



# 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.***

**Minutes of Planning Commission Meeting  
held Monday, November 10, 2025, at 6:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> 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 (absent)      David Dahl (absent)      Margo Moehring  
*Alternates:* Matthew Filer (absent)      Dean Haddock

Senior Planner Christian Popoli and Operations Support Specialist 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 October 13, 2025
- Regular Planning Commission Meeting held on October 27, 2025

**CORRESPONDENCE:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**(A)      PC# 20-25      Conditional Use Application**

**Owner:** RH2 Properties LLC  
C/O Farzin Darabi  
500 3rd St. South  
Jacksonville Beach, FL 32250

**Applicant:** Lisa Phelps  
14750 Beach Boulevard, #6  
Jacksonville Beach, FL 32250

**Agent:** Shahab Darazi  
500 3rd Street South  
Jacksonville Beach, FL 32250

**Location:** 301-B N 10th Avenue

**Conditional Use Approval** to allow for a beauty school in an existing commercial center, replacing a current beauty salon, located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-617(d)(11) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject property is a tenant space within an existing commercial center, located in the Commercial Limited: C-1 zoning district. This tenant space is currently operated by the applicant as a full salon. The applicant is requesting to convert her use from the salon to a beauty school and take on students. The site is a completely developed site, with existing parking, landscaping and structures. Any proposed renovations would take place inside the structure, with the only potential external change to be signage.

As required by the previous LDC, and with similar requirements in the current LDC, shopping centers are required to have on-site parking, based on the overall size of the structures in square feet, and assigned a specific ratio that is intended to account for the nature of multi-tenant commercial spaces, where turnover in businesses would otherwise require a constant flux in parking requirements and design, which is not practical. Both the previous code and the new code take this into account by having an average standard amount of parking per square foot that is higher than some stand-alone commercial uses, and lower than others, to make an average to accommodate the mix and constant change of uses. Based on this, the site is expected to accommodate any permitted or conditional use, without the need for additional parking.

A professional school may have more students than a salon would have employees. However, each salon professional would be attending to a client, so the total number of expected occupancy would be double the number of salon professionals, plus a few extra, as there is typically a waiting space. The total occupancy will be dictated by building and fire code but will practically be limited by the number of students the owner can reasonably teach at once. In summary, staff does not anticipate any increased demand or impact on the existing parking, nor is any specific parking analysis required for shopping centers.

**Sec. 34-553. - Standards applicable to all conditional uses.**

(a) The conditional use is consistent with the visions, intents and strategies of the comprehensive plan, including standards for building and commercial intensities and densities, and intensities of use.

**Yes**, see Comp Plan references below;

Intent FLU 1.3 The City shall encourage and promote infill development and redevelopment.

Strategy FLU 1.3.1 The City shall promote redevelopment of underutilized or deteriorated properties.

(b) The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

**Yes**, the proposed use as a beauty school will be compatible with the surrounding uses both internally in the shopping center, and externally, in the uses surrounding the property as a whole. The surrounding tenant spaces are a mix of retail sales, retail food establishments, medical offices, physical fitness studios and other related commercial uses. External to the site, the surrounding uses are as follows: to the south; a similar commercial center with multi-tenant spaces as well as two stand-alone outparcels. To the north, a commercial retail center, two multifamily structures, and a new classroom building recently constructed for the Episcopal School. To the west, the Episcopal School main campus, and to the east, across 3rd Street North, retail furniture sales.

(c) The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;

**Yes**, the proposed use will have little impact on the visual landscape of the area, as it will remain in the existing tenant space occupied by the current salon. The only likely exterior change may be that of a new sign.

(d) The proposed conditional use will not have an adverse effect on the permitted uses of the zoning district where it is located;

**The use will not have adverse impacts.** The property is located in the Commercial Limited, C-1 zoning district and educational services, especially those on a small scale such as this, should not have any external impact on the surrounding properties also located in the C-1 zoning district.

(e) The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;

**Likely**, as the proposed use is substantially similar to an adjacent use of the Episcopal School, it is not anticipated to have an impact on surrounding property values, but this cannot be definitively determined by staff.

(f) There are adequate public facilities and services pursuant to article IX, adequate public facility standards;

**Yes**, the property is an existing commercial center with connections to all required utilities. It is not anticipated that the change to an educational institution will increase demand on public services.

(g) There is adequate ingress and egress to the proposed conditional use;

**Yes**, the property is part of a fully developed and functional commercial center that has adequate ingress and egress.

(h) The proposed conditional use is consistent with the requirements of the LDC;

**Yes**, the proposed use is consistent with the requirements of the LDC, and, as a tenant built out of an existing space, should not have any additional impacts once the use has changed.

(i) The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;

**N/A**, as this is a tenant build-out in a shopping center, no physical development to the exterior of the structure is required.

(j) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

**Yes**, the proposed use is compatible with the comprehensive plan, and there are no additional specific conditions required for this use under the LDC.

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# 20-25** for a beauty school located in a commercial, multi-tenant center, located in the C-1 zoning district.”

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

**Applicant:** Lisa Phelps, 14750 Beach Boulevard, #6, Jacksonville Beach, was sworn in and provided additional background on the item.

A brief discussion ensued about parking and the proposed number of students.

**Public Hearing:**

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

**Motion:** It was moved by Mr. Haddock, seconded by Mr. Henderson, to approve #PC 20-25.

**Discussion:** None.

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

The motion was unanimously approved.

**PLANNING DEPARTMENT REPORT:**

The upcoming meetings and 2026 meeting calendar were reviewed. The next scheduled meeting will be held on December 8, 2025.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:22 P.M.

Submitted by: Monica McDaniel  
Operations Support Specialist

Minutes reviewed by Planning & Development.

Approval:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Christian Popoli   Senior Planner
DATE:	11/17/2025
SUBJECT:	Conditional Use Request Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, December 8, 2025 Planning Commission Meeting.

**Conditional Use Request**

OWNER: Vicki J Larson Revocable Trust  
725 S 3rd Ave.  
Jacksonville Beach, FL 32250

APPLICANT: Vicki J Larson Revocable Trust  
725 S 3rd Ave.  
Jacksonville Beach, FL 32250

AGENT: Jeremy Lafferty  
Florida Made Tiny Homes  
1375 SR 436  
Casselberry, FL 32707

LOCATION: 725 S 3rd Avenue  
RE: 175737-0000

REQUEST: **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.

COMMENTS: The subject property is located in the Residential Medium Density future land use category, and is in the Residential Medium: RM-1 zoning district. The property is currently occupied by a single family home, built in 1953, per the Duval County Property Appraiser. The current single-family home is roughly 1,070 square feet of heated and cooled space, and is roughly 1,099 square feet including the open porches. The subject property is a legal lot of record, created prior to the adoption of the Comprehensive Plan, and has existed at least since 1953, when the home was constructed. The lot is roughly 6,250 square feet, with a width of 50 feet and a depth of 125 feet.

During the passage of the new Land Development Code (LDC) in March 2025, the ability to add an accessory dwelling unit (ADU) was added to properties located in

AGENDA ITEM:	A.
MEETING DATE:	December 8, 2025



the RM-1 zoning district, provided the property was currently a single-family home, and the ADU would be one additional unit on a property that can support at least two multifamily units. As noted in the RM-1 standards for multifamily, a minimum of 5,000 square feet of lot area is required to have two multifamily units, and the same condition applies to the addition of an ADU with a single-family home. An ADU is defined in the LDC as:

*Accessory dwelling unit shall mean a detached accessory building, or portion thereof, that is used as an ancillary residential unit and is located on the same lot as the principal single-family dwelling. It has a separate kitchen, bathroom, and sleeping area, and it is intended for use by a separate family of occupants.*

The addition of an ADU requires compliance with the additional standards in the LDC for certain Conditional Uses. These specific minimum conditions are listed below. The applicant has committed to meeting all of these conditions, and the proposed site plan demonstrates compliance with these requirements. Additionally, staff will ensure these conditions, along with any others applied by the Planning Commission, are met at the time of permitting as part of the permit review process.

Surrounding uses include: to the east and adjacent; a two-unit multifamily structure, to the west and adjacent; a vacant lot, to the north, across an alley; a single-family home, and to the south across 3rd Avenue South, a church.

Staff has reviewed the criteria for a Conditional Use for an ADU, and finds the following:

The conditional use is consistent with the visions, intents and strategies of the comprehensive plan, including standards for building and commercial intensities and densities, and intensities of use.

**Yes, as noted in Intent FLU 1.4: "The City shall identify and incentivize strategies for preserving residential neighborhood character." Within this intent, Strategy FLU 1.4.1 states: "On lots with a single-family residential home within a multifamily zoning designation, the City shall update the LDC to allow accessory dwelling units (ADUs). ADUs shall be subject to conditions specified in the LDC."**

The conditional use is compatible with existing permissible uses in the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

**Yes, the subject site is located in the RM-1 zoning district, which notes ADUs as a conditional use. Additionally, the surrounding area is a mix of single-family, multi-family and institutional uses.**

The design of the proposed conditional use minimizes adverse effects, including visual impact such as massing, of the proposed use on adjacent properties, and provides adequate screening and buffering;

**Yes, as noted above, the applicant has agreed to all the required conditions**



**for an ADU in this zoning district, and these include elements to address massing, scale and subordination, to ensure the impacts are in scale with the home and other single-family uses.**

The proposed conditional use will not have an adverse effect on the permitted uses of the zoning district where it is located;

**Yes, the proposed ADU will not have any negative impact on the surrounding uses. The addition of a new unit is substantially similar to the existing two-unit multifamily structure that is immediately to the east, and will be designed in such a way as to be similar in size and height to any allowable accessory structure not used as a dwelling, so it should have no greater impact than a detached accessory use, and likely less impact than a new multifamily structure, which they are permitted to build.**

The proposed conditional use will not have a demonstrated adverse effect on the value of adjacent property;

**Yes, the proposed use is not likely to impact property values negatively. Though staff is not qualified to make a formal appraisal, the proposed additional unit would be consistent with the surrounding area uses and would not be more intense or generate more traffic than the other multifamily units in the surrounding area.**

There are adequate public facilities and services pursuant to article IX, adequate public facility standards;

**Yes, the area is fully served by city utilities and can handle the additional unit.**

There is adequate ingress and egress to the proposed conditional use;

**Yes, the applicant has an existing driveway on the property and the driveway will be extended to include the required additional parking space.**

The proposed conditional use is consistent with the requirements of the LDC;

**Yes, as noted above and in the proposed site plan, the ADU will comply with all dimensional standards and the additional conditions for an ADU in RM-1.**

The applicant has guaranteed the provision of open space and other improvements, as may be required, associated with the proposed conditional use;

**Yes, as previously noted, they have committed to, and have shown compliance with the requirements for an ADU.**

The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

**Yes, see below.**

Specific Standards for ADU Conditional Approval:



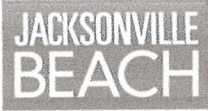
- *Accessory dwelling units are only permissible by conditional use and if located within RM-1 and RM-2 zoning districts.*
- *Parcel: The subject parcel shall only contain one (1) single-family dwelling unit at the time of application.*
- *Minimum lot size: Five thousand (5,000) square feet.*
- *Minimum square footage: The ADU size shall be limited to three hundred fifty (350)—five hundred (500) square feet.*
- *Minimum parking required: one (1) space for the ADU and two (2) spaces for existing single-family dwelling unit (garage not included).*
- *Compatibility: The ADU must be compatible in design and materials as the primary structure.*
- *Height: Shall not exceed fifteen (15) feet in height.*
- *Permanency: The structure shall be secured to the ground per Florida Building Code (as amended).*
- *Ownership: The existing single-family residence must be owner occupied and file a notarized affidavit to that effect.*
- *Utilities: There shall only be one (1) electrical meter and water meter for both the single-family residence and the ADU.*

Based on the application and information included as well as the reasons outlined in the staff memo, the Planning and Development Department recommends **Approval of PC#21-25 for one Accessory Dwelling Unit (ADU) with the required additional conditions specific to an ADU as noted in the staff memo.**

ATTACHMENTS:

1. PC#21-25 Application

*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

NOV 10 2025

PC No. 21-25  
AS/400# 25-100087  
HEARING DATE 12/8/25

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: Vicki J Larson Revocable Trust  
Mailing Address: 725 3rd Ave S  
Jacksonville Beach, FL 32250

Telephone: 904-635-7858  
Fax: \_\_\_\_\_  
E-Mail: larson.michelle@175.com

Applicant Name: Vicki J Larson Revocable Trust  
Mailing Address: 725 3rd Ave S  
Jacksonville Beach, FL 32250

Telephone: 904-635-7858  
Fax: \_\_\_\_\_  
E-Mail: larson.michelle@175.com

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

Agent Name: Jeremy Lafferty (Florida made tiny home)  
Mailing Address: 1375 SR 436 Casselberry, FL 32707

Telephone: 904-314-1444  
Fax: \_\_\_\_\_  
E-Mail: Jeremy.La@Florida.made.tiny.homes.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: 725 3rd Ave S 32250 (175737-0000)

Legal Description of property (attach copy of deed): \_\_\_\_\_

Current Zoning Classification: RM1 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: 34-614(d)18

Describe the proposed conditional use and the reason for the request: Build 500 sqft ADU

Applicant Signature: Vicki Larson Date: 11.8.25

Prepared by:  
Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266

File Number: 13B1247

## General Warranty Deed

Made this June 21, 2013 A.D. By **Fulcher Bennett, a single person and Janet Coursnard a/k/a Janet Cousnard n/k/a Janet Demery, a married person conveying non-homestead property**, whose address is: 5219 Arrow Smith Road, Jacksonville, Florida 32208, hereinafter called the grantor, to **Vicki J. Larson, a single person**, whose post office address is: 826 9th Ave. S., Jacksonville Beach, Florida 32250, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

East 25 feet of Lot 5 and the West 25 feet of Lot 6, Block 28, Pablo Beach South, a subdivision according to the plat thereof recorded at Plat Book 3, Page 28, in the Public Records of Duval County, Florida.

Parcel ID Number: 175737-0000

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2012.

Prepared by:  
Beth Murphy  
Richard T. Morehead Title & Escrow, Inc.  
444 Third Street  
Neptune Beach, Florida 32266


File Number: 13B1247

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

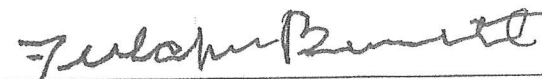
*Signed, sealed and delivered in our presence:*




Witness Printed Name SCOTT WILEY



Witness Printed Name ELIZABETH A. MURPHY

 (Seal)

**Fulcher Bennett**  
Address: 5219 Arrow Smith Road, Jacksonville, Florida 32208

 (Seal)

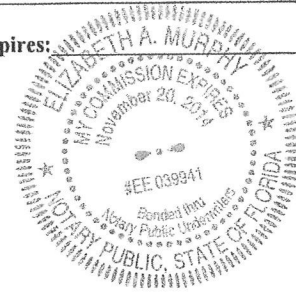
**Janet Coursnard a/k/a Janet Cousnard n/k/a Janet Demery**  
Address: 5219 Arrow Smith Road, Jacksonville, Florida 32208

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 21st day of June, 2013, by Fulcher Bennett, a single person and Janet Coursnard a/k/a Janet Cousnard n/k/a Janet Demery, a married person conveying non-homestead property, who is/are personally known to me or who has produced STATE I.D. / FL D.L. as identification

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Public Notice

in the matter of PC#21-25, PC#22-25

in the Court, was published in said newspaper by print in the issues of 11/20/25.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

\*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 20th day of November, 2025 by Nichol Stringer who is personally known to me.

RHONDA L FISHER  
NOTARY PUBLIC  
STATE OF FLORIDA  
NO. HH 598731  
MY COMMISSION EXPIRES OCT. 03, 2028



Seal

Notary Public, State of Florida

**PUBLIC NOTICE**

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, December 8, 2025**, at **6:00 p.m.** in the Council Chambers, located at **11 North 3rd Street**, Jacksonville Beach, to consider the following development permit applications:

**PC#21-25 Conditional Use Application** to allow for construction of an auxiliary 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 3rd 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.**

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

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3rd Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).8

Planning Commission  
City of Jacksonville Beach

**NOTICE**

In accordance with Section 286.0114, Florida Statutes, any member of the public can 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

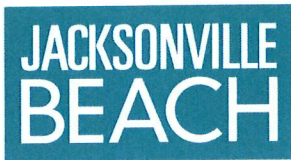
consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can 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 distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

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Nov. 20 00 (25-07003D)



DEPARTMENT OF PLANNING AND DEVELOPMENT  
City of Jacksonville Beach – City Hall Building  
11 North Third Street, Jacksonville Beach, FL 32250  
Phone: 904.247.6231 Planning@jaxbchfl.net  
www.jacksonvillebeach.org



November 21, 2025

Jacksonville Beach Property Owner

«Mail\_Addr1»

«Mail\_City», «MAIL\_STATE» «MAIL\_ZIP»

## PUBLIC NOTICE

You have received this notice because our records indicate that you own property within 300 feet of real property, that is the subject of this notice.

The Planning Commission for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **December 8, 2025, at 6:00 p.m.** in City Council Chambers, located at 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida to consider the following conditional use application:

**PC#21-25 Conditional Use Application** to allow for construction of an auxiliary 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 3rd 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*

This application is on file with the Planning & Development Department and is open to public review during regular business hours. Please be advised you may attend the public hearing indicated in this notice and state your opinions, or you may respond by postal mail or e-mail to: [planning@jaxbchfl.net](mailto:planning@jaxbchfl.net) no later than five (5) business days prior to the hearing. If you choose to respond in writing, please include the public hearing date and the PC number listed above. Your response will be acknowledged at said Public Hearing.

Planning Commission  
City of Jacksonville Beach

### NOTICE

*Information concerning the hearing process is available online at [www.jacksonvillebeach.org/publichearinginfo](http://www.jacksonvillebeach.org/publichearinginfo) and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Board. 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. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day preceding the meeting.*

***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.***



## PUBLIC NOTICE

The **Planning Commission** for the City of Jacksonville Beach, Florida will meet and hold a public hearing on **Monday, December 8, 2025, at 6:00 p.m.** in the **Council Chambers**, located at **11 North 3<sup>rd</sup> Street**, Jacksonville Beach, to consider the following development permit applications:

**PC#21-25 Conditional Use Application** to allow for construction of an auxiliary 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.**

The above referenced applications are on file with the Planning and Development Department, City Hall, 11 North 3<sup>rd</sup> Street, and is open to public review during regular business hours (M-F, 8:00am-4:30pm).8

Planning Commission  
City of Jacksonville Beach

## NOTICE

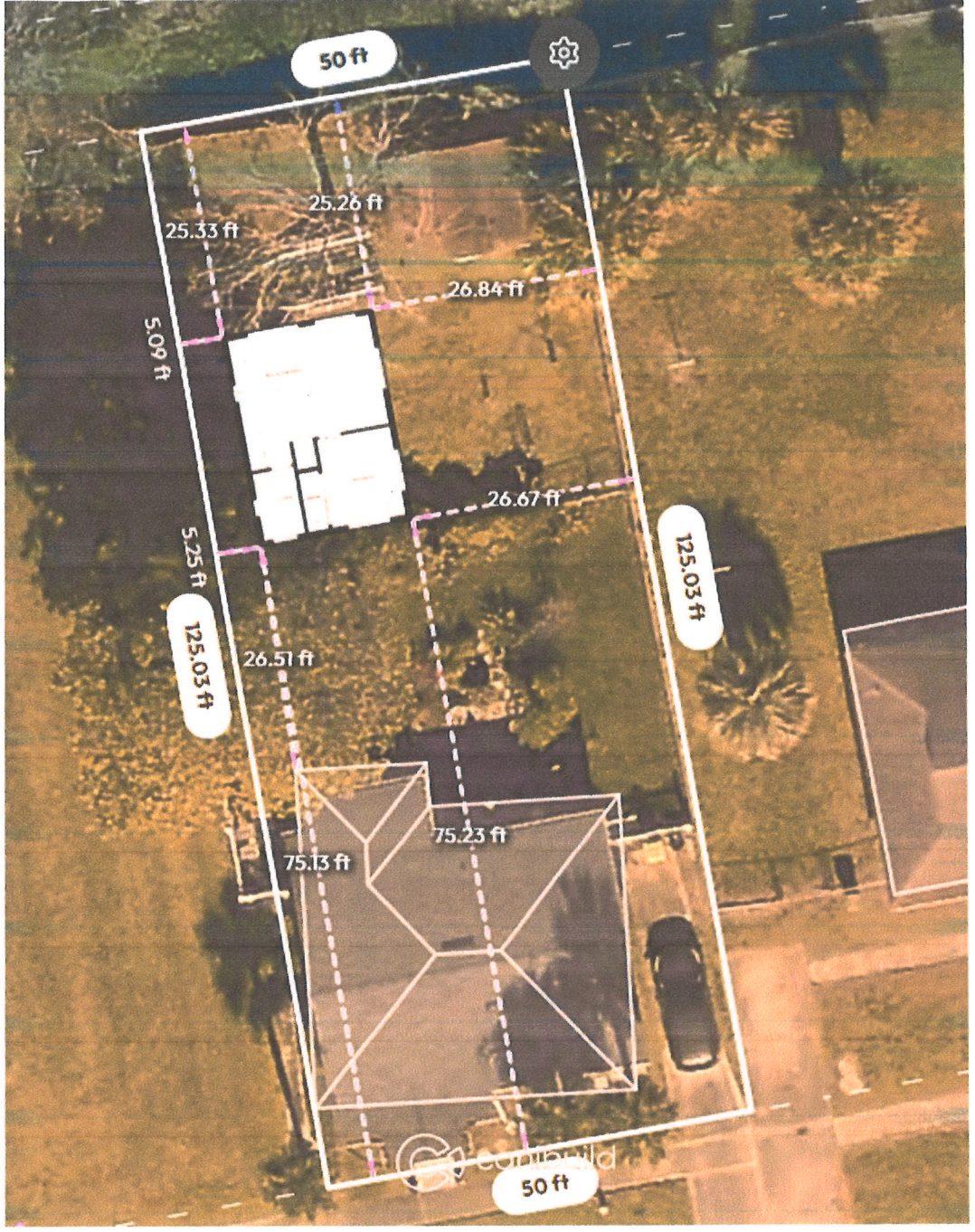
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*In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker 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 can 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 distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.*

*If you are a person with a disability who needs 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 286.0105, 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.**





50 ft



25.33 ft

25.26 ft

26.84 ft

5.09 ft



26.67 ft

5.25 ft

125.03 ft

26.51 ft

125.03 ft

75.13 ft

75.23 ft



conibuild

50 ft



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Staff
DATE:	11/10/2025
SUBJECT:	PC# 22-25 Land Development Code Text Amendment to add new Section 34-377, "Requests for accommodations". Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, December 8, 2025 Planning Commission Meeting.

**PC# 22-25**

**Land Development Code Text Amendment to add new Section 34-377, "Requests for accommodations".**

OWNER: Not Applicable

APPLICANT: Planning and Development Department

AGENT: Staff

LOCATION: Not Applicable

REQUEST: **Land Development Code Amendment Approval** to add new Section 34-733, "Requests for accommodations", to maintain compliance with Senate Bill 954 (2025)

COMMENTS: In 2015, the State Legislature adopted House Bill 21 establishing a voluntary certification program for recovery residences that establishes operational and ethical safeguards for disabled persons. In 2025, via Senate Bill 954 that pertains to "Certified Recovery Residences", the City is now required to enact by ordinance, procedures for handling and processing requests for accommodation from the City's Land Development Code. "Reasonable accommodations" is a statutorily established method by which an individual who is disabled and/or handicapped, or a provider of services to the disabled qualified for reasonable accommodations under State Statutes, can request a modification or alteration in the application of a specific code provision, rule, policy, or practice. This applies to requests made under the Americans with Disabilities Act and the Fair Housing Amendments Act.

After review of the State Statute pertaining to reasonable accommodations, the Planning and Development Department and the City Attorney have prepared this draft ordinance in order to comply with Senate Bill 954. Following careful consideration, the recommendation is to place this newly required portion of code

AGENDA ITEM:	B.
MEETING DATE:	December 8, 2025



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

within the Land Development Code's Supplemental Standards Section as new Section 34-733. Following review, consideration, and decision by the City's Planning Commission, the ordinance will be presented and considered by the City Council at two separate public hearings immediately to follow.

Staff and legal counsel recommend **approval** of this item in order to maintain compliance with Florida Statutes.

**ATTACHMENTS:**

1. 2026-8232 Reasonable Accommodation Ordinance

*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.*

Introduced by: \_\_\_\_\_  
1<sup>st</sup> Reading: \_\_\_\_\_  
2<sup>nd</sup> Reading: \_\_\_\_\_

**ORDINANCE NO. 2026-8232**

**AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 34, “LAND DEVELOPMENT CODE”, ARTICLE VII, “SITE DEVELOPMENT STANDARDS”, DIVISION 2, “SUPPLEMENTAL STANDARDS”, BY CREATING A NEW SECTION 34-733 “REQUESTS FOR ACCOMMODATION”, TO PROVIDE PROCEDURES FOR HANDLING AND PROCESSING REQUESTS FOR ACCOMMODATION FROM THE CITY’S LAND DEVELOPMENT CODE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER’S ERRORS, CODIFICATION, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Florida Legislature, by HB 21 (2015), established a voluntary certification program for recovery residences that establishes operational and ethical safeguards for disabled persons and the City desires to acknowledge and promote such safeguards; and

**WHEREAS**, in accordance with SB 954 (2025) pertaining to “Certified Recovery Residences”, the City desires to enact an ordinance providing for procedures for handling and processing requests for accommodation from the City’s Land Development Code before the statute’s effective date of January 1, 2026; and

**WHEREAS**, “reasonable accommodation” is a statutorily established method by which an individual who is disabled and/or handicapped (as those terms are defined in Title II of the Americans with Disabilities Act and/or the Fair Housing Amendments Act, hereafter “disabled”), or a provider of services to the disabled qualifying for reasonable accommodations under the referenced statutes, can request a modification or alteration in the application of a specific Code provision, rule, policy, or practice, to them. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing; and

**WHEREAS**, the City hereby desires to adopt within the Land Development Code, and consistent with SB 954 (2025) and the Final Order of the Southern District of Florida in *Jeffrey O. v. City of Boca Raton*, 511 F. Supp. 2d 1339 (S.D. Fla. 2007), reasonable accommodation procedures that will permit disabled individuals (or qualifying entities) to request reasonable accommodations and, where appropriate based on the facts and law, to receive reasonable accommodations; and

**WHEREAS**, the City desires to require annual recertification of reasonable accommodation approvals in order to ensure ongoing protection for the disabled; and

**WHEREAS**, the Planning Commission, sitting as the Local Planning Agency, has determined that the change is consistent with and furthers the goals, objectives and policies of the City's Comprehensive Plan; and

**WHEREAS**, the Planning Commission reviewed the proposed text amendment at a public hearing held on December 8, 2025, and voted to recommend that the changes be approved; and

**WHEREAS**, the City Council is charged with protecting the health, safety, and welfare of its residents and believes this Ordinance to be in the best interests of the residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF JACKSONVILLE BEACH, FLORIDA:**

**SECTION 1. RATIFICATION.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance.

**SECTION 2. CREATION OF NEW SECTION.** CHAPTER 34, "LAND DEVELOPMENT CODE", ARTICLE VII, "SITE DEVELOPMENT STANDARDS", DIVISION 2, "SUPPLEMENTAL STANDARDS", Section 34-733 "Requests for accommodation" is hereby created to read as follows<sup>1</sup>:

Sec. 34-733. - Requests for accommodation.

(a) Purpose. The purpose of this section is to implement a procedure for processing requests for reasonable accommodation to the City's Code of Ordinances, Land Development Regulations, Rules, Policies, and Procedures for persons with disabilities as defined by the federal Fair Housing Amendments Act (42 U.S.C. 3601, et seq.) ("FHA") and Title II of the Americans with Disabilities Amendments Act (42 U.S.C. Section 12131, et seq.) ("ADA"). For purposes of this section, a "disabled" person is an individual who qualifies as disabled and/or handicapped under the FHA and/or ADA. Any person who is disabled (or qualifying entities) may request a reasonable accommodation with respect to the City's Land Development Code, Code of Ordinances, rules, policies, practices and/or procedures as provided by the FHA and the ADA pursuant to the procedures set out in this section.

(b) Notice to the public of availability of accommodation. The city shall display a notice in the city's public notice bulletin board (and shall maintain copies available for review in the city clerk's office), advising the public that disabled individuals (and qualifying entities) may request a reasonable accommodation as provided herein.

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<sup>1</sup> ~~Strikethrough~~ text indicates deletions, underline text indicates additions.

(c) Application. A request by an applicant for reasonable accommodation under this section shall be either oral or written. A written request may be submitted by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to) the city's ADA coordinator. The reasonable accommodation form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request. The reasonable accommodation request form shall be substantially in the form set forth in subsection 34-733(g)(1), below.

(1) Confidential information. Should the information provided by the applicant to the city include medical information or records, including records indicating the medical condition, diagnosis or medical history of the disabled individual, such individual may, at the time of submitting such medical information, request that the city, to the extent allowed by law, treat such medical information as confidential information of the disabled individual. The city shall thereafter endeavor to provide written notice to the disabled individual, and/or their representative, of any request received by the city for disclosure of the medical information or documentation which the disabled individual has previously requested be treated as confidential by the city. The city will cooperate with the disabled individual, to the extent allowed by law, in actions initiated by such individual to oppose the disclosure of such medical information or documentation, but the city shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the disabled individual.

(2) Fee. There shall be no fee imposed by the city in connection with a request for reasonable accommodation under this section, and the city shall have no obligation to pay a requesting party's attorney's fees or costs in connection with the request, or an appeal.

(3) City assistance. The city shall provide such assistance and accommodation as is required pursuant to FHA and ADA in connection with an applicant's request for reasonable accommodation, including, without limitation, assistance with reading application questions, responding to questions, completing the form, filing an appeal, and appearing at a hearing, etc., to ensure the process is accessible.

(d) Findings for reasonable accommodation. In determining whether the reasonable accommodation request shall be granted or denied, the requesting party shall be required to establish, at a minimum, that:

(1) They are protected under the FHA and/or ADA by demonstrating that they are handicapped or disabled, or a qualifying entity, as defined in the FHA and/or ADA.

- (2) The proposed reasonable accommodations sought are reasonable and necessary to afford the subject individual(s) with disabilities an equal opportunity to use and enjoy the housing that is the subject of the request.

The foregoing, in addition to applicable federal standards, (all as interpreted by the courts) shall be the basis for a decision upon a reasonable accommodation request made by the city manager, or his/her designee, or by a Special Magistrate in the event of an appeal.

(e) Decision process.

- (1) The city manager, or his/her designee, shall have the authority to consider and act on requests for reasonable accommodation, recertification of an approved reasonable accommodation, and amendment to an approved reasonable accommodation. When a reasonable accommodation request form has been completed and submitted to the ADA coordinator, it must be date-stamped upon receipt.
- (2) The city manager, or his/her designee, shall issue a written determination within no more than sixty (60) days of the date of receipt of a completed application and may, in accordance with federal law, (1) grant the accommodation request, (2) grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request, or (3) deny the request in accordance with federal law, stating with specificity, the evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the requesting party (i.e. the disabled individual or his/her representative). If a final written determination is not issued within sixty (60) days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to reasonable extension of time.
- (3) If reasonably necessary to reach a determination on the request for reasonable accommodation, the city manager, or his/her designee, may, within thirty (30) days of the receipt of the request for reasonable accommodation, request additional information from the requesting party, specifying in sufficient detail what information is required. The requesting party shall have thirty (30) days after the date of the request for additional information to provide the requested information. If the requesting party fails to provide the requested additional information within said thirty (30) day period, the city manager, or his/her designee, shall issue a written notice advising that the requesting party had failed to timely submit the additional information and therefore the request for reasonable accommodation shall be deemed abandoned and/or withdrawn and no further action by the city with regard to said reasonable accommodation request shall be required.

- (f) Appeal. The appeal of any decision of the city manager or his/her designee regarding a request for reasonable accommodation, recertification of an approved reasonable

accommodation, or amendment to an approved reasonable accommodation shall be considered pursuant to the requirements of this section. Within thirty (30) days after the city manager's, or his/her designee's, determination regarding a reasonable accommodation request is mailed to the requesting party, such applicant may appeal the decision by filing a notice of appeal with the city clerk. The city clerk or designee shall act as clerk to the Special Magistrate for purposes of an appeal from a decision under this section. All appeals shall contain a statement containing sufficient detail of the grounds for the appeal. Appeals shall be to the Special Magistrate who shall, after public notice and a public hearing, render a determination as soon as reasonably practicable, but in no event later than sixty (60) days after an appeal has been filed. The appeal shall be conducted as a de novo review of the evidence on record for the original review under the required findings of this section. The decision of the Special Magistrate shall be considered final city action and may be appealed within thirty (30) days to a court of competent jurisdiction as provided by law.

(g) Request form for reasonable accommodation.

(1) Contents of reasonable accommodation request form:

- a. Name and contact information of the applicant, and as applicable, the applicant's authorized representative;
- b. Information regarding property at which reasonable accommodation is requested, including the parcel address of such location and property identification number;
- c. Describe the accommodation and the specific regulation(s) and/or procedure(s) from which accommodation is sought;
- d. Reasons the accommodation may be necessary for the applicant or the individuals with disabilities seeking the specific accommodation; and if relating to housing, why the requested reasonable accommodation is necessary to use and enjoy the housing;
- e. Description of the qualifying disability or handicap;
- f. Other relevant information pertaining to the disability or property that may be needed by the city in order for it to be able to evaluate the request for reasonable accommodation;
- g. A statement as to whether the applicant is seeking the accommodation in order to make housing and/or provision of housing financially viable, with supporting documentation;

h. A statement as to the therapeutic necessity of the accommodation for the applicant, with supporting documentation;

i. If seeking a reasonable accommodation from the definition of family:

1. Proof of state licensure, as applicable to the location for which the reasonable accommodation is requested; or

2. Proof of certification pursuant to Section 397.487, Fla. Stat. as amended, or alternatively, certification under a nationally accredited agency or recognition or sanction by Congress if the accommodation is for or related to a recovery residence, as defined in Section 397.311, Fla. Stat.; and

3. All applicants must provide proof of satisfactory fire, safety, and health inspections as required by Section 397.487, Fla. Stat. or other applicable statute, as amended from time to time for the location for which the reasonable accommodation is requested;

j. Signature of applicant;

k. Date of application;

l. If on-site supervisor or manager, provide the name and contact information (phone and email) for each;

m. Disclosure of ownership interests of property; and

n. Consent of all property owners for application.

(h) Stay of enforcement. While an application for reasonable accommodation, or appeal of a determination of same, is pending before the city, the city will not enforce the subject zoning ordinance, rules, policies, and procedures against the applicant.

(i) Expiration of approvals. Approvals of requests for reasonable accommodation shall expire within one hundred eighty (180) days if not implemented.

(j) Revocation of reasonable accommodation.

(1) Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the accommodation is granted is found in violation of any conditions of the approval granting the reasonable accommodation by a court of law or by the special magistrate hearing code enforcement cases.

(2) Failure to obtain state certification or a required state license, or failure to maintain state certification or a required state license or alternate certification permitted by this section, shall result in revocation of the reasonable accommodation and cessation of operations within sixty (60) days of termination of the license or certification.

(k) Annual certification. All reasonable accommodation requests approved by the city shall be valid for no more than one year and shall require annual recertification each year on or before February 1<sup>st</sup>. Recertification requests must be filed at least ninety (90) days before the conclusion of the end of the one-year period of effectiveness of the reasonable accommodation approval. The failure of the applicant to timely apply for annual recertification, or the denial of an annual recertification application, shall result in the revocation of the approved reasonable accommodation. Recertification requests shall follow the same submittal, review and procedural requirements as set forth above for new applications. If a reasonable accommodation is for a property which is required to be licensed or certified pursuant to this section or applicable state or federal law, then to be recertified an applicant must provide proof of active licensure or certification consistent with the requirements of section 34-733(g)(1)i.

(l) Revisions. Any changes to the use or property desired by the applicant or identified by the City, state, or any certifying or licensing entity after approval or during the recertification process which require an additional reasonable accommodation or amendment to the original reasonable accommodation approval shall be processed as an amendment to the original approval and such amendment application shall follow the same application and review process set forth herein for an original reasonable accommodation request.

(l) Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 34-733, "Requests for Accommodation", is declared unconstitutional by the final and valid judgment or decree of any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 34-733 "Requests for Accommodation".

**SECTION 3. CONFLICTING ORDINANCES.** That all ordinances and resolutions previously adopted by the City in conflict with this ordinance, or parts thereof, are repealed to the extent inconsistent herewith.

**SECTION 4. SEVERABILITY.** If any section, subsection, clause, or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance.

**SECTION 5. SCRIVENER'S ERRORS.** Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and

City Attorney, may be corrected with the endorsement of the City Manager without the need for a public hearing or further action by the City Council.

**SECTION 6. CODIFICATION.** The City Council intends that this ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

**SECTION 7. EFFECTIVE DATE.** This ordinance shall take effect and be enforceable in all aspects immediately upon final reading and approval by the City Council for the City of Jacksonville Beach as authenticated herein.

**AUTHENTICATED THIS \_\_\_\_ DAY OF JANUARY, A.D., 2026.**

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Christine H. Hoffman, Mayor

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Molly Alleger, City Clerk

Approved as to form and legal sufficiency:

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David Migut, City Attorney