

**Minutes of Planning Commission Meeting
held Monday, August 22, 2022, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER

The meeting was called to order at 7:01 P.M. by Chair Margo Moehring.

ROLL CALL

<i>Chair:</i>	Margo Moehring		
<i>Vice-Chair:</i>	Colleen White (absent)		
<i>Board Members:</i>	David Dahl	Greg Sutton	Justin Lerman
<i>Alternates:</i>	Emily Stouffer	Nicholas Andrews	

Senior Planner Christian Popoli and Administrative Assistant Callie Rayeski were also present.

APPROVAL OF MINUTES:

The following minutes were passed unanimously by a voice vote:

- July 25, 2022

CORRESPONDENCE:

Mr. Popoli stated all emails received [on file] were on the dais.

OLD BUSINESS: None

NEW BUSINESS:

(B)	PC# 19-22	Conditional Use Application
	Owner:	RH2 Properties, LLC. 500 South 3rd Street Jacksonville Beach, FL 32250
	Applicant:	Ida Uffelman (Spruce) 4544 Kerle Street Jacksonville, FL 32205
	Location:	323 10th Avenue North

Conditional Use Application for a proposed drinking establishment for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)3 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is a unit inside an existing commercial center. The location is that of the previous "Really Good Beer Stop," and prior to that was occupied by "Pour Craft Beer." The site has been reviewed several times for compliance with section 34-393 for alcohol proximity requirements in the past, and the

situation surrounding the property is unchanged. The proposed use is that of a retail store that predominantly sells potted plants but will also serve beer and wine to patrons of the store. The concept has been deployed in several other cities in north Florida, including in the Riverside Neighborhood in Jacksonville.

Adjacent uses consist of the other tenants in the commercial center to the east and west, a mix of residential and commercial uses behind the center to the north, and commercial and restaurant uses across 10th Avenue to the South. The applicant's request should not negatively impact the existing shopping center character or parking.

Ex-Parte Communication:

No Board members had ex-parte communication on this item.

Applicant:

Ida Uffelman, 4544 Kerle Street, Jacksonville, said she agreed with the Staff report.

Public Hearing:

The following spoke in opposition to the application:

- James Sorrell, 428 North 10th Avenue, Jacksonville Beach

Ms. Moehring closed the public hearing.

Discussion:

A discussion ensued about parking, traffic, hours of operation, conditional use, and a trial period.

Motion: It was moved by Mr. Lerman and seconded by Ms. Stouffer to approve PC# 19-22 under the condition of a twelve-month trial period.

Roll Call Vote: Ayes – Justin Lerman, Emily Stouffer, and Margo Moehring
Nays – David Dahl, Greg Sutton

The application was approved 3-2.

PLANNING DEPARTMENT REPORT

Mr. Popoli stated staff received an updated application for Adventure Landing. The next scheduled meeting is Monday, September 12, 2022, and there are two scheduled cases.

ADJOURNMENT

There being no further business, Ms. Moehring adjourned the meeting at 7:27 P.M.

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

Wanda Holley
Chairperson

9 / 12 / 22
Date