

**Minutes of Planning Commission Meeting
held Monday, September 8, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 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	

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

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on July 28, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A)	PC# 14-25	Conditional Use Application
	Owner:	Beach Properties South, Inc. P.O. Box 403818 Miami, Florida 33140-1818
	Applicant:	Ethan Davies 308 4th Avenue N, Apt. 4 Jacksonville Beach, Florida 32250
	Agent:	Ethan Davies 308 4th Avenue N, Apt. 4 Jacksonville Beach, Florida 32250
	Location:	500 S 3rd Street

Conditional Use Approval to allow for office space to conduct automotive sales located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(2) 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. The property is currently in use as an office building, and the request is to use one of the suites as an office for the buying and selling of cars at auction. The LDC does not distinguish between car dealerships with on-site inventory, like a car lot, and auto sales that do not include onsite parking of vehicles for sale. This is due to the fact that the state license for automotive sales is the same, regardless, so they are also regulated the same in our LDC. Therefore, even though the applicant will be using the office space for car buying and selling, it will all be conducted over the phone and virtually, and no cars will be stored on site.

From a practical perspective, the use will be substantially similar to other office uses within the same property, but due to the nature of the product, they are treated as auto sales and therefore need conditional use approval, per Sec. 34- 617(d)(2). The subject property was constructed in 1987 as an office building, and has been operating continuously. It is not anticipated that this use will increase the traffic to and from the site, as it will simply be an office space for the applicant and any staff they may have. Although a technical change in use, practically, it will not change the nature of the site. No changes to the structure's exterior are planned, and any alterations inside the leased space will be minimal. This will not be an intensification of use for this property.

Surrounding uses are as follows: to the south and adjacent is an existing multifamily structure; To the east, across the parking lot and adjacent is a vacant commercial lot; To the north, across 5th Avenue South, is an office building, and to the east, across 3rd Street South, is a large multifamily structure. 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# 14-25** for automotive sales, with the condition that there will be no on-site storage of vehicles."

Applicant: Ethan Davies, 308 4th Avenue N, Apt. 4, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about potential employee 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. Haddock, to approve #PC 14-25 with the recommended condition.

Discussion: None.

Roll Call Vote: Ayes – David Dahl, Margo Moehring, Justin Henderson, Dean Haddock, and Nicolas Andrews.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

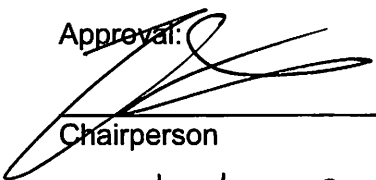
Mr. Popoli reported the City Clerk's office discovered the October 22, 2018 Planning Commission minutes had not been voted on or signed during a records purge. He stated the minutes would be returned for approval at the next meeting. Mr. Popoli also confirmed board training would be held on September 22, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:09 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval: 

Chairperson

10/13/2025
Date