Minutes of Planning Commission Meeting
held Monday, June 23, 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 Senior Planner Christian Popoli.

It was moved by Mr. Filer, seconded by Mr. Haddock and passed unanimously to elect Margo Moehring to serve as Chair Pro-Tem for the June 23, 2025 meeting.

ROLL CALL:

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

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

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on May 27, 2025

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

- Regular Planning Commission Meeting held on June 9, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS:

(A) Request By Planning Staff for New Vote on Meeting Times

Motion: It was moved by Mr. Dahl, seconded by Mr. Filer, and passed unanimously to amend the meetings to Mondays at 6:00 P.M.

Discussion: None.

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

The motion was unanimously approved.

NEW BUSINESS:

(A) 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

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.

Staff Report:

Mr. Popoli summarized the following report for the record:

"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.

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."

Applicant: Anthony Martinez, 2009 Sandpiper Point, Neptune Beach, was sworn in and provided background on the item.

A brief discussion ensued about parking.

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. Filer, to approve #PC 10-25.

Discussion: None.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:
Mr. Roger Whiting, 1103 2nd Avenue North, Jacksonville Beach, inquired about the May 14, 2025, Community Redevelopment Agency meeting minutes.

Mr. Popoli reminded the Board to complete Form 1 by the deadline. The next scheduled meeting will be held on July 14, 2025.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:21 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval:

Chairperson

28 JUL 2025

Date