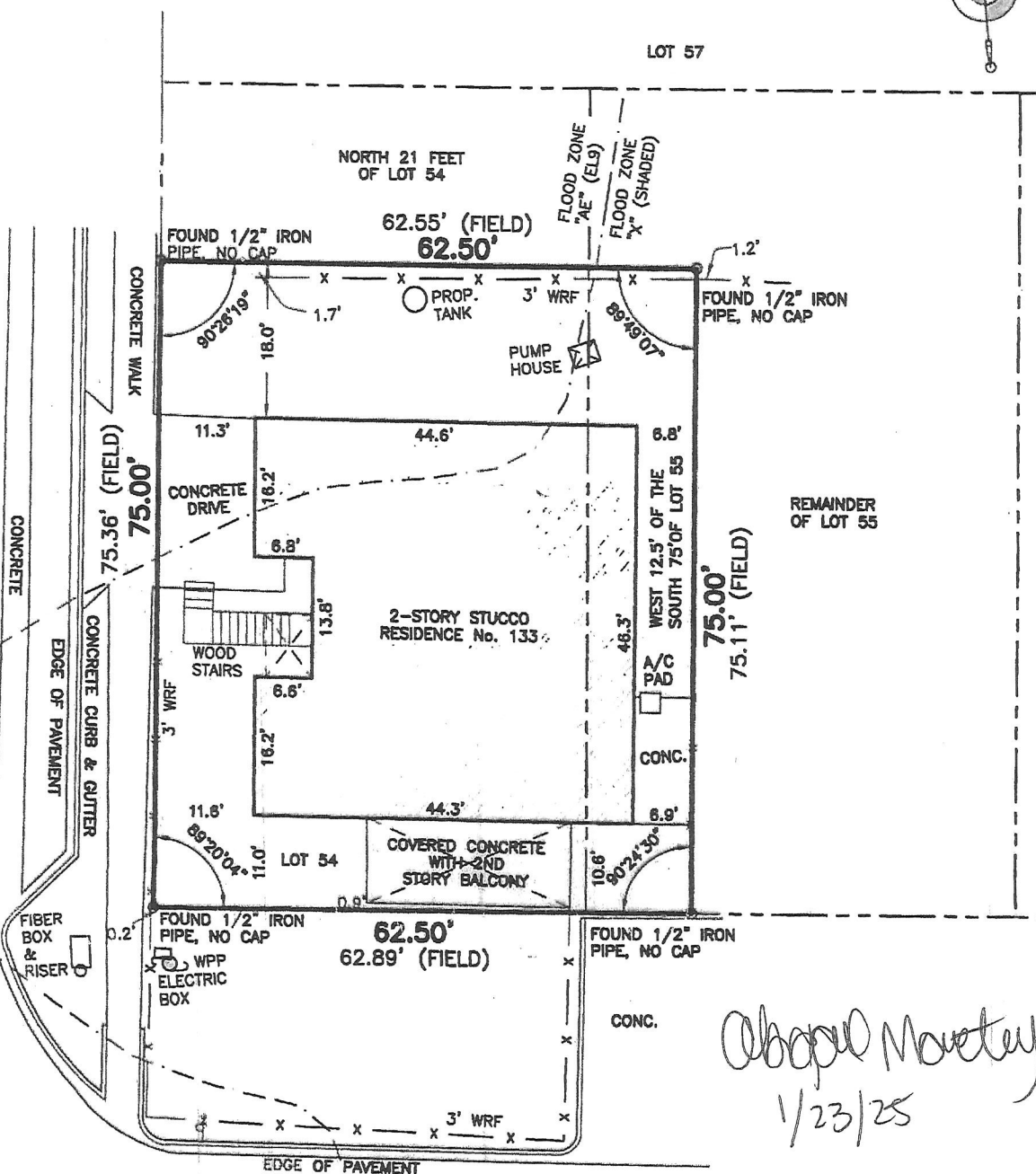
Current

MAP SHOWING SURVEY OF

THE SOUTH 75 FEET OF LOT 54, TOGETHER WITH THE WEST 12.5 FEET OF THE SOUTH 75 FEET OF LOT 55, FLAGLER TRACT AS RECORDED IN PLAT BOOK 15, PAGE 50, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



2ND STREET NORTH
50' PAVED PUBLIC RIGHT OF WAY



SYMBOL LEGEND

- ⊗ FIRE HYDRANT
- ☆ LIGHT POLE
- GV ⊗ GAS VALVE
- WV ⊗ WATER VALVE
- ⊙ CLEAN OUT
- ⊙ UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ BOLLARD
- WM ⊗ WATER METER
- GR ⊗ GAS RISER
- CR ⊗ CABLE RISER
- ELB ⊗ ELECTRIC BOX
- ⊙ SIGN
- ⊙ TRANSFORMER
- ⊙ MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER
- (CALC) CALCULATED
- (FIELD) FIELD MEASUREMENT
- ARF ALUMINUM RAIL FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- WF WOOD FENCE
- CONC. CONCRETE
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

1. THIS IS A BOUNDARY SURVEY.
2. NORTH PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY ARE SHOWN HEREON.
4. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
5. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
6. NO BUILDING RESTRICTION LINES, AS PER PLAT.
7. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "AE" (EL9) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0417J, EFFECTIVE NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

7TH AVENUE NORTH

80' PAVED PUBLIC RIGHT OF WAY

LOT COVERAGE:

TOTAL LOT AREA	= 4,687.5 Sq.ft.
RESIDENCE	= 1,964.5 Sq.ft.
DRIVE	= 242.4 Sq.ft.
FRONT PORCH	= 238 Sq.ft.
SIDE CONC.	= 95.6 Sq.ft.
A/C PADS	= 5.5 Sq.ft.
TOTAL IMPERVIOUS AREA	= 2,546 Sq.ft.
TOTAL LOT COVERAGE	= 54.3%

CERTIFIED TO:

LAWRENCE E. HAYDEN JR, ESQ.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LIMA ONE CAPITAL, LLC.
IRON OAK REAL ESTATE, LLC.

FILE: 2024-1504
DRAWN BY: WWR
SCALE: 1" = 20'

DATE:
DECEMBER 24, 2024
SHEET 1 OF 1

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR AND MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. 3872
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550