

**Minutes of Planning Commission Meeting
held Monday, November 10, 2025, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 6:00 P.M. by Chair Nicholas Andrews.

ROLL CALL:

Chairperson: Nicholas Andrews
Vice-Chairperson: Justin Henderson
Board Members: Debbie Cole (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.

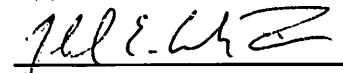
ADJOURNMENT:

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

8 DEC 2025
Date