

**Minutes of Planning Commission Meeting
held Monday, October 27, 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 6:02 P.M. by Chair Nicholas Andrews.

ROLL CALL:

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

Senior Planner Christian Popoli, City Attorney David Migut, and Operations Support Specialist Monica McDaniel were also present.

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS:

City Attorney David Migut provided background on the conditional use application and a court order.

(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 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.**"

Ex-Parte Communication: No Board member had ex-parte communication.

Agent: Zach Miller, 3203 Old Barn Court, Ponte Vedra Beach, was sworn in and provided additional background on the item.

Public Hearing:

The following did not wish to speak but submitted a speaker card [on file] in support of the variance:

- Nathan Ranew, 76 West 14th Street, Atlantic Beach
- Jenni Edwards, 2753 Mayport Road, Atlantic Beach
- John Galeoto, 78 West 14th Street, Atlantic Beach
- Michael Fernandez, 1115 Cape Charles Avenue, Jacksonville

Chair Andrews closed the public hearing.

Motion: It was moved by Mr. Henderson, seconded by Mr. Haddock, to approve #PC 11-25.

Mr. Migut answered questions from the board members.

Discussion: A brief discussion ensued about competent and substantial evidence, establishing an appeal process, the Comprehensive Plan, and parking.

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

Nays – Justin Henderson and Nicholas Andrews

The motion was approved 3-2.

NEW BUSINESS: None

PLANNING DEPARTMENT REPORT:

The next scheduled meeting will be held on November 10, 2025.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:41 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist

Minutes reviewed by Planning & Development.

Approval:



Chairperson

10 NOV 25

Date