



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, October 27, 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

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

- A. **PC#** 11-25
ADDRESS: 240 3rd Street South
OWNER: Willard B III & Adine R Nicholson
APPLICANT: GrowHouse Florida, LLC
AGENT: Joe Van Rooy
SUMMARY OF APPLICATION: **Conditional Use Application** to allow for a Medical Marijuana Treatment Center 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.

NEW BUSINESS

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.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli Senior Planner.
DATE:	10/15/2025
SUBJECT:	PC#11-25 Conditional Use Application Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, October 27, 2025 Planning Commission Meeting.

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

REQUEST: **Conditional Use Application** 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.

COMMENTS: 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.

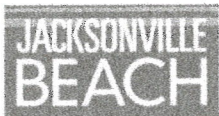
Surrounding uses include commercial offices to the west and adjacent, a fast food establishment to the south and adjacent, a Jacksonville Fire and Rescue Department fire station to the north across 2nd Avenue North, and office use to the east across 3rd Street. As the use will function as a commercial 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.

ATTACHMENTS:

1. PC#11-25 Packet
2. July 28 PC Meeting Transcript
3. 7/28 PC Minutes Signed

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

JUN 23 2025

PC No. 11-25

AS/400# 25-100041

HEARING DATE 7/28/25

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 7, 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 five (5) 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: Willard B III & Adine Nicholson
Mailing Address: 8 San Juan Cir
Ponte Vedra Beach, Florida 32082

Telephone: (904) 994-8493
Fax: _____
E-Mail: cnicholson@svn.com

Applicant Name: GrowHouse Florida LLC
Mailing Address: 9471 Baymeadows Road ste 103
Jacksonville FL, 32256

Telephone: (904) 219-5003
Fax: _____
E-Mail: rjohnston.mec@gmail.com

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

Agent Name: Joe Van Rooy
Mailing Address: 9471 Baymeadows Road ste 103
Jacksonville FL, 32256

Telephone: (904) 683-3394
Fax: _____
E-Mail: joe@vanrooylaw.com

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: 240 S 3rd St, Jacksonville Beach FL 32250

Legal Description of property (attach copy of deed): 3-28 33-25-29E .287 Pablo Beach South
Lots 1,2 Blk 24 175083-0000

Current Zoning Classification: JC-1

Future Land Use Map Designation: _____

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 (i), a sketch site plan for the development will be required to be submitted with this application.

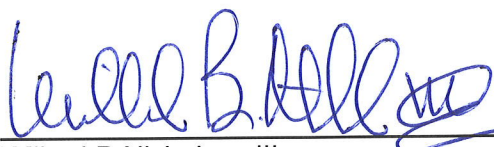
Code section(s) applicable to the requested conditional use: 34-617(d)(21)

Describe the proposed conditional use and the reason for the request:
As required by the City of Jacksonville Beach Land Development Code a conditional use permit is
required for operation of a State of Florida licensed Medical Marijuana Treatment Center (MMTC)

Applicant Signature:  Date: 6/23/25

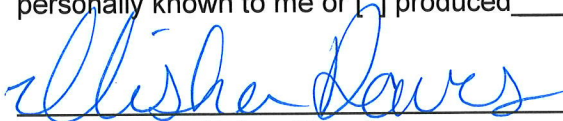
OWNERS' AUTHORIZATION FOR AGENT

Joseph J. Van Rooy, and Richard Johnston, of Growhouse Florida LLC are hereby authorized by the undersigned, being the owners of those lands 240 3rd St South, Jacksonville Beach, Florida 32250 and as further described in the attached deed and or other such proof of ownership as may be required, to apply to City of Jacksonville Beach, Florida as necessary for an application related to a Conditional Use Permit and any other action pursuant to securing said Conditional Use Permit

 (SEAL)
Willard B Nicholson III, owner

State of FL
County of Duval

Signed and sworn before me on this 20th day of June, 2025, by Willard B Nicholson, the owner of 240 3rd Street S, Jacksonville Beach, Florida 32250 who [] was personally known to me or [] produced _____ as identification.


Notary Signature

My Commission Expires: 12/08/2025









CITY OF JACKSONVILLE BEACH

PLANNING COMMISSION

MEETING

Excerpt of videotaped proceedings held on Monday,
July 28, 2025, commencing at 6:00 p.m., at Jacksonville
Beach City Hall, in Council Chambers, 11 North Third
Street, Jacksonville Beach, Florida.

PRESENT:

NICHOLAS ANDREWS, Chairman.
JUSTIN HENDERSON, Vice Chair.
MARGO MOEHRING, Commission Member.
DEBBIE COLE, Commission Member.
DEAN HADDOCK, 1st Alternate Commission Member.
MATT FILER, 2nd Alternate Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Senior Planner.
MONICA MCDANIEL, City Clerk.

- - -

1 P R O C E E D I N G S
July 28, 2025 6:00 p.m.

2 - - -

3 THE CHAIRMAN: Okay. It's now 6:00 p.m.
4 on the 28th of July, 2025. I'm going to call
5 this meeting of the Planning Commission to
6 order.

7 May I please have a roll call?

8 THE CLERK: David Dahl.

9 COMMISSION MEMBERS: (No response.)

10 THE CLERK: Margo Moehring.

11 COMMISSIONER MOEHRING: Here.

12 THE CLERK: Nicholas Andrews.

13 THE CHAIRMAN: Here.

14 THE CLERK: Debbie Cole.

15 COMMISSIONER COLE: Here.

16 THE CLERK: Justin Henderson.

17 COMMISSIONER HENDERSON: Here.

18 THE CLERK: Dean Haddock.

19 COMMISSIONER HADDOCK: Here.

20 THE CLERK: Matthew Filer.

21 COMMISSIONER FILER: Here.

22 THE CLERK: Thank you.

23 THE CHAIRMAN: Thank you.

24 All right. Are there any changes or
25 corrections to the minutes dated 23 June, 2025,

1 noted by any members?

2 COMMISSION MEMBERS: (No response.)

3 THE CHAIRMAN: If not, may I have a motion
4 to approve the minutes?

5 COMMISSIONER HENDERSON: Motion to
6 approve.

7 COMMISSIONER HADDOCK: Second.

8 THE CHAIRMAN: All those in favor, signify
9 by saying aye.

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: All those opposed, signify
12 by saying nay.

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. Motion to
15 approve the minutes from 23 June, 2025, is
16 approved.

17 For the staff, is there any correspondence
18 for any item on the agenda?

19 MR. POPOLI: I have none.

20 THE CHAIRMAN: Do we have any old
21 business?

22 MR. POPOLI: No old business either.

23 THE CHAIRMAN: All right. We'll move on
24 to new business.

25 So for the public, the Planning Commission

1 meetings are generally quasi-judicial in
2 nature. All decisions of the Commission will
3 be based on competent, substantial evidence,
4 including testimony provided in this meeting.

5 Any person who is not an applicant or
6 agent that wishes to speak will need to fill
7 out a speaker card, which are located at the
8 side table by the door, and turn them in to the
9 city clerk.

10 Each member of the public will be given
11 three minutes to speak on each item. Please
12 refrain from speaking from the audience, and
13 applause or cheering will not be allowed. And
14 also, please silence your cell phones.

15 All right. Vice Chair, can you please
16 read the application by title.

17 COMMISSIONER HENDERSON: Yes.

18 Staff, can we please have the application
19 for PC 11-25.

20 MR. POPOLI: All right. Through the
21 Chair, we have Planning Commission
22 Number 11-25. It's a Conditional Use
23 Application request for property located at
24 240 3rd Street South. The request is to allow
25 for a medical marijuana treatment center,

1 dispensing facility, located in the commercial
2 C-1 zoning district, pursuant to
3 Section 34-617(d)(21) of the Jacksonville Beach
4 Land Development Code.

5 The subject property is located in the C-1
6 zoning district. The property is located on
7 the southwest corner of the intersection of
8 3rd Street South and 2nd Avenue South. Most
9 recently, the property was a retail
10 establishment, formerly the Salt Life property.

11 The applicant is seeking to open a new
12 medical marijuana treatment, dispensing
13 facility. Under the C-1 zoning district uses,
14 a dispensing facility is allowed with
15 conditional use approval. Under state law, it
16 is treated no differently than any other
17 typical commercial pharmacy.

18 The site currently is developed with an
19 existing structure and existing parking with
20 landscaping. The proposed use would not change
21 the parking demands substantially, and the
22 applicant is committed to adding any additional
23 alternative parking options in the new Code to
24 address any potential deficiencies. Those
25 would be things like bike racks or golf cart

1 parking, compact parking. And some of that is
2 going to be based on the utilization of the
3 building space, so it's a little bit of a
4 question mark right now.

5 Although it does not reflect [sic] --
6 affect the request, it's important to note that
7 there have not been any traffic or
8 parking-related issues previously, and there
9 are none anticipated. All the activities are
10 well-regulated through the State licensing
11 process, and all activities are to be contained
12 inside the building, as with any other retail
13 use.

14 Surrounding uses include commercial office
15 to the west and adjacent; a fast food
16 establishment to the south, also adjacent; the
17 JFRD fire station to the north, across
18 2nd Avenue; and office uses to the east, across
19 3rd.

20 As there will be -- as the use will be --
21 will function as a commercial/retail
22 establishment, it is not anticipated that the
23 new use will be any more intense than the
24 previous retail use.

25 And based upon the information provided in

1 the application and staff's analysis, we are
2 recommending approval of PC 11-25.

3 THE CHAIRMAN: Thank you.

4 As a reminder, each member of the public
5 will be given three minutes to speak when we
6 open the public hearing.

7 Does any commission member have any
8 ex parte communication to disclose?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Okay. Would the applicant
11 please come forward and be sworn in to give any
12 presentation.

13 (Audience member approaches the podium.)

14 THE CLERK: Please raise your right hand
15 and state your name and address.

16 AUDIENCE MEMBER: Richard Johnston,
17 3528 Ocean Drive South.

18 THE CLERK: Do you swear or affirm that
19 the testimony you're about to give in this
20 matter is the truth, the whole truth, and
21 nothing but the truth, so help you God?

22 MR. JOHNSTON: I do.

23 THE CLERK: Thank you.

24 THE CHAIRMAN: All right. And as a
25 reminder to the commission members, please

1 refrain from interrupting the presentation and
2 hold questions to the end.

3 Sir.

4 MR. JOHNSTON: Members of the Planning
5 Commission, thank you for your time this
6 evening.

7 So we have acquired a medical marijuana,
8 MMTC license. We're -- this will be one of the
9 25 licensed operators in the state of Florida.
10 I'm a Jax Beach resident. I've been here for
11 close to 30 years.

12 We're -- utilization of the location, its
13 parking, its access, its visibility, we believe
14 that it's going to be a good location for us
15 and for the community, for our outreach to the
16 community, continuing education opportunities,
17 just kind of overall awareness about the
18 industry.

19 Again, to Christian's earlier point, this
20 is a highly regulated industry. It's been a
21 huge hurdle to get to this point and, you know,
22 we won't be open for business until probably
23 late spring 2026, just based on our preparation
24 cycle and interface with the State.

25 We're excited about the opportunity and

1 would, you know, avail myself to any questions
2 you may have regarding the application process,
3 our entry into the market, interface with the
4 community, and so forth.

5 THE CHAIRMAN: Thank you.

6 Do any commission members have any
7 questions for the applicant?

8 COMMISSIONER FILER: I have a question.

9 You said it was one of 25 medical
10 marijuana treatment centers, dispensing
11 facilities in the state of Florida --

12 MR. JOHNSTON: No, no. MMTC license --
13 licensed operators. The State of Florida
14 publishes an OMMU website, and that lists all
15 of the operators, from Trulieve to Sunburn to
16 MÜV, lists their quantity to -- of dispensaries
17 around the state, and we're one of 25 active
18 licenses.

19 COMMISSIONER FILER: Gotcha. One of the
20 25 operators --

21 MR. JOHNSTON: Yes.

22 COMMISSIONER FILER: -- but not
23 necessarily 25 locations --

24 MR. JOHNSTON: Correct. Correct.

25 COMMISSIONER FILER: Okay. I understand.

1 Thank you.

2 MR. JOHNSTON: I apologize for that
3 misunderstanding.

4 THE CHAIRMAN: So I just have a question
5 of how -- how you chose this location.

6 MR. JOHNSTON: Really? It's -- it's the
7 very best location at the beaches. It's -- you
8 know, for us and being a new company, it serves
9 a -- for a lot of different reasons. You know,
10 it serves as our corporate headquarters. It
11 serves as our flagship store. It serves as a
12 marquis.

13 You know, at our -- at our point at our
14 entry into the marketplace -- you know, Florida
15 is still a relatively evolving market. There's
16 been a lot of, you know, stop/starts,
17 evolutions, wasted money, wasted opportunities.

18 So, you know, we feel that our -- you
19 know, our barrier of entry -- our entry into
20 the marketplace is appropriate. We're scaled.
21 We're -- size, we're not trying to be all
22 things to all people. You know, we're going to
23 internally focus on, you know, consistency and
24 continuity of operations; you know, client and
25 patient relations, community outreach, and go

1 organic.

2 And this facility provides all that and
3 then some. The bones of it are solid. It's
4 a -- it's a great vibe to the area. Some -- I
5 can't say enough good things about it.

6 I think -- the question that we asked
7 ourselves was, we can't not have this spot, you
8 know, over -- in comparison to other locations.
9 So just super excited to call that our home.

10 THE CHAIRMAN: All right. Thank you.

11 Are there any other questions?

12 COMMISSIONER HENDERSON: Yeah.

13 MR. JOHNSTON: Yes, sir.

14 COMMISSIONER HENDERSON: So you mentioned
15 that this will also be your corporate
16 headquarters and offices and --

17 MR. JOHNSTON: Yes, sir.

18 COMMISSIONER HENDERSON: -- so on and so
19 forth. My biggest concern looking at it, just,
20 you know, (inaudible), would be parking. You
21 know, it's always a thing. If you're -- how
22 many staff would you have there, typically
23 speaking --

24 MR. JOHNSTON: Three people.

25 COMMISSIONER HENDERSON: -- (inaudible)?

1 MR. JOHNSTON: Staff of three.

2 COMMISSIONER HENDERSON: Okay.

3 MR. JOHNSTON: Corporate headquarters, you
4 know, I mean, I office from my house, but we
5 can only have so many meetings at the dining
6 room table. So there's a -- you know, as
7 Christian said earlier, it's -- the uses are
8 variable in the space. You know, there -- it
9 was formerly an office area; that represents
10 about, you know, call it 2,200 square feet of
11 it. And then there's the retail component of
12 it. So we -- it's purpose built, almost, ready
13 for us to slide in. The improvements are
14 de minimis. You know, we can use a lot of the
15 structure.

16 But in terms of the officers and -- the
17 corporate officers, our cultivation facility is
18 in Lake City, Florida. The big amount of our
19 staff will be there. You know, it -- when I
20 say corporate office, it's a place for us to
21 meet, gather, flagship, so ...

22 COMMISSIONER HENDERSON: Okay. Just
23 curious.

24 THE CHAIRMAN: Are there any further
25 questions?

1 COMMISSIONER HADDOCK: Yeah, a couple.

2 So is GrowHouse the name of the --

3 MR. JOHNSTON: GrowHouse is the entity, is
4 the acquiring entity. It's the parent company.
5 The license that we purchased was TheraTrue.

6 COMMISSIONER HADDOCK: TheraTrue?

7 MR. JOHNSTON: TheraTrue.

8 And we will be -- you know, as soon as we
9 clear our hurdles with the State -- and we're
10 pretty far down the line on that -- we'll be
11 d/b/a Wildflower.

12 COMMISSIONER HADDOCK: Wildflower?

13 MR. JOHNSTON: Wildflower.

14 COMMISSIONER HADDOCK: Cool.

15 The -- that building has always struck me
16 because of the opaque windows on it.

17 MR. JOHNSTON: Right.

18 COMMISSIONER HADDOCK: And I know in this
19 industry, there's a lot of opaque windows --

20 MR. JOHNSTON: Right.

21 COMMISSIONER HADDOCK: -- in that style of
22 business, and -- but then right down the way, a
23 block south of you, I think you have a place
24 with open windows.

25 MR. JOHNSTON: Correct.

1 COMMISSIONER HADDOCK: And I'm curious if
2 you have a preference on which direction you're
3 going?

4 MR. JOHNSTON: So, like, you know,
5 they're -- Salt Life did a great job
6 merchandising the building and laying it out.
7 They really kind of made it a -- it was a
8 visual story of what they were as a company.
9 For us, it's almost too much. You know?

10 So, like, on the first floor, we can't
11 replicate that. We can't mirror that. So, you
12 know, we have two concerns: One is security,
13 one is visibility. You know, ambient natural
14 light, how do we let it into the space? So the
15 plan right now is to take down the glass
16 details on the first floor. Where there are
17 actual windows, we'll tint them, and then we'll
18 build metal louvers over the front and, you
19 know, powder coat them with some sort of -- one
20 of the complementary colors with our logo
21 and --

22 COMMISSIONER HADDOCK: Metal louvers, not
23 like -- not like bars?

24 MR. JOHNSTON: Not like bars, more like
25 fins. You know? Decorative fins, a shutter.

1 COMMISSIONER HADDOCK: Oh, like shutters.

2 MR. JOHNSTON: A shutter, but metal.

3 And that's so we can, you know, anchor it
4 into place. And, you know, it's got the
5 reveals from the light standpoint. And -- you
6 know, you'll always be able to, you know, look
7 in or look out, but just moderate.

8 COMMISSIONER HADDOCK: Yeah. The reason
9 I'm saying that is I -- I kind of prefer the
10 more open view, and so that's my bias.

11 MR. JOHNSTON: Right.

12 COMMISSIONER HADDOCK: I can't require
13 that in any way, or we can't --

14 MR. JOHNSTON: Right.

15 COMMISSIONER HADDOCK: -- but I do think
16 it just brings a completely different --

17 MR. JOHNSTON: So to your -- to your
18 point, I -- you know, every time I drive by, I
19 look in the window, right? You know, how many
20 people are there, what -- what does the
21 operation look like. So, yeah, it's a -- you
22 know, it's a balance. It's a balance of, you
23 know, community interface, patient and client
24 privacy and discretion. And so that's what
25 we're really -- you know, we have a lot of

1 examples out there that we can study and
2 integrate all the good elements and, you know,
3 try to come up with, you know, the best
4 approach.

5 COMMISSIONER HADDOCK: Yeah. I -- I
6 appreciate that a lot. I think it does -- it
7 does something for that patient community, to
8 be able to, I think, shine some light on it.

9 MR. JOHNSTON: Right. Yeah, yeah.

10 COMMISSIONER HADDOCK: Not everybody
11 agrees with that and not everybody in the
12 community is going to agree with it --

13 MR. JOHNSTON: Right.

14 COMMISSIONER HADDOCK: -- but I appreciate
15 your consideration about it, because aside from
16 your specific business, when I look at that
17 building, I'm like, why is there no light going
18 into this building?

19 MR. JOHNSTON: Yeah, yeah.

20 COMMISSIONER HADDOCK: So thanks for the
21 questions. It was --

22 MR. JOHNSTON: Absolutely.

23 THE CHAIRMAN: Are there any further
24 questions?

25 COMMISSIONER COLE: (Speaking off

1 microphone.)

2 THE CHAIRMAN: I'm sorry?

3 COMMISSIONER COLE: I have a question for
4 Mr. Popoli.

5 THE CHAIRMAN: Okay. Sorry.

6 Sir, thank you.

7 MR. JOHNSTON: Thank you.

8 THE CHAIRMAN: Do any -- sorry. It's now
9 time to open the public hearing. So do we have
10 any speaker cards?

11 MR. POPOLI: We do.

12 THE CHAIRMAN: All right.

13 Is there anyone in the audience who has
14 not filled out a speaker card that wishes to
15 speak? And if so, please fill out a speaker
16 card before you leave.

17 AUDIENCE MEMBERS: (No response.)

18 MR. POPOLI: No, we don't.

19 THE CHAIRMAN: All right. Hearing none, I
20 will now close the public hearing and bring the
21 item back to the board for discussion.

22 Okay. Is there a motion?

23 COMMISSIONER HENDERSON: Motion to
24 approve.

25 COMMISSIONER COLE: I have a question for

1 Mr. Popoli. Can I ask that first?

2 THE CHAIRMAN: Is there a second for the
3 motion?

4 COMMISSIONER HADDOCK: I second the
5 motion.

6 THE CHAIRMAN: Okay. We can -- and now is
7 where we discuss. So yes, please.

8 COMMISSIONER COLE: Are there any
9 regulations against the amount of dispensaries
10 that can be opened at the beach, since there is
11 one that -- literally two doors down from this
12 location?

13 MR. POPOLI: No. There's nothing in the
14 state law that has any restrictions on
15 congregation or total number. And because they
16 are required to be treated like a pharmacy,
17 it's just a commercial use, and we would treat
18 it the same as a Walgreens or a CVS.

19 COMMISSIONER COLE: Okay.

20 THE CHAIRMAN: Okay. In that vein, for
21 the Commission's consideration, yes, it needs
22 to be treated like a pharmacy. There are two
23 pharmacies bookending the 3rd Street strip from
24 1st Avenue North to about 16th Avenue South.
25 There's two.

1 Any idea how many CBD or cannabis
2 dispensaries we have in that block or in that
3 radius?

4 MR. POPOLI: I want to say two, but I'm
5 not positive.

6 THE CHAIRMAN: It's six.

7 MR. POPOLI: Okay.

8 THE CHAIRMAN: We have six.

9 If I expand that a couple blocks down
10 Beach and a couple blocks up 3rd, it's ten. So
11 this is going to make eleven.

12 It meets every technical requirement for
13 conditional use, I just don't think that it
14 supports the intent, strategies, and visions of
15 the Comprehensive Plan. I don't understand
16 the -- one, medical marijuana -- I understand
17 it's legal in Florida; I actually voted for it.
18 I don't understand the high intensity of CBD
19 dispensaries at the beach compared to
20 everywhere else in Jacksonville.

21 And I'm a little concerned that if we just
22 say -- we grant -- keep granting conditional
23 uses for this, we're going to wind up with an
24 uninterrupted string of marijuana dispensaries
25 at the beach, which I don't understand the -- I

1 can't make the population work out in this,
2 because there's a -- a built-in subset of folks
3 at the beach, military members, who can't use
4 it even with medical clearance, right? Because
5 it's still federally illegal. That's my
6 concern.

7 Again, it meets every technical
8 requirement. I'm concerned about the -- the
9 vision of the Comprehensive Plan on this one.

10 COMMISSIONER HADDOCK: Technical question
11 there for you. Are you including in there the
12 nonmedical establishments? Because you
13 mentioned the CBD. There are a lot of smoke
14 shops, vape shops that also sell these
15 products.

16 THE CHAIRMAN: No, I'm not.

17 COMMISSIONER HADDOCK: These are purely --

18 THE CHAIRMAN: (Inaudible.)

19 (Simultaneous speaking.)

20 COMMISSIONER HADDOCK: -- medical
21 dispensaries.

22 THE CHAIRMAN: So a smoke shop, I've lost
23 count of those, but I do not count just CBD
24 dispensaries --

25 COMMISSIONER HADDOCK: Right.

1 THE CHAIRMAN: -- like a smoke shop or
2 anything like that.

3 COMMISSIONER HADDOCK: Thank you.

4 (Mr. Johnston approaches the podium.)

5 THE CHAIRMAN: Please.

6 MR. JOHNSTON: So a big part of our
7 research is understanding our market, and a lot
8 of places call themselves cannabis dispensaries
9 and they're not. You know, the barrier of
10 entry and the regulation is specific, and I
11 can -- I can tell you, it's Sunburn on
12 3rd Street; it's Trulieve over here, which is
13 moving to the laundromat by Kangaroo; it's MÜV;
14 it's Sunnyside; it's Fluent on Atlantic.

15 THE CHAIRMAN: Any others? That's it?

16 MR. JOHNSTON: That's it for the licensed
17 MMTCs that are out here.

18 So, you know, I too -- I also struggle
19 with, you know, the advertising, which we're
20 restricted against, the marketing, the
21 outreach. The -- I don't know the -- the
22 loophole of all of the other shops that are out
23 there and the messaging that they bring to the
24 market.

25 You know, it's our hope and anticipation

1 that, you know, through both federal
2 legislation against CBD and hemp products, as
3 well as local, state, you know, that that's --
4 should clean itself up.

5 You know, we can't advertise for people to
6 come in and, you know, partake, participate,
7 any of those things. We prescribe to a highly
8 regulated set of operating rules, and we're
9 monitored, you know, 24/7. Our cameras, our
10 interface, our sales, our inventory control,
11 our testing, our packaging, you know, the
12 requirements, they're -- they're very clear,
13 and there is no gray, there is no
14 interpretation. And I just don't want to be
15 categorized --

16 THE CHAIRMAN: So, sir, just to be clear,
17 I think that you're -- you're -- again, you
18 meet every technical requirement --

19 MR. JOHNSTON: Right.

20 THE CHAIRMAN: -- of this.

21 For me, it's -- so there's two ways to
22 look at this, right? And this is for the
23 commission.

24 One, the free market will decide this,
25 right? Those that are not of the -- you

1 know -- I'm sorry -- MMTC certified and
2 everything will naturally fade away, but
3 there's a -- there's an enforcement piece that
4 you're not responsible for, that -- like -- it
5 concerns me, right?

6 I know the limits on medical marijuana use
7 in Florida. And if people are only buying it
8 for that, then okay. But after buying from
9 you, you lose control of it, frankly, right?
10 And it -- I don't have any hard, you know,
11 evidence or anything that this could lead to
12 something where people are reselling and stuff
13 like that, but it's a concern of mine as we go
14 forward because I don't believe the laws have
15 caught up with the -- the -- the intent,
16 really, of medical marijuana use.

17 COMMISSIONER HENDERSON: Right.

18 I think -- to your point, I think the
19 merits of what you're selling aren't
20 necessarily for us to really get too deep into.
21 I think more so, you know, you're saying, hey,
22 there's seven -- seven medical marijuana shops
23 between, you know --

24 THE CHAIRMAN: Advertised. So if we go
25 with the ones that are qualified, we're still

1 at five.

2 COMMISSIONER HENDERSON: Whatever that is.

3 And, you know, going in the vision of the
4 Comprehensive Plan, you get into that.

5 And then you get into all the smoke shops,
6 right? It's the same -- same -- kind of the
7 same argument there. You get into, you know, a
8 mattress shop on every corner, right? It
9 gets -- it gets the same -- they're selling
10 mattresses, right? It's the same thing.
11 There's seven Mattress Firms at the beach, it
12 feels like --

13 THE CHAIRMAN: Right.

14 COMMISSIONER HENDERSON: -- right?

15 So, like, we're -- you know, so from
16 where -- up here, it's a little bit of what's
17 fitting with the Plan that we want to see the
18 direction of the city go, versus where it's at
19 now, whether or not it fits -- sometimes
20 whether or not it fits exactly to the letter
21 of, you know, the Plan.

22 MR. JOHNSTON: Understood.

23 THE CHAIRMAN:

24 COMMISSIONER HADDOCK: Well, this is
25 probably the most interesting debate we've had

1 up here in a long time.

2 One thing I do just want to -- want to
3 call out here is, I mean, he did mention it's
4 an extremely heavily regulated industry. I
5 would be coming from a similar position as the
6 Chair here if we were talking about a
7 conditional use for yet another smoke shop,
8 because I actually think that the less
9 regulated sort of open market for a lot of
10 those products is far more deleterious to our
11 community than the medical grade and the
12 medical licensing and regulatory process that
13 goes into that because we all know the -- the
14 smoke shops sell way more than just cigarettes,
15 and -- they sell CBD. They -- some of them
16 sell various kinds of cannabis that's not
17 regulated and much easier to leak out there.

18 So when I think of which types of
19 businesses in a similar -- but not exactly
20 similar, because this, again, is -- is medical,
21 and I think we need to keep looking at it that
22 way versus a smoke shop.

23 But when you're looking at this particular
24 business, this conditional use, it is for
25 medical. It's for patients. It's extremely,

1 extremely regulated, both for the people who
2 purchase it, who are in danger of criminal
3 fines and -- and incarceration, I would
4 imagine, but then also losing that license,
5 losing that privilege.

6 His business, I know for a fact if
7 anything were to slip there at all, he is most
8 likely criminally liable if something were to
9 slip, and so --

10 MR. JOHNSTON: \$100,000 fines. I mean,
11 it's --

12 THE CHAIRMAN: So to be clear, I have no
13 concerns that you're doing everything
14 completely above board and appropriately. I
15 don't. This is a -- this is a, you know, are
16 we going down a road that is consistent with
17 the Comprehensive Plan --

18 MR. JOHNSTON: Understand.

19 THE CHAIRMAN: -- for Jacksonville Beach.

20 MR. JOHNSTON: And I would -- you know, I
21 would ask -- you know, of here, from here. I'd
22 ask for your support.

23 You know, these are franchises -- or not
24 franchises, they are, you know, branch offices
25 of larger companies. Some of them are, you

1 know, publicly traded on the Canadian stock
2 exchange. And, you know, we made a decision
3 to -- you know, we wanted to bring it to this
4 market. And we didn't -- you know, we're not
5 opening up a bunch of other stores right now.
6 We're not -- we're going to focus on here, and
7 we're going to do the best job that we can in
8 delivery and education to the market.

9 So, you know, with that being said, it's
10 an industry that's here. It's an industry
11 that's evolving. It's a partnership between us
12 and the community. And, you know, I recognize
13 that completely.

14 If -- the building owner is here. He's,
15 you know, been -- owned it for 32 years, from
16 when it was a bike shop to Salt Life to this.
17 So a lot of deliberation and contemplation has
18 went into, you know, this site, this location,
19 how we're going to operate. So I made the
20 choice to -- yeah, we want to -- we want to --
21 ground zero. We don't want -- you know, we
22 want to be across from the fire station for
23 safety. We want to be close to the Town
24 Center. You know, we want to be completely
25 transparent with our operations and how we

1 interact with the community.

2 And, you know, with that messaging and
3 sharing that with you guys, I mean, we want
4 your support and we would ask for such.

5 THE CHAIRMAN: Thank you.

6 MR. JOHNSTON: Thanks.

7 COMMISSIONER HADDOCK: About how many
8 people do you plan on employing at this new
9 facility?

10 MR. JOHNSTON: So at one time, like I said
11 earlier --

12 THE CHAIRMAN: He said --

13 MR. JOHNSTON: -- we'll have a staff of
14 three, but depending on the operating hours, I
15 think maybe we might max out with, you know, 10
16 or 12 rotating schedules.

17 You mentioned security or enforcement.
18 You know, we're obligated to keep our guards
19 there. We're -- I mean, again, we're
20 surveilled ourselves and by the State 24/7.

21 You know, in terms of, you know,
22 individual patient responsibility, you know,
23 their -- that's between them and their doctor.
24 Their -- you know, their doctor is giving them
25 access and prescriptions and, you know,

1 we're -- we're going to -- we're going to
2 provide fulfillment for those prescriptions.

3 COMMISSIONER HENDERSON: Question for
4 Christian.

5 It kind of goes back into parking. In
6 just this space in general, has anything -- has
7 anybody talked to the fire department --

8 MR. POPOLI: In --

9 COMMISSIONER HENDERSON: -- in regards to
10 if they have 10 or 12 staff, or if they've got
11 five people working, and they got -- you know,
12 all of a sudden, that parking lot is full.
13 Business is good, the parking lot is full.
14 Where do people go to park that's not going to
15 mess with the egress and ingress of the fire
16 engines getting in and out of the fire station?

17 MR. POPOLI: And that would be something
18 that we would address at the permit stage when
19 they have to do their renovation. But
20 currently it has, I believe, 12 spaces, and as
21 a retail establishment, that was adequate under
22 the old code. I would have to go do a little
23 bit of math, but, I mean, at this point under
24 the new code, they could put in, like I said, a
25 bike rack or, you know, find some room for a

1 couple of golf cart spaces and still be able to
2 meet the extra parking requirements.

3 MR. JOHNSTON: Twelve, plus handicapped,
4 there's on-the-road parking, and then we can
5 also add parking if necessary in the
6 right-of-way to the left and to the right of
7 the drive (inaudible). So, you know, again,
8 that's what makes the site work, is that, you
9 know, we keep it on site.

10 COMMISSIONER HENDERSON: I'd just -- I'd
11 just be curious, even -- you know, you guys
12 going forward -- Salt Life in the past, if they
13 ever had any issues with -- with that overflow
14 coming out of that parking lot, and, you know,
15 when they're throwing the lights on and coming
16 out hot, are they -- is there an issue getting
17 out to 3rd Street?

18 MR. POPOLI: I didn't find any records
19 that we had any complaints on the code
20 enforcement side, but that would probably be
21 more of a traffic enforcement, so --

22 COMMISSIONER HENDERSON: And
23 unfortunately, it's a problem you don't know
24 about until it's --

25 MR. JOHNSTON: Until it's there.

1 COMMISSIONER HENDERSON: -- until it's a
2 problem, and, you know --

3 THE CHAIRMAN: Do we have any further
4 discussion?

5 COMMISSIONER MOEHRING: If I may,
6 Mr. Chair, as I'm -- in David's absence, I
7 guess I'm the oldest person, the person with
8 the longest tenure on the Planning Commission,
9 and I -- I do -- and this is really directed
10 more at the planners.

11 The -- I certainly take your point about
12 the vision and the Comprehensive Plan.

13 I do, based on my experience, have to
14 remind kind of the group that our Comprehensive
15 Plan used to be awful. Like, didn't really
16 encompass a vision that had anything to do with
17 probably, you know, what we're talking about
18 now.

19 But it is important, I think, for the
20 planners to remember that the Comprehensive
21 Plan -- which is way better and much easier to,
22 you know, kind of incorporate into how we do
23 our business and how we view the community; it
24 could always be better.

25 So the Comp Plan has to continue to be a

1 document that gets updated as the vision for
2 the community changes. And it doesn't have to
3 be, you know, in big ways, but the
4 how-to-make-it-work stuff is an ongoing kind of
5 project. So I certainly take the point.

6 I also think there is -- and this is just
7 my personal opinion, but there's something sort
8 of special about Salt Life. It's kind of got a
9 little piece of the beach, you know -- I don't
10 know. But all of that is something that, you
11 know, doesn't have to do with this particular
12 site so much as it does with the vision for the
13 beach and how that turns into a Comprehensive
14 Plan that we can enforce. And I -- I don't
15 really see that we can -- you know, that there
16 is anything that would preclude this based on
17 the current Comprehensive Plan.

18 So I certainly take that point, but I just
19 don't think that we should take as a given that
20 that doesn't mean over time that, going
21 forward, the Comp Plan might encompass a
22 different vision.

23 And I'll shut up now.

24 THE CHAIRMAN: Thank you.

25 COMMISSIONER HADDOCK: Could I -- a

1 question to Christian.

2 And I saw you come up for me. Do you want
3 to say something real quick before my question?

4 MR. POPOLI: Oh, I was just going to
5 answer a question that came up, but --

6 COMMISSIONER HADDOCK: Please, go ahead.

7 MR. POPOLI: So the State has basically
8 preempted us in how we regulate these. So, in
9 essence, it is a commercial establishment. In
10 C-1, we encourage commercial establishments
11 along arterial right-of-ways, lower intensity
12 commercial uses, which as a -- you know, a
13 pharmacy is considered lower intensity than,
14 like, a restaurant or something like that.

15 So although the perception is that it
16 might be different, the legal definition is
17 that it is a pharmacy, and the Comprehensive
18 Plan, in my opinion, supports commercial
19 pharmacies along an arterial in C-1.

20 I would say if there is a concern, it
21 would be helpful, in whatever motion you
22 decide, to point to that as it relates to the
23 Code or the Comprehensive Plan or something
24 specific.

25 COMMISSIONER HENDERSON: So just coming

1 up -- just a question on there. So from our
2 standpoint voting-wise, is it -- and I'm -- if
3 this wasn't a medical marijuana shop, whatever,
4 if this was another Krystal -- and there are
5 already seven Krystal hamburger places, you
6 know, from 16th to 16th --

7 THE CHAIRMAN: Uh-huh.

8 COMMISSIONER HENDERSON: -- and we're
9 adding another Krystal in, it's a commercial
10 establishment, it fits the -- everything, by
11 the letter of the law it would fit, but do we
12 want that for the beach, to have seven Krystal
13 shops? Whether we want -- whether -- you know,
14 whether or not they're Krystal shops owned by
15 seven different companies, they're all -- you
16 know, they're all serving small hamburgers
17 with, you know, grilled onions on them in a
18 cardboard box.

19 MR. POPOLI: I mean, I could see where
20 there would be, potentially, some other issues
21 related to that many drive-through facilities
22 adjacent to each other, but, in essence, if we
23 had -- you know, every corner of every
24 intersection wanted to be a Krystal, there is
25 really nothing that would preclude us from

1 saying no, because it was a commercial
2 establishment.

3 It's like -- I'm trying to think of a good
4 way to explain it. In essence, if you ignore
5 the product and just look at the use and
6 intensity, then this is a comparable to
7 anything else that could be there because,
8 again, the -- the State has said we must treat
9 it that way. Much like STVRs, we don't have
10 the ability as a municipality to say, we think
11 these are bad, we want them somewhere else,
12 we're going to treat them like a liquor store
13 or something.

14 Now, the State has put in very specific
15 provisions on where it can go, how far from a
16 school, how far from daycares, and those sort
17 of things, but nothing, I think, in the Comp
18 Plan or the current Land Development Code is
19 designed to or would get down to the level of
20 specificity to determine what type of
21 drive-through restaurant we want.

22 THE CHAIRMAN: Yeah. So I take your
23 point.

24 And again, sir, I think you meet every
25 technical requirement here, but the reason we

1 have a Planning Commission is because if it was
2 just technical requirements, it would go
3 through the Planning staff and we'd be done.

4 So this is my concern, right? We are --
5 we're collapsing around a vision of the beach
6 that is in, you know, hamburger places, bars,
7 pharmacies, you know, CBD pharmacies. I think
8 we need a little more diversity of businesses.
9 And this is a conditional use. It's not -- if
10 it was just allowed, it wouldn't be before us.
11 So that's my concern.

12 COMMISSIONER COLE: I share your concern.

13 And I also -- because you say it's -- it
14 should be technically considered the same as
15 any other pharmacy -- it's not, though. It's
16 just -- in the eyes of the public, it's not.
17 And I know that -- the general public at the
18 beach I don't think wants to have that many
19 dispensaries at the beach, and six is a lot.
20 And that -- this is, like, two doors down from
21 another one. So I think that we do need to be
22 mindful about what we're allowing at the beach.

23 And it's no disrespect to you. I
24 appreciate that you're trying to operate a
25 business and you've gone through all the --

1 jumped through all the hoops and done all the
2 things, but I'm not sure that the beaches is
3 a -- the place to have just every -- one on
4 every corner, because if they are conditional
5 and they meet the technical requirements, then
6 yeah, you can open them anywhere you want to if
7 it meets those requirements, and I don't think
8 we want that.

9 So I think that we need to have some --
10 some sort of regulations in place. I know when
11 I lived in Denver, there were regulations that
12 you could not have another one within so many
13 miles of another one, like one per block or
14 something -- or more than that. I forget what
15 it was. But there were, like, regulations in
16 place, and I think it's something that should
17 be -- should be discussed at the beach.

18 MR. JOHNSTON: What I would share with the
19 board is, you know, there's best, better -- you
20 know, best, better, and, you know, very best.
21 And from here, I've had a lot of interaction
22 with the Planning Department. I'm a developer.
23 I've done several projects in the area. And I
24 go for very best, you know, whether it's
25 residential homes in south Jax Beach,

1 Oceanfront at Ten [sic], you know, project
2 after project in this area.

3 So to all of the -- you know, any concerns
4 that you have, I share those same concerns as a
5 resident of Jacksonville Beach and someone
6 that's trying to identify and find the best
7 solution and elevate the area as a whole.

8 And although your concern may be that it's
9 two doors up the road, that's exactly where I
10 want to be because, you know, ultimately, you
11 know, the -- the capital, you know, system and,
12 you know, free market enterprise is, you know,
13 the very best will succeed.

14 And some of these larger operators, when I
15 talked about, you know, our approach into the
16 market, there are -- you know, there are
17 operational woes. They're hemorrhaging from
18 over-leverage, opening too many storefronts,
19 and -- you know, there's a -- it's no different
20 than any other industry that, you know, gets
21 overinflated or over-hyped. There's going to
22 be a series of expansion and contraction and so
23 forth.

24 And, you know, period, matter of fact, you
25 know, the one, two -- three licensed MMTCs that

1 are within, you know, a couple mile radius will
2 not all be there. You know, it's -- they're
3 not going to be there -- one or two won't be
4 there in a year. It's our intent to develop
5 and fulfill that place in the market, and the
6 facility and the location are extremely
7 important to our organization. I've shared
8 with you what those reasons and concerns were.

9 You know, you can't win the derby with a
10 nag. We're going to try to, you know, be --
11 you know, put our best foot forward and, you
12 know, operate at a very high level and
13 demonstrate -- demonstrate proficiency and
14 competence. And, you know, where you're -- I
15 would ask that you -- you know, although your
16 concerns are, you know, healthy and understood,
17 have confidence in the outcome, you know?
18 Because I can stand before you and say that I
19 have a long track record in this area of doing
20 what I say I'm going to do and having
21 successful ventures. I know the landowner does
22 as well.

23 (Audience member approaches the podium.)

24 MR. JOHNSTON: Colin.

25 THE CHAIRMAN: We have to, I believe,

1 swear you in if you would like to speak.

2 THE CLERK: Please raise your right hand
3 and state your name and address.

4 AUDIENCE MEMBER: Hello. My name is
5 Willard B. Nicholson, III. I go by Colin. My
6 address is 8 San Juan Circle, Ponte Vedra
7 Beach, Florida.

8 THE CLERK: Do you swear or affirm that
9 the testimony you're about to give in this
10 matter is the truth, the whole truth, and
11 nothing but the truth, so help you God?

12 MR. NICHOLSON: Yes.

13 THE CLERK: Thank you.

14 MR. NICHOLSON: So I've owned the building
15 for 30 years. I founded the American Bicycle
16 Company, sold it about 20 years ago. I grew up
17 (inaudible). I've operated a business out of
18 it for ten years. The guy I sold it to ran a
19 bike store there for another five years.

20 What I can tell you is we had a
21 high-volume store there. We also had parking
22 on 3rd Street. When 3rd Street was repaved or
23 restriped about five, six years ago, they took
24 out parking on 3rd Street. I also had -- I
25 don't know if there's another aerial, but

1 parking to the right of this ingress point
2 (indicating). Well, it's -- so it's on the
3 left side of this picture. We had parking
4 underneath that tree. So we could put in two
5 more parking spaces.

6 What I was going to go say is that I've
7 got offers from other operators. I've got a
8 liquor store that wants it. I've got a retail
9 showroom that wants it. I've got a bar and
10 restaurant that want it. I think that this is
11 the low-impact traffic volume parking
12 require [sic] for this space. So, I mean, I've
13 got other opportunities that are out there.

14 I've been talking to this group now for
15 three months. I didn't come to this lightly.
16 But I'll tell you, if you look at what the
17 other -- I mean, it's a retail corridor. I
18 mean, it's -- this is going to be a low parking
19 and low patient demand. I can't -- I can tell
20 you, when I ran the American Bicycle Company,
21 we'd have, I mean, 2-, 300 ingress/egress
22 movements per day on a busy Saturday, busy
23 Sunday.

24 Parking is a premium. And we could add
25 two more parking spaces to it to lessen the

1 parking load that you need, but if we go with a
2 liquor store or some other use that's -- use
3 that's approved by -- in the CCG-1 or JC-1
4 zoning code, I mean, you're going to have a
5 higher volume of demand for the space.

6 So I just want to say, we've looked at
7 other users. We've got another interest. We
8 chose this group because we know that we
9 have -- it is a parking-challenged lot, but we
10 had parking before the repaving was done five
11 or so years ago.

12 So that's all I wanted to say. If you
13 have any questions for me, I'll answer them
14 too.

15 THE CHAIRMAN: Do any commissioners have
16 any questions?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Thank you, sir.

19 COMMISSIONER HADDOCK: I want to comment
20 on just a couple of other things.

21 I think the point made about the market
22 balancing out the supply and demand I think is
23 valid, first of all.

24 The second thing is, of all the places
25 that were mentioned, I don't think any of them

1 are owned locally and managed locally. And
2 this, to me, should be considered a little bit
3 differently, I think, than a business coming in
4 here, nobody from here, and plopping down a
5 dispensary in our community. I think that we
6 have an entrepreneur here.

7 Industry may not be something that you --
8 that some people on this committee or in the
9 community in general might not like, but there
10 are also other people in the community for whom
11 this is medicine. And people in this community
12 may not agree with whether it is or not, but
13 when -- when we're up here arguing over the,
14 you know, sort of validity of the blight or
15 whether that kind of business fits in with the
16 Comprehensive Plan, there are patients who are
17 considered patients in terms of our medical
18 industry in this state as well.

19 So between that and the fact that this is
20 a local entrepreneur who has been here
21 operating businesses, I just think that we
22 should really take that into consideration
23 because, to me, somebody coming from our
24 community building a business in this community
25 is exactly what we want. Whether it's a

1 business we agree with or not, I would be
2 having the exact same conversation if it was a
3 liquor store coming up here, because I feel
4 that we have plenty of liquor stores and
5 alcohol-selling establishments.

6 So I just wanted to say that I'd really
7 like for us to consider that perspective as
8 well.

9 THE CHAIRMAN: Thank you.

10 Is there any further discussion?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: May I have a roll call vote
13 on the motion, please.

14 THE CLERK: Margo Moehring.

15 COMMISSIONER MOEHRING: Yes.

16 THE CLERK: Debbie Cole.

17 COMMISSIONER COLE: No.

18 THE CLERK: Justin Henderson.

19 COMMISSIONER HENDERSON: No.

20 THE CLERK: Dean Haddock.

21 COMMISSIONER HADDOCK: Yes.

22 THE CLERK: Nicholas Andrews.

23 THE CHAIRMAN: No.

24 MR. POPOLI: So the nos have it.

25 THE CHAIRMAN: Thank you, sir.

1 I appreciate all the effort you took in
2 explaining everything to us.

3 Christian.

4 MR. POPOLI: I'm sorry, what's the
5 question?

6 (Speaking off microphone.)

7 MR. POPOLI: In -- well, I mean, the --

8 MR. JOHNSTON: Is there an appeal
9 (inaudible)?

10 MR. POPOLI: Your only appeal option would
11 be through the court system, so you would have
12 to file in the courts.

13 AUDIENCE MEMBER: (Speaking off
14 microphone.)

15 MR. POPOLI: If you want to come to the
16 microphone. We can't hear you otherwise.

17 (Audience member approaches the podium.)

18 THE CLERK: Please raise your right hand
19 and state your name and address.

20 AUDIENCE MEMBER: Tyler Hayden (phonetic),
21 1504 Penman Road.

22 THE CLERK: Do you swear or affirm that
23 the testimony you're about to give in this
24 matter is the truth, the whole truth, and
25 nothing but the truth, so help you God?

1 MR. HAYDEN: Yes.

2 THE CLERK: Thank you.

3 MR. POPOLI: Okay. So what's the
4 question?

5 MR. HAYDEN: Okay. So is there any way
6 that we can reach out to the community to
7 speak? Because I understand, you know, we're
8 getting different feedback, but just as many
9 people that are for it are also against it.

10 MR. POPOLI: Well, at this point, the
11 application has been denied, so you would
12 either have to have a substantially different
13 application for another use or wait one year
14 before you can reapply at this location.

15 MR. HAYDEN: Okay. But the reason that we
16 got denied isn't because of -- is because of
17 ideas, correct? It's not really because of
18 actual law. Like, we checked all the boxes.

19 MR. POPOLI: So that -- that's
20 something you would have to --

21 (Simultaneous speaking.)

22 MR. HAYDEN: -- (inaudible) because you
23 don't like marijuana, so --

24 MR. POPOLI: Right. That's not something
25 that we can decide. That's something that

1 would have to be appealed through the court
2 system, if you think that they made an error.

3 MR. HAYDEN: Okay. I understand.

4 MR. POPOLI: We don't have an internal
5 process for that.

6 MR. HAYDEN: Out of all transparency,
7 like, there's a lot of bad operators. Those
8 ones that y'all named off, they're not
9 producing quality product, they're not there
10 for the patients. Like, we're coming in this
11 for Jax Beach. Like, we -- we are from Jax
12 Beach.

13 I saw an issue where there's patients
14 getting horrible product, and we stepped into
15 this and said, hey, we want to give something
16 good to these patients. Like, we're going to
17 give the best quality we can give for a cheap
18 price. We're not coming in selling quality
19 eighths for 60 bucks. We're trying to come in
20 and sell quality eighths for 35 bucks. Like,
21 we're not just producing to produce to make
22 money. We're producing to have -- our name is
23 on it, so we're producing the best that we can
24 produce and be the best that we can be.

25 And we're from here. Like, this is --

1 this community has always been about the local
2 and not the corporate. And y'all have already
3 allowed all corporate in here. It's come in
4 here, it's taken from different businesses
5 money that it's not going to pay back. There's
6 been a lot of bad, and now we're getting
7 categorized with the bad, when we are from
8 here. I just want to say that.

9 THE CHAIRMAN: I appreciate your comments.

10 MR. JOHNSTON: So I know this is pretty
11 unorthodox, but -- so what does this look like
12 going forward? You know, we're millions and
13 millions of dollars exposed. Okay? Our
14 renewal fee is a million-three every two years.
15 It was just funded.

16 We want -- we're from here. I live here.
17 He lives here. What is this? You don't want
18 us in Jax Beach? Because we're going to have
19 to do the same dance again. So let's be open
20 and transparent and -- what is it that you're
21 looking for, so we know? Because this is --

22 This -- you know, this is -- I take this
23 as a detriment or a knock to our business. You
24 know, we're being precluded from operating in
25 the free market, and we're -- why? You know,

1 what would work for you?

2 THE CHAIRMAN: It's a conditional use.

3 That's the issue, right? So when you have a --

4 And, Christian, I'll defer to you on
5 that --

6 MR. JOHNSTON: And thank you for taking
7 the time to have this discussion.

8 THE CHAIRMAN: So the conditional use
9 had -- have to -- we need -- the Planning
10 Commission has to consider the entirety of the
11 impact on the new use of an existing structure,
12 right? There is -- corporate or not, there is
13 another CBD dispensary one block down. The
14 point that the vice chair made about, you know,
15 do we want an interrupted string of burger
16 places or whatever, it's the same kind of
17 issue, right? So I --

18 Is there a -- any place in Jacksonville
19 Beach where a dispensary is not a conditional
20 use?

21 MR. POPOLI: C-2 commercial; it's pretty
22 much anything along Beach Boulevard.

23 MR. JOHNSTON: Also -- and I would say is,
24 what's to keep us from opening up a companion
25 business and opening up a smoke shop there,

1 which is not a conditional use? And I'm -- we
2 don't want to -- you know, that's not what --
3 the objective. That's not the intent. It
4 cannibalizes our objectives, but --

5 THE CHAIRMAN: You know, I understand what
6 you're saying.

7 MR. JOHNSTON: We can't reopen this for
8 consideration?

9 THE CHAIRMAN: Christian, is there a path
10 for them to resubmit?

11 MR. JOHNSTON: Not resubmit, reopen.

12 MR. POPOLI: It would be -- I think --
13 again, from our standpoint, they could resubmit
14 it within a year or they could request
15 something that is a substantially different
16 request.

17 As far as -- I think -- and again, I'm not
18 an attorney, so I don't know a hundred percent,
19 but the only thing that occurs to me is that
20 you could choose to reopen the question, since
21 you haven't closed the meeting yet, but
22 otherwise, the only path forward is going to be
23 waiting or finding another location.

24 THE CHAIRMAN: So I think we had a robust
25 discussion about this. I'm not considering

1 reopening the question right now.

2 MR. JOHNSTON: I would ask for your
3 consideration in such and maybe we can find
4 some common ground where you guys would be
5 comfortable from a support standpoint.

6 COMMISSIONER MOEHRING: Can I ask a
7 question? If we were to include some language
8 that -- I mean, I -- I think I have been
9 hearing sort of a consistent view that the
10 diversity of uses and how that fits into the
11 vision of Jacksonville Beach is kind of not
12 something that's clear in the Comprehensive
13 Plan. That's what I think I'm hearing.

14 So if we had language that required the --
15 the City to work to have those community
16 meetings, to have that discussion, to work on
17 that -- I mean, you know, we have a decent Comp
18 Plan now, but we -- we need a better one that
19 kind of reminded the City that they need to
20 keep working on that, would that -- I don't
21 know, for my fellow commissioners, whether --

22 COMMISSIONER HENDERSON: And that --

23 COMMISSIONER MOEHRING: -- that makes a
24 difference --

25 COMMISSIONER HENDERSON: And I think --

1 COMMISSIONER MOEHRING: -- (inaudible).

2 (Simultaneous speaking.)

3 COMMISSIONER HENDERSON: -- might be an
4 idea. I don't know if right now is that time.

5 COMMISSIONER MOEHRING: And I guess, is it
6 even -- Christian, is it something that could
7 be done, there could be language on a
8 conditional use that doesn't tell the applicant
9 to do something, but tells the City to do
10 something?

11 MR. POPOLI: I -- you guys can make
12 recommendations for changes to the Comp Plan
13 and the Land Development Code as a body.
14 You're one of the -- that's one of your powers.
15 So if you wanted to make that recommendation, I
16 would say it would be kind of a separate thing
17 than tying it specifically to this use.

18 COMMISSIONER MOEHRING: So it would be
19 (inaudible). Okay.

20 MR. POPOLI: But --

21 COMMISSIONER MOEHRING: (Inaudible.)
22 (Simultaneous speaking.)

23 MR. POPOLI: But again, from a purely
24 legal standpoint, our Comp Plan can't treat
25 these differently than a pharmacy. So if the

1 intent is to have something specific for these,
2 your only option is an out-and-out ban.

3 COMMISSIONER MOEHRING: No, I was talking
4 about diversity of uses in Jax Beach, the
5 vision of what -- Jax Beach, the mix of uses
6 that is Jax Beach. Could we go further into a
7 discussion with that? That's what I'm saying.
8 I'm not --

9 MR. POPOLI: (Inaudible) --
10 (Simultaneous speaking.)

11 COMMISSIONER MOEHRING: -- (inaudible) to
12 this use.

13 MR. POPOLI: -- your desire, then you can
14 propose it to -- in some sort of resolution and
15 we can take it to Council and see if there's an
16 appetite for that.

17 COMMISSIONER MOEHRING: Okay. I just --

18 MR. POPOLI: I would --

19 COMMISSIONER MOEHRING: (Inaudible.)
20 (Simultaneous speaking.)

21 THE CHAIRMAN: These are all remedies that
22 are available going forward, but for the
23 current, we can't -- I'm not going to reopen
24 the discussion.

25 MR. JOHNSTON: I would ask that we reopen

1 and table it to where we can have a workshop
2 and have further discussion. I don't see what
3 the harm in doing so would be.

4 THE CHAIRMAN: So, Christian, I don't even
5 know, can we do that? Where they push it off
6 for --

7 MR. POPOLI: I mean, you've -- you've
8 rendered a decision.

9 THE CHAIRMAN: Yeah.

10 MR. POPOLI: So -- I'm honestly not
11 positive how -- how that would work. I
12 don't --

13 THE CHAIRMAN: I don't know that there's
14 an appeal process for this, basically.

15 MR. POPOLI: Not through the City. It
16 would be through the court system. But --

17 THE CHAIRMAN: It --

18 MR. POPOLI: There would be extreme
19 circumstances under which you would reconsider
20 something --

21 THE CHAIRMAN: Right.

22 MR. POPOLI: -- if there was some unknown
23 bit of information that wasn't presented, but I
24 don't -- I don't think you can simply just undo
25 your decision and then postpone it.

1 THE CHAIRMAN: I'm with you on that. I
2 don't think there's a way we can reopen this
3 right now.

4 MR. JOHNSTON: We couldn't motion to
5 reopen and table for further discussion, rather
6 than killing this? This is a --

7 THE CHAIRMAN: I mean, the votes --

8 MR. JOHNSTON: -- a huge economic impact.

9 THE CHAIRMAN: I understand. I do. It --
10 but the fact remains, it is a conditional use.

11 MR. JOHNSTON: I understand, but so is a
12 liquor store, a bar, and all these other
13 (inaudible).

14 MR. POPOLI: I think the point is that
15 this is a quasi-judicial hearing, they have the
16 authority, and they've rendered a decision.

17 COMMISSIONER COLE: Yeah. And I just want
18 to say, I don't want you to take this
19 personally. I mean, appreciate that you're a
20 local guy and you want to have a local
21 business, and I don't think you should make
22 any -- pass any judgments on what we believe
23 and like and don't like as to make this
24 decision. I think I'm looking at it from the
25 perspective of the community, and that's where

1 I'm coming from. So I don't want you to take
2 this personally. You know, this is just how we
3 feel, and looking out for the community, and
4 what we want the beach to be.

5 And I appreciate that you're trying to,
6 you know, have something different and better
7 and all of that, but that's just how I'm coming
8 from it.

9 COMMISSIONER HADDOCK: And I'm the other
10 side. I think we made the wrong decision here.
11 I'm really disappointed, particularly because
12 you are local. And that, I think, matters a
13 lot compared to a lot of the other businesses
14 that are in here. It's a spirited debate.

15 I also think, Christian, future business,
16 I think there does need to be an appeal process
17 that doesn't require the court system, quite
18 frankly. That's common in other Planning
19 Commissions.

20 MR. POPOLI: That was a decision that was
21 made not that long ago by Council to not have
22 that in the Code, so I don't think there's --

23 COMMISSIONER HADDOCK: And now I have a
24 reason to feel differently about it.

25 MR. POPOLI: I'm simply saying I don't

1 know that there's a likelihood that that will
2 change.

3 MR. JOHNSTON: So does -- you know,
4 through the court system, Christian, does that
5 mean that we file suit against the City?

6 MR. POPOLI: I would say you need to speak
7 to an attorney and have them advise you.

8 MR. JOHNSTON: Okay. Thanks for your
9 time.

10 THE CHAIRMAN: Thank you.

11 (The foregoing proceedings were concluded
12 at 6:52 p.m.)

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1 CERTIFICATE OF REPORTER

2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6

7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 transcribe the foregoing videotaped proceedings and that
10 the transcript is a true and complete record of my
11 stenographic notes.
12
13
14

15 DATED this 6th day of August 2025.
16

17 -----*Diane M Tropa*-----
18 Diane M. Tropa
19 Florida Professional Reporter
20
21
22
23
24
25

Exhibit D



CERTIFIED MAIL – RETURN RECEIPT REQUESTED

9589 0710 5270 2710 2561 87

July 31, 2025

GrowHouse Florida, LLC

Rick Johnston

9471 Baymeadows Rd Ste 103

Jacksonville, FL 32256

DEVELOPMENT ORDER FOR CONDITIONAL USE

PC#11-25 (25-100041)

240 3rd Street South - **RE#** 175683-0000

Lots 1 and 2, Block 24, *Pablo Beach South*.

The Planning Commission for the City of Jacksonville Beach met and held a public hearing at **6:00 p.m. on Monday July 28, 2025** in the City Council Chambers located at 11 3rd Street North, Jacksonville Beach, Florida, to consider your development permit application for **Conditional Use** for a Medical Marijuana Treatment Center 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.

Based on the review and discussion of said application and the consideration of competent substantial evidence in the form of the staff report, testimony or other material provided during the duly advertised public hearing, the Planning Commission determined this application for development **did not meet** the standards applicable for authorizing a conditional use pursuant to **LDC Section 34-553**.

The Board ***DENIED*** the request.

Please remove the public hearing notice(s) posted on your property for this application. Information about permitting, including official address assignments, application forms, and checklists, is available in our office or online.

Copies of this development order shall be submitted when applying for any future development or building permit applications. If you have any questions, please feel free to call me at (904) 247-6231.

Sincerely,

Christian Popoli
Senior Planner

Continued Page 2

City of
Jacksonville Beach

City Hall
11 North Third Street
Jacksonville Beach
FL 32250

Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org



DISCLAIMER

As provided by subsection 166.033(6), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. It is hereby a condition that all other applicable state or federal permits be obtained before commencement of the development.

PC#11-25

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

**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:

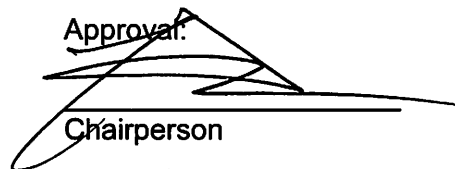
The first meeting of August is canceled due to a lack of items. Mr. Popoli confirmed board training would be held on September 22, 2025, in place of the scheduled meeting.

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