



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, October 13, 2025

6:00 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. Planning Commission Meeting Held on September 08, 2025
- B. Planning Commission Meeting held on October 22, 2018
- C. Planning Commission Training held on September 22, 2025

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 15-25
ADDRESS: 602 Shetter Avenue
OWNER: Shetter Holdings, LLC
APPLICANT: Ink Factory Brewing, LLC

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for outdoor seating at an existing microbrewery and taproom, located in the Commercial Service: CS zoning district, pursuant to Section 34-619(d)(6) of the Jacksonville Beach Land Development Code.

- B. **PC#** 16-25
ADDRESS: 214 & 218 7th Avenue South
OWNER/APPLICANT: Sunday Ero
AGENT: Matt McCord, Stratum Construction

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for renovation of an existing multi-family dwelling site, containing two existing structures, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(14) (utilizing the RM-2 dimensional standards per Sec. 34-614) of the Jacksonville Beach Land Development Code.

- C. **PC#** 17-25
ADDRESS: 1301 Penman Road, Units A & B

OWNER/APPLICANT: Signature Realty & Management, Inc., Bryan Cantrell
AGENT: Zach Miller, Esq

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for a Packaged Liquor Store, for sale of packaged beer and wine only, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(4) of the Jacksonville Beach Land Development Code.

D. **PC#** 18-25
ADDRESS: 1102 2nd Street South
OWNER/APPLICANT: Karen B. Thomas

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a three townhome structure, 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.

E. **PC#** 19-25
ADDRESS: 255 10th Avenue South
OWNER/APPLICANT: Chris Johns

SUMMARY OF APPLICATION: **Conditional Use Application** to allow for construction of a third unit to an existing two-unit multifamily structure 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.

PLANNING DEPARTMENT REPORT

A. There will be one item of Old Business to discuss at the October 27th Commission Meeting. Discussion and explanation with planning staff and the City Attorney.

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.