

**Minutes of Planning Commission Meeting
held Monday, July 28, 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:

Chairperson: Nicholas Andrews

Vice-Chairperson: Justin Henderson

Board Members: Debbie Cole

David Dahl (absent)

Margo Moehring

Alternates: Matthew Filer

Dean Haddock

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

APPROVAL OF MINUTES:

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

- Regular Planning Commission Meeting held on June 23, 2025

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 11-25 Conditional Use Application

Owner: Willard B III & Adine Nicholson
8 San Juan Circle
Ponte Vedra Beach, FL 32082

Applicant: GrowHouse Florida LLC
9471 Baymeadows Rd., Ste 103
Jacksonville, FL 32256

Agent: Joe Van Rooy
9471 Baymeadows Rd. Ste 103
Jacksonville, FL 32256

Location: 240 3rd South Street

Conditional Use Approval to allow for a Medical Marijuana Treatment Center (MMTC) Dispensing Facility located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(21) 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 subject property is located at the southwest corner of the intersection of 3rd Street South and 2nd Avenue South. The property was most recently a retail establishment, formerly Salt Life.

The applicant is seeking to open a new Medical Marijuana Treatment Center (MMTC) Dispensing Facility. Under the C-1 zoning district uses, a dispensing facility is allowed with conditional use approval, and, under state law, is treated no differently than a typical commercial pharmacy.

The site is currently developed with an existing structure and existing parking with landscaping. The proposed use would not change the parking demand substantially, and the applicant has committed to adding additional alternative parking to address any deficiencies. This does not affect the use request, but it is important to note that there are not any traffic or parking-related issues anticipated with this new use. All activities are well-regulated through the state licensing process, and all activities will be contained inside the building, as with any other retail use.

Surrounding uses include commercial offices to the west and adjacent, a fast-food establishment to the south and adjacent, a JFRD fire station to the north across 2nd Avenue North, and office use to the east across 3rd Street. As the use will function as a commercial retail establishment, it is not anticipated that the new use will be any more intense than the previous use of retail sales.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends **Approval of PC#11-25.**"

Applicant: Richard Johnston, 3528 Ocean Drive South, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about the facility, location, corporate offices, parking, windows and treatments.

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 11-25.

Discussion: A brief discussion ensued regarding restrictions, dispensaries, regulation, employee parking, and use.

Williard "Colin" Nicholson III, 8 San Juan Circle, Ponte Vedra Beach, was sworn in and provided additional background as the property owner.

Discussion: A brief discussion continued about the market saturation of medical marijuana treatment facilities within Jacksonville Beach.

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

The motion failed 2-3.

Applicant Tyler Haden, 1540 Penmen Road, Jacksonville Beach, was sworn in and inquired about the appeal process.

Discussion: A brief discussion continued about the denial of the case, conditional use, the possibility of reopening the discussion for another vote, and the appeal process.

(B) PC# 12-25 Conditional Use Application

Owner: Seahorse Real Estate LLC.
2305 Greenside Ct.
Ponte Vedra Beach, FL 32082
Applicant: Automated Petroleum & Energy Co, Inc.
1201 Oakfield Dr.
Brandon, FL 33511
Agent: Carter McKinnon
1635 Old 41 Hwy NW, Ste. 112-361
Kinnesaw, GA. 30152
Location: 1403 3rd Street North

Conditional Use Approval to allow for the continued use of a gasoline service station 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. It is located on the northeast corner of the intersection of 3rd Street North and 13th Avenue North. The property is currently a commercial gasoline service station, with a convenience store, as well as other commercial tenants towards the rear, facing 13th Avenue North. The property will be changing to new operators, and although fuel service as a use is now a transferable Conditional Use, this property has not had Conditional Use approval under the new code, and one is not on file for any previous operators. Therefore, a new Conditional Use is required, and if approved, will be transferable to the next operator or property owner, unless substantial upgrades are made, or another use is requested, at which time it will come back to the Planning Commission.

The property is currently in operation as a gasoline service station and convenience store. It was originally constructed as a gas station in 1983, though it has undergone several renovations throughout the years since, it has been continually operated as a gasoline service station and convenience store since its construction.

There have been recent code enforcement actions related to this site. However, they pertain to a tenant located on the southeast corner of the structure and are not related to the gasoline service station use or convenience store. Those cases have been resolved, and the property is currently in compliance.

Adjacent and surrounding uses include multifamily to the east within the same block and immediately adjacent, commercial sales to the north, within the same block, commercial sales to the south, across 13th Avenue North, and office uses to the west, across 3rd Street North. The gasoline service station has existed for many decades, and has not negatively affected adjacent uses, nor has it created a nuisance.

Based on the provided application and the analysis stated in this report, the Planning and Development Department recommends **Approval of PC#12-25.**"

Applicant: Jeff Frank, 1690 Dunn Avenue, Daytona Beach, was sworn in and provided background on the item.

A brief discussion ensued about the request and business.

Public Hearing:

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

Motion: It was moved by Mr. Henderson, seconded by Ms. Cole, to approve #PC 12-25.

Discussion: None.

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

PLANNING DEPARTMENT REPORT:

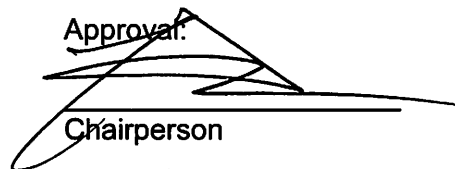
The first meeting of August is canceled due to a lack of items. Mr. Popoli confirmed board training would be held on September 22, 2025, in place of the scheduled meeting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:00 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist I

Minutes reviewed by Planning & Development.

Approval: 
Chairperson
Date 10/13/2025