

**Minutes of Planning Commission Meeting
held Monday, October 13, 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 6:01 P.M. by Vice-Chair Justin Henderson.

ROLL CALL:

<i>Chairperson:</i>	Nicholas Andrews (absent)		
<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. Filer, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on September 8, 2025
- Regular Planning Commission Meeting held on October 22, 2018
- Regular Planning Commission Training held on September 22, 2025

CORRESPONDENCE: Mr. Popoli noted additional emails [on file] provided on the dais.

DISCLOSURE OF EX-PARTE COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 15-25 Conditional Use Application

Owner: Shetter Holdings LLC
P.O. Box 51266
Jacksonville Beach, FL 32250

Applicant: Ink Factory Brewing, LLC
P.O. Box 51266
Jacksonville Beach, FL 32250

Agent: N/A

Location: 602 Shetter Avenue

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

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is located in the Commercial Services: CS zoning district. The current uses of the property include retail sales, co-work office space, and a microbrewery with an indoor tap room and coffee service. In the previous LDC, CS was a unique zoning district that had some limitations placed on uses that did not make sense within the areas of the City currently in the CS zoning district, including uses that should be allowed as accessory uses to the permitted and conditional uses, as well as allowing uses that were generally incompatible with the other permitted and conditional uses. In the updated LDC, staff worked to iron out these inconsistencies and make the CS district more cohesive and internally compatible with all uses.

The current owner and operator has used the parking area for outdoor markets and celebrations on a regular basis through the special events permit process. This carries with it specific limitations on the number of events, and the type of activities that can occur during one of these events. A large part of that restriction comes down to the limitation on the number of events allowed per year, which is currently six events annually.

The applicant is requesting to convert part of the outdoor area and parking spaces into a dedicated outdoor seating area. This use of outdoor seating was not a permitted or conditional use under the previous LDC but was one that was added to the new code for the reasons stated above. Therefore, this is the first time they have been able to apply for this use.

The surrounding properties are also located in the CS zoning district. This district allows for a number of intense uses that can include the generation of noise and other potential nuisances. If these uses were located in a less intense zoning district, where a conflict might arise from such noise adjacent to less intense uses approval would not be recommended. However, as CS allows for uses such as boat building and repair, auto sales, RV sales and storage, building material outside storage, gas stations, and other more intense uses, the use of outdoor seating for a tasting room would be compatible with the surrounding uses as well as all other uses allowed in the CS district.

Also, as part of the changes to the new LDC, there are options for alternative parking designs to accommodate alternate modes of transportation and are generally encouraged to promote more diverse forms of transportation. One of these new options is the ability to provide golf-cart-only parking spaces, which are smaller and designed strictly to accommodate golf carts. As such, they are smaller and more can be designed in the same space where fewer full-sized spaces would typically be. Staff noted that golf cart parking was a request many times during the workshop process for the new LDC, given the number of people who use golf carts as primary transportation at the beach.

The applicant is proposing to enclose an area of outside space with a required fence per Sec. 34-727 for the sale of beer and wine in conjunction with their existing indoor taproom. As part of the reconfiguration of the outside space, the applicant will convert three existing full-sized parking spaces into six golf cart spaces, thus increasing the overall available parking while diversifying the parking types, as allowed under the current LDC.

Surrounding uses include the following: adjoining to the west, warehouse storage, adjoining to the south across the alley, warehouse storage and flex space, to the east, across 6th Street South, service garage for motor vehicles, and to the north, across Shetter Avenue, package liquor sales. The proposed use of outside seating for the sale and service of beer and wine in conjunction with a microbrewery and small taproom is not in conflict with any of the surrounding uses and is consistent with the CS zoning district.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 15-25** for outdoor seating for a taproom in conjunction with a microbrewery located in the CS zoning district."

Applicant: Ty Wallace, 709 5th Avenue North, Jacksonville Beach, was sworn in and provided background on the item.

A brief discussion ensued about parking.

Public Hearing:

The following spoke in support of the variance:

- Jennifer Peaco, 1507 Declaration Drive, Jacksonville Beach
- Terry DeLoach, 405 32nd Avenue South, Jacksonville Beach
- Bobby Welton, 1032 1st Street, Jacksonville Beach

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

- Joseph McConville, 619 14th Avenue North, Jacksonville Beach
- Aaron Meisenheimer, 74 6th Street J, Jacksonville beach
- Michael Sasser, 208 Oceanwood Drive, Neptune Beach
- John Quimby, 1701 The Greens Way, #1413, Jacksonville Beach
- Tracy Krauter, 201 Cranes Lake Drive, Ponte Vedra Beach
- Shayna Rogers, 536 2nd Avenue South, Jacksonville Beach
- Francesca Vandersluis, 624 6th Avenue South, Jacksonville Beach
- Phillip "Nigel" Green, 3901 Grande Boulevard, Jacksonville Beach

The following submitted an email [on file] in opposition of the variance:

- Leonard Setzer, Manager of Five Points LLC, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Motion: It was moved by Mr. Haddock, seconded by Ms. Moehring, to approve #PC 15-25.

Discussion: A brief discussion ensued about parking and conditional use standards.

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

The motion was unanimously approved.

(B) PC# 16-25 Conditional Use Application

Owner: Sunday Ero, MD
5375 Hala Ct.
Jacksonville, FL 32224

Applicant: Sunday Ero, MD
5375 Hala Ct.
Jacksonville, FL 32224

Agent: Matt McCord
Stratum Construction
11455 Saints Rd.
Jacksonville, FL 32246

Location: 214 & 218 7th Avenue South

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

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject properties are located in the Commercial Limited: C-1 zoning district. The subject properties are two portions of one original, platted lot of record. Based on review of the Sanborn Fire Insurance Maps, the rear structure on the southern parcel was constructed as a garage and was subsequently converted to a dwelling sometime in the past. This conversion appears to have accrued many years prior to the adoption of the 1992 Comprehensive Plan, as well as the previous and current Land Development Code. Recently, the properties were unified under one owner. The rear property was subdivided from the main portion of the lot historically, and was thus considered a lot of record, though substandard in size and dimensions.

The previous version of the LDC did not make any provision for existing single-family dwellings located in commercial zoning districts, and therefore they tended to fall into disrepair as nonconforming uses. Under the new LDC, existing and historically built single-family homes are exempt from the maintenance limitations and may be rehabilitated and renovated with no risk to their use. As noted above, the rear most structure is currently a dwelling, but was not built to residential habitable standards, but rather was historically constructed as a garage for automobiles. As such, it does not get the same protections under the code as a purpose-built single-family home.

Upon discovery of the nonconforming status of the rear lot, the current owner of the northern portion of the lot acquired the southern portion with the former garage and now wishes to add it to his property and bring the structure up to code as a legal dwelling unit. The northern structure is an existing historic duplex with existing nonconformities of its own related to setbacks and parking, as noted above. There is a companion variance scheduled for hearing with the Board of Adjustment (BOA) on October 7th to address these issues as well. Overall, the preservation of

neighborhood character and the continued reuse of existing housing stock is both consistent with the intents and strategies for the 2050 comprehensive plan, which prioritizes the preservation of neighborhoods through a number of different approaches. The overarching goal is the continued use of existing residential structures which were built at a consistent scale and massing as the rest of the surrounding neighborhood, rather than encourage the tear down and rebuild of housing with larger, less compatible structures.

Surrounding uses include: to the west, a single family home under the same ownership as the subject property; to the east, a multifamily property with a similar multi-building design; to the south, across the alley, several multifamily properties of similar age, comprising several independent structures similar to the subject lots; and to the north, several townhouse structures and a small commercial center along 3rd Street South. The proposed conditional use will not change the existing charter of the property, but will rather maintain the same level of intensity, as well as provide for improvements and upgrades to the existing structures and add additional rear parking for the nonconforming third dwelling unit.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 16-25** for the addition of a third multifamily unit to an existing two-unit multifamily property through the combination of two portions of a former lot of record, located in the C-1 Commercial zoning district.”

Agent: Matt McCord, 11455 Saints Rd., Jacksonville, was sworn in and provided background on the item.

Public Hearing:

No one came forth to speak. Vice-Chair Henderson closed the public hearing.

Motion: It was moved by Mr. Filer, seconded by Mr. Haddock, to approve #PC 16-25.

Discussion: None.

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

The motion was unanimously approved.

(C) PC# 17-25 Conditional Use Application

Owner: Penman Center Oddice Condominium Association
1301 Penman Rd
Jacksonville Beach, FL 32250

Applicant: Bryan Cantrell
606 N 4th Street
Jacksonville Beach, FL 32250

Agent: Brett Issac
2151 University Boulevard

Jacksonville, FL 32216

Location: 1301 Penman Road

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

Staff Report:

Mr. Popoli summarized the following report for the record:

"The subject property is located in the C-1 Commercial Limited zoning district. The property is a fully developed commercial center, with a range of uses within separate tenant spaces. The property was developed in 1983 and has an established parking on both the front and side of the two structures and has mature landscaping in place. The property is located on the east side of Penman Road, on the northeast side of the intersection of Penman Road and 13th Avenue North.

The proposed use is a commercial retail use, which will consist of package sales of beer and wine only, for off-premises consumption, in conjunction with a vape and smoke shop. The proposed use will include some retail sales of other items, but will be focused on beer, wine and vape and smoking-related sales. The proposed use will occupy a tenant space within the larger commercial center, which is home to a diverse group of uses, including office, medical, personal service, fitness and other types of limited, low-intensity commercial uses. This section of Penman Road is a small cluster of commercial uses that encompasses many of the uses permitted and conditional within the C-1 district, including various restaurants, gas stations with convenience stores, dance studios, offices and a large utility structure owned by the City.

The subject site is bordered to the east (rear) by existing single-family residential, to the north by another commercial center, to the south, across 13th Avenue north, a third commercial center, and to the west, across Penman Road, a large city-owned utility station.

The proposed use is consistent with the intents and strategies of the 2050 Comprehensive Plan, which encourages the continued use of commercial areas and directs commercial uses to occupy, continue to use, and maintain existing commercial structures rather than build new or rezone additional commercial property. The use is similar to other uses located within the same C-1 zoning district along Penman Road in the immediate vicinity.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 17-25** for package beer and wine sales in the C-1 Commercial zoning district."

A brief discussion ensued about school distance and similar businesses.

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

Public Hearing:

The following spoke in opposition of the variance:

- Jaime Clark, 1401 Penmen Road, Suite E-F, Jacksonville Beach
- Eric Mott, 1135 Beach Boulevard, Jacksonville Beach
- Lorien Anderson, 1401 Penmen Road, Suite E-F, Jacksonville Beach
- Heather Miller, 2259 2nd Street South, Jacksonville Beach
- Colin Mead, 1301 Penmen Road, Suite D, Jacksonville Beach
- Teresa Padro, 1619 2nd Avenue North, Jacksonville Beach
- Sharmin Turner, 12517 Beach Boulevard, Unit 39, Jacksonville

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

- Alison Marchese, 16 Jardin de Mer Place, Jacksonville Beach
- Taisir El-Sonessi, 13913 Captain Hook Drive North, Jacksonville
- Salvador Padro, 538 McCollum Circle, Neptune Beach
- Stephen Kuehn, 1415 1st Street North, Jacksonville Beach
- Chanda Kuehn, 1415 1st Street North, Jacksonville Beach
- Samantha Manhanary, 7287 Mahogany Ron Drive, Jacksonville

The following submitted emails [on file] in opposition of the variance:

- Brian Seymour
- Alvena Kerta
- Remea Dinmore
- Jen Conway
- Christine Encinas
- Ari Justice

Vice-Chair Henderson closed the public hearing.

A brief discussion ensued about permitted use, conditional use, and mixed-used centers.

Motion: It was moved by Mr. Dahl, seconded by Mr. Haddock, to deny #PC 17-25.

Discussion: A brief discussion ensued about public input and criteria for denial.

Roll Call Vote: Ayes – David Dahl, Dean Haddock, Matthew Filer, and Justin Henderson.
Nays – Margo Moehring,

The motion was approved 4-1.

(D) PC# 18-25 Conditional Use Application

Owner: Karen B. Thomas
3572 Richmond Street
Jacksonville, FL 32205

Applicant: Karen B. Thomas
3572 Richmond Street
Jacksonville, FL 32205

Agent: Pamela Tibbs-Daylor
RE/MAX Specialists PV
250 A1A N, Suite 500
Ponte Vedra Beach, FL 32082

Location: 1102 2nd Street South

Conditional Use Approval to allow for construction of a three-unit townhome structure, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

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 situated on the southwest corner of the intersection of 2nd Street South and 11th Avenue South. The property is currently occupied by a four-unit multifamily structure, built in 1946. The current structure is of an older design and currently does not meet many of the required design standards in the Land Development Code, nor does it likely meet most of the requirements in the Florida Building Code. Additionally, as the building was constructed prior to the adoption of the current FEMA FIRM maps, the structure sits below base flood elevation. All of these reasons combined have led to the request to demolish the existing structure and build three fee-simple town homes in its place.

The subject property is located within the first block on the east side of 3rd Street South, and the entire block is within the C-1 zoning district. The adjacent blocks further east beyond 2nd Street South are in the RM-2 zoning district. The general area is a mix of commercial and residential uses, both in the surrounding blocks and specifically within this block. With the conversion of this property into three town homes, the number of dwelling units will be reduced from four to three, and this will reconfigure the site to be in compliance with all current land development code regulations. Additionally, as with all new construction, the design will require the buildings to be elevated above the base flood elevation for the area, which will include an additional foot of freeboard. Finally, the new structures will be built to current Building Code standards, which will help ensure the structures are out of the flood plain, and can better withstand modern storms and flooding.

The surrounding uses are as follows: to the south and adjacent across the existing alley, multifamily condos; to the east, across 2nd Street South, two town home units; to the west and adjoining, a commercial restaurant use; and to the north, across 11th Avenue South, a commercial office condo structure. The proposed use is not in conflict with any of the existing uses and will be consistent with other uses on the same block and the surrounding area. Generally, multifamily and town home uses are a good transition from fully commercial uses to single-family residential.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 18-25** for a three-unit town home project in the C-1 Commercial zoning district."

Agent: John Nagy and applicant Fabio Fasanelli, 1102 2nd Street, Jacksonville, were sworn in and provided background on the item.

A brief discussion ensued about setbacks.

Public Hearing:

The following spoke in support of the variance but requested a pest abatement:

- Donald Chang, 1117 2nd Street South, Jacksonville Beach

The following spoke in opposition of the variance:

- Bobby Welton, 1032 1st Street, Suite 2, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Mr. Fasanelli addressed concerns expressed during the public hearing.

Motion: It was moved by Mr. Haddock, seconded by Mr. Filer, to approve #PC 18-25.

Discussion: A brief discussion ensued about rodent abatement, green space, and possible conditions for approval.

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

The motion was unanimously approved.

(E) PC# 19-25 Conditional Use Application

Owner: Chris Johns
255 10th Avenue South
Jacksonville Beach, FL 32250

Applicant: Chris Johns
255 10th Avenue South
Jacksonville Beach, FL 32250

Agent: N/A

Location: 255 10th Avenue South

Conditional Use Approval to allow for construction of a third unit to an existing two-unit multifamily structure located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)14 (RM-1 Standards) of the Jacksonville Beach Land Development Code.

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 located mid-block, along the north side of 10th Avenue South, between 2nd Street South and 3rd Street South. The block is completely zoned C-1 commercial but is host to a mix of commercial and residential uses. The subject site is currently a two-unit multifamily structure, built in 1958. The property currently lacks any on-site parking, and is located near the front of the property, with a substantial amount of undeveloped land in the rear. The current structure is an up-down duplex, with each unit roughly 800 square feet in size.

The applicant is requesting to construct an additional third unit to the rear of the existing structure. As part of the new construction, the current two units will be given four (4) parking spaces in the front of the existing structure, and the new third unit will have parking access off the existing alley. The proposed unit is within the limits of maximum density per the 2050 Comprehensive Plan and meets the minimum lot size requirements for RM-2 zoning, east of third street. The new structure will be built to meet all the current LDC, Building Code and Flood zone requirements.

Surrounding uses include a commercial coffee shop with drive-through service, adjoining to the west, fronting on 3rd Street South, a commercial auto service station to the north and adjoining, a two-unit townhouse structure adjoining to the east, and an existing commercial retail center and vacant commercial lot to the south, across 10th Avenue South. The proposed additional unit should not cause conflict with the existing surrounding uses, nor will it cause any expected form of nuisance. The surrounding area is a diverse mix of uses, and adding a dwelling unit to an existing multifamily property is supported by the intents and strategies of the 2050 Comprehensive Plan, which encourages the infill development of residential units in existing residential and mixed-use areas.

Based on the application and included information as well as the reasons outlined in the staff memo, staff finds the request meets the criteria found in Sec. 34-553. Therefore, the Planning and Development Department recommends **Approval of PC# 19-25** for the addition of a third multifamily unit to an existing two-unit multifamily property located in the C-1 Commercial zoning district."

Applicant: Chris Johns, 255 10th Avenue South, Jacksonville Beach, was sworn in and provided background on the item.

Public Hearing:

No one came forth to speak. Vice-Chair Henderson closed the public hearing.

Motion: It was moved by Mr. Haddock, seconded by Mr. Dahl to approve #PC 19-25.

Discussion: None.

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

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Popoli confirmed the next scheduled meeting will be held on October 27, 2025, and noted there was one item for the meeting scheduled on November 10, 2025.

City Attorney Migut reviewed the upcoming October 27, 2025 meeting, explaining a conditional use request for a medical marijuana center at 240 South Third Street, previously denied in July, was under litigation and would return for reconsideration using only the July 28, 2025, record. He advised the Planning Commission to ensure the decision is tied to competent substantial evidence.

Mr. Popoli confirmed the same materials would be provided and advised members could contact him with questions.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:06 P.M.

Submitted by: Monica McDaniel
Operations Support Specialist

Minutes reviewed by Planning & Development.

Approval:


Chairperson

10 NOV 25
Date