



# City of Jacksonville Beach

## Amended Agenda

11 North Third Street  
Jacksonville Beach, Florida

## Planning Commission

Monday, December 8, 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

A. Regular Planning Commission Meeting held on November 10, 2025

### OLD BUSINESS

### NEW BUSINESS

A. **PC#** 21-25  
**ADDRESS:** 725 3rd Avenue South  
**OWNER/APPLICANT:** Vicki J Larson Revocable Trust  
**AGENT:** Jeremy Lafferty (Florida Made Tiny Homes)

**SUMMARY OF APPLICATION: Conditional Use Application** to allow for construction of an accessory dwelling unit (ADU) located in the Residential multi-family: RM-1 zoning district, pursuant to Section 34-614(d)(18) of the Jacksonville Beach Land Development Code. The **property is addressed as 725 3<sup>rd</sup> Ave South RE#175737-0000 legally described as East 25 feet of Lot 5 and the West 25 feet of Lot 6, Block 28, Pablo Beach South.**

B. PC# 22-25 **Land Development Code Amendment** to add new Section 34-733, "Requests for accommodations", to maintain compliance with Senate Bill 954 (2025)

### PLANNING DEPARTMENT REPORT

A. The next meeting will be December 22, 2025.

### 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.*

[IGNORE\_INDENT]

*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](mailto: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.***