

**Minutes of Planning Commission Meeting
held Tuesday, May 26, 2026, 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 Vice-Chair Justin Henderson.

ROLL CALL:

Chairperson: Nicholas Andrews (absent)
Vice-Chairperson: Justin Henderson
Board Members: David Dahl Dean Hadock (absent) Matthew Filer
Alternates: John Leynes (absent) Lindsay Haga

Senior Planner Christian Popoli and Operation 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 March 23, 2026

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 03-26 Land Development Code Annual Updates; Ordinance No. 2026-8237

Owner: City of Jacksonville Beach
Applicant: Planning and Development Department
Agent: Planning and Development Staff
Location: 11 N 3rd Street
Jacksonville Beach, FL 32250

Staff Report:

Mr. Popoli summarized the following report for the record:

"After slightly more than one year from the adoption of the new Land Development Code (LDC), Planning and Development Department staff identified a number of areas where clarification was needed, definitions were missing or vague, and inconsistencies internally between one section of the code to another. Additionally, a number of scrivener's errors were noted. It is the intent of the legislation to address these findings and provide corrections, clarifications, and additions as needed to provide consistency within the LDC and to ensure the code will be implemented in a consistent and equitable manner by the Planning and Development Department and other City staff as needed. The updates, include a number of different articles and divisions of the current LDC, including the following:

Article III
Article V, Division 1 & 5
Article VI, Division 2
Article VII, Division 1, 2, 3 & 4

It is the opinion of planning staff that these changes provide necessary corrections and clarifications, but do not add any undue additional burdens onto private properties or citizens, to ensure the continued and ongoing process of refining the Land Development Code, as intended from its adoption in 2025. The LDC is intended to be a living document that can be corrected, updated, and amended as needed to ensure it adapts with the changes in regulations, markets, and technologies over time. This should be considered the first step in this ongoing process.

At the April 13 Council Briefing, City Council reviewed and provided feedback on the proposed changes, corrections, and updates to the LDC as proposed by the Planning and Development Department staff. Based on the feedback received, staff has amended and updated the proposed changes to Chapter 34 of the City's Code of Ordinances, as outlined in the attached Ordinance No. 2026-8237."

Mr. Popoli highlighted two substantive changes of note and additional corrections.

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

Public Hearing:

The following spoke regarding the changes:

- John Atkins, 1888 Foss Lane, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Discussion: A discussion ensued about the townhome lot width, the proposed changes, and the process for making recommendations to City Council.

Motion: It was moved by Mr. Filer, seconded by Ms. Haga, to recommend approval of #PC 03-26 to the City Council.

Roll Call Vote: Ayes – Matthew Filer, Lindsay Haga, and Justin Henderson.
Nays – David Dahl

The motion was approved 3-1.

(B) PC# 04-26 Conditional Use Application

Owner: Costa Verde Shops, LLC
Marc Angelo
1283 Ponte Vedra Blvd
Ponte Vedra Beach, FL 32082

Applicant: Southern Grounds Coffee Jax Beach LLC
12620 Beach Blvd.
Jacksonville, FL 32246

Agent: Marc Angelo
283 Ponte Vedra Blvd Ponte
Vedra Beach, FL 32082

Location: 2405 3rd Street North (2415 3rd Street South)

Conditional Use Approval for outdoor seating for a new tenant at a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34- 342(d)(20) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

“The subject site was granted a Conditional Use by the Planning Commission on September 9, 2024. At the time of the approval, it was conditioned by the Commission that the Conditional Use for outdoor restaurant seating be approved for one year only, from the date of the final Certificate of Occupancy. The certificate was issued by the Building Division on May 30th, 2025. It has been one year since the prior approval, and staff has brought the applicant back to the Planning Commission for review and approval of their continued use of outside seating.

Staff did not find any known code enforcement cases or actions related to this property and its use. Staff is unaware of any issues from the addition of more outside seating in this location, associated with Southern Grounds. This specific CU does not apply to other tenants in the shopping plaza, as those approvals are for each use separately, and this is only for the noted location in the attached site plan. The other area of outside seating located in the plaza can continue to be utilized regardless of this application.

Staff has provided a similar review to the previous request, as none of the site conditions or other elements have changed since the original approval.

The subject property is located on the east side of 3rd Street South, north of the intersection with 24th Avenue South. The applicant, Costa Verde Shops, LLC, represented by Marc Angelo, is seeking approval to continue the use of the outdoor seating area for the existing restaurant, Southern Grounds, within the Costa Verde Shops shopping center. The use is intended to continue in its current configuration, and not expand or change in size. Maria Mexican Restaurant currently has outside seating that occupies the open center courtyard of the structure.

Adjacent uses include a multifamily complex to the north and east, a commercial fuel sales and convenience store to the south, and a similar mixed commercial use shopping center to the west, across 3rd street, which includes a restaurant with outdoor seating. The proposed outdoor seating expansion is expected to be compatible with the surrounding commercial and multifamily residential uses and is designed to comply with all relevant regulations. The layout of the outdoor seating areas has been previously reviewed and approved by the Fire Marshal.

The use of outdoor seating adheres to the C-1 zoning standards and aligns with the similar internal uses of the shopping center and the surrounding commercial and multifamily uses. No additional parking is required, as the use is included in the shopping center, which has an established overall parking standard.

Based on the submitted application and the analysis provided in this report, the Planning and Development Department finds the application is consistent with the criteria located in Sec. 34-553 of the Land Development Code and recommends **approval of PC# 04-26, without a time limit or sunset, subject to the requirements of Sec. 34-555 for transferability.**"

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

Applicant: Marc Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, was sworn in and provided additional background on the item.

Public Hearing:

The following spoke in opposition of the variance:

- Ande Bluett, 2435 3rd Street South, Jacksonville Beach

The following spoke in support of the variance:

- Beth Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach
- David Angelo, 2999 1st Street South, Jacksonville Beach

The following did not speak in support or opposition but expressed concerns about parking:

- David Page, 222 25th Avenue South, Jacksonville Beach

The following submitted a speaker card in opposition:

- David Bluett, 2403 3rd Street South, Jacksonville Beach

Vice-Chair Henderson closed the public hearing.

Motion: It was moved by Ms. Haga, seconded by Mr. Dahl, to approve #PC 04-26.

Discussion: A discussion ensued regarding outdoor seating, the site plan, egress concerns, and conditional use.

Roll Call Vote: Ayes – Matthew Filer, David Dahl, Lindsay Haga, and Justin Henderson.

The motion was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Popoli reported Planning Director Heather Ireland resigned in April. The next meeting is scheduled for June 08, 2026, but may be canceled due to a lack of business.

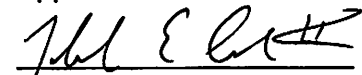
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:00 P.M.

Submitted by: Monica McDaniel
Operation Support Specialist

Minutes reviewed by Planning & Development.

Approval:


Chairperson

10 AUG 2026
Date