City of Jacksonville Beach

Agenda

Planning Commission

11 North Third Street
Jacksonville Beach, Florida

Monday, March 27, 2023 | **7:00 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

Margo Moehring (Chair), Colleen White (Vice-Chair), Dave Dahl, Justin Lerman, Emily Stouffer
Alternates: Nicholas Andrews, Justin Henderson

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **PC# 06-23**

ADDRESS: 320 9th Avenue North

APPLICANT: Lit Libations - Sara Leutzinger & Chris Pomposo

OWNER: Gates of Times Square, LLC.

SUMMARY OF APPLICATION: **Conditional Use Application** for a retail trade establishment with sales and service of beer and wine 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. The property is located at 320 9th Avenue North (Lit Libations) RE#174447-0000, legally described as Lots 1 through 6, Block 94, *Pablo Beach North Replat*

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Monday, April 10, 2023. There is one case.

COURTESY OF THE FLOOR TO VISITORS

ADJOURNMENT

NOTICE

Information concerning the hearing process is available online at 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 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, (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.

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 at (904) 247-6299 no later than one business day before 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.

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	
DATE:	03/13/2023
SUBJECT:	March 27, 2023 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, March 27, 2023 Planning Commission Meeting.

NEW BUSINESS:

PC#06-23, Conditional Use Application

OWNER: Gates of Time Square
P.O. box 56678
Jacksonville, FL 32241

APPLICANT: Lit Libations LLC
3037 Covenant Cove Drive
Jacksonville, FL 32224

AGENT: Sara Leutzinger & Chris Pompsos
C/O Lit Libations LLC
3037 Covenant Cove Drive
Jacksonville, FL 32224

LOCATION: 320 9th Avenue North (940 3rd Street North)

REQUEST: **Conditional Use Application** for a retail trade establishment with sales and service of beer and wine, 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

COMMENTS: The subject parcel is a small commercial center with several tenant spaces. The property currently has many tenants that are in the personal service or retail business. The proposed use would be a retail establishment that sells candles, candle-making experiences with beer and wine sales as well. Based on the applicant's floor plan, it appears the beer and wine sales will be additional services offered beyond the retail sales and classes. The application does also show that the proposed sales of beer and wine will be in a separate space from the candle-making and retail sales. Similar uses have been approved in the past, most recently in the shopping center at 301 10th Avenue North, where a beer and wine establishment was approved in conjunction with plant sales and classes. The

AGENDA ITEM: A.
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applicant has provided verification that the property is more than 500 feet from another drinking establishment, school or church.

Adjacent uses to the south are other commercial tenants in the same shopping center. To the west are multifamily structures, to the south are a drive-thru restaurant and a surface parking area, and to the east, across 3rd Street are a smaller commercial center and a medical supply facility. The applicant's request should not negatively affect the surrounding property.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#06-23**

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.

AGENDA ITEM:	A.
MEETING DATE:	March 27, 2023

CONDITIONAL USE APPLICATION

PC NO. 6-23
AS/400# 23-100016
HEARING DATE 3.27.23

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.

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APPLICANT INFORMATION

Land Owner's Name: Lit Libations LLC - Sara Leutzinger & Chris Pomposo
Mailing Address: 3037 Covenant Cove Dr
Jacksonville, FL 32224
Telephone: (513) 460-3355
Fax:
E-Mail: LitLibations.FL@gmail.com

Applicant Name: Lit Libations LLC - Sara Leutzinger & Chris Pomposo
Mailing Address: 3037 Covenant Cove Dr
Jacksonville FL 32224
Telephone: (513) 460-3355
Fax:
E-Mail: litlibations.fl@gmail.com

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

Agent Name:
Mailing Address:
Telephone: -
Fax:
E-Mail:

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: 320 9th Ave N Jacksonville Beach, FL 32205

Legal Description of property (attach copy of deed): Leasing Unit 320 in Seawalk Village.
174447-0000

Current Zoning Classification: JC-1
Future Land Use Map Designation:

An 8 ½ 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: Sec. 34-393. - Alcoholic beverage establishments.

Describe the proposed conditional use and the reason for the request: Beer and Wine license will be applied for. Conditional use needed to file for ABT-6001 2COP. Also build out a retail space for pour your own homemade candle / scent products, pour your own beer, wine, & nonalcoholic beverage while making the product or shopping. The candle pouring will be one part of the space and beverages in other. (Attched full detailes description)

Applicant Signature:
Date: 2/13/2023

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

(a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

(b) The conditional use is consistent with the character of 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;

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

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

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

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

(k) 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 requirement of the LDC.

Description:

Beer & Wine License will be applied for. Conditional use needed to file for ABT-6001 2COP. We offer a way to provide a fun atmosphere to entertain and learn candle making along with other scent based products, ie: soaps, diffusers, bath products, room spray, etc. Our concept is simple; we provide individuals a venue where, with the help of our talented instructors, our guests will have the opportunity to create their own candles and other scent-based products. To add the entertainment piece and create an atmosphere of relaxation, for all ages, we also will offer beer and wine on premises for those that are of age, and coffee, kombucha, mocktails, soda, juices for those that would like non-alcoholic beverage options or are not of age.

The first half of the store build out will be a retail space for pour your own homemade candle / scent products, with the back half of the space being for beer, wine, & nonalcoholic beverage while making the product, waiting for product to finish or shopping. We offer way to provide a fun atmosphere to entertain and learn candle making.

The two sides will be separated by a wall and two doors. The space will have a partial garage door that goes from the ceiling to the halfway point of a countertop in order to open the spaces when having events of all kinds, including private parties, private events, family, corporate fundraisers, team building workshops, celebrations, work team buildings, association meetings, etc.

The candle scent making studio featuring daily walk-in candle making, weekly candle and other scent-based product classes and private group events in a fun and relaxed setting where attendees can learn how to create candles and scent-based products while having a glass of wine or beer and socializing with friends. Our experienced instructors will guide students step by step, making it easy to learn and fun in a stress-free environment. We furnish the basic level supplies; all you need to bring is yourself and a companion and our talented instructors will do the rest. We will also offer upgraded products through local vendors and artists. Example: ceramic containers by local artist, local brewery bottles and cans for candle cases, also artwork sold by local artist. Looking to also collaborate with other makers for class parings; ex: charcuterie & candle making class. Other events to bring in locals throughout the week: trivia, music bingo, movies, sports watching, etc.

We are looking to providing alternatives to local residents as well as outside visitors to enjoy as entertainment. It provides a great place to enjoy your time while learning a new craft.

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Other Details:

The store will be in the Seawalk Village in Jacksonville Beaches.

Architectural firm hired is Doherty Sommers Architects Engineers and they have done many retail spaces in Jacksonville Beach.

We are located **more than** five hundred (500) feet of a school or church measured from main entrance to main entrance (portal to portal) by the most direct pedestrian route.

Our primary business activity will be customers learning candle making along with other scent-based products, along with the retail sales of these pre-made ready to purchase products. ie: candles, soaps, diffusers, bath products, room spray, etc.

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FOR LEASE > RETAIL

SEAWALK VILLAGE

940-1020 Third Street North, Jacksonville Beach, FL 32250

± 49,214 SF Retail Center

Property Features

- » Traffic count ±34,500 VPD on 3rd St/A1A
- » Zoned JC-1
- » Full block at the signalized intersection of A1A and 10th Ave N
- » Key retailers include Mellow Mushroom, Salt Life, Pure Barre, Leslie's Poolmart
- » Average HH Income ± $106,000 (3 mi)
- » Minutes from Jacksonville's Beaches & Ponte Vedra Beach
- » Access to Beach Blvd., Atlantic Blvd., and JTB via A1A

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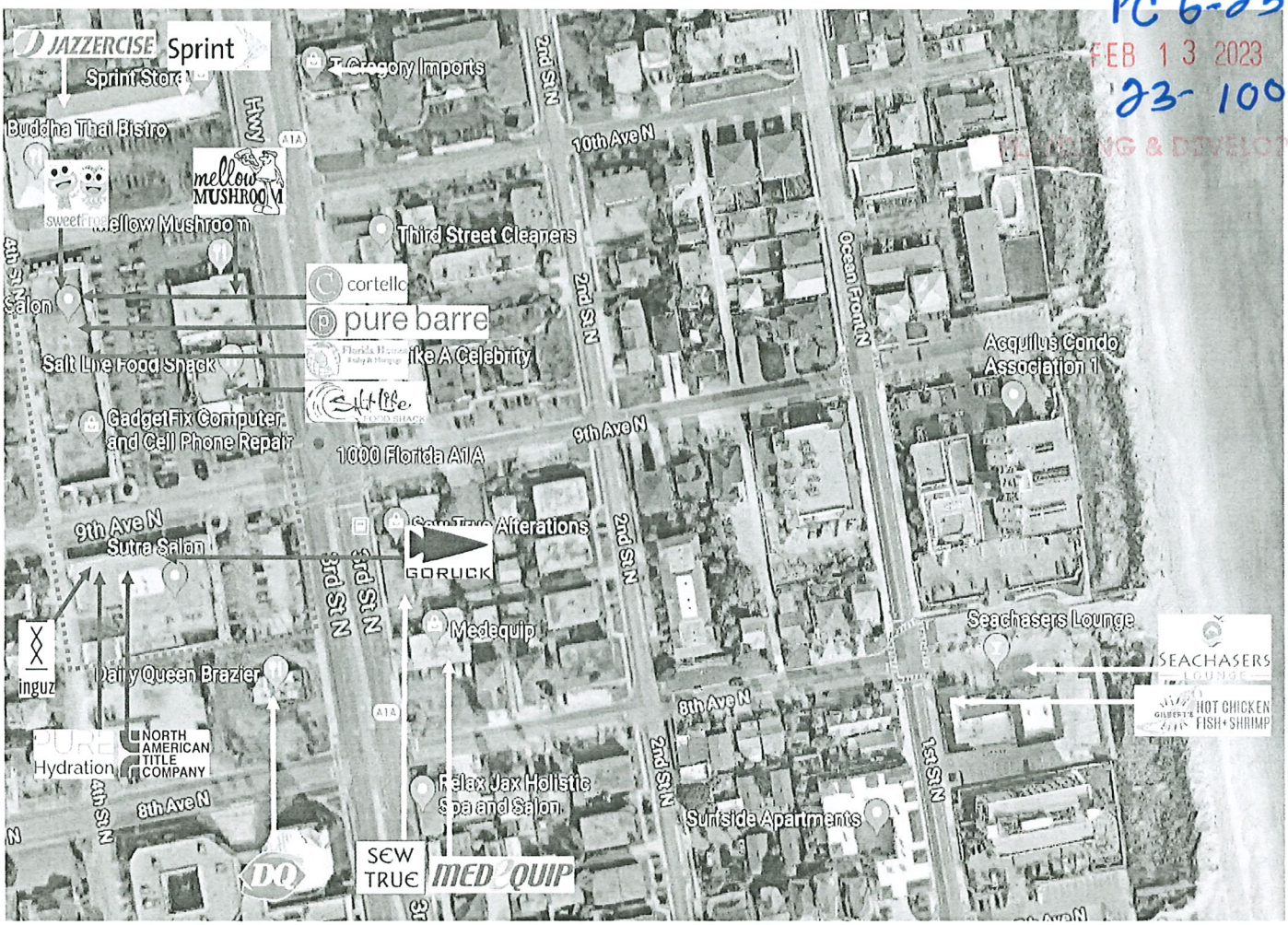

UNIT	SITE SUMMARY	SF
1018	Salt Life Food Shack	5,167
1020	Mellow Mushroom	5,770
1054	FL Homes Realty & Mortgage	1,425
1056	Pure Barre	1,425
1058/82/86	Cortello Salon	4,986
1094	Round Bird Coffee	1,400
317	Tang Dynasty	2,060
320	Available	2,404
322	ND Artistry Salon	1,245
321	Patty Picasso	1,144
323	LaFera Salon & Extension Bar	1,178

UNIT	SITE SUMMARY	SF
325	F45 Training	2,262
328	Pure Hydration	1,153
384	Pure Hydration	1,146
388/390	Skin Spa by Casey	2,297
922	Massage Theory	3,327
924	Leslie's Poolmart	3,000
924B	Available	1,526
940	Gregory's Jewelers	2,000
951	Solstice Salon &Boutique	2,275
	Chase	ATM

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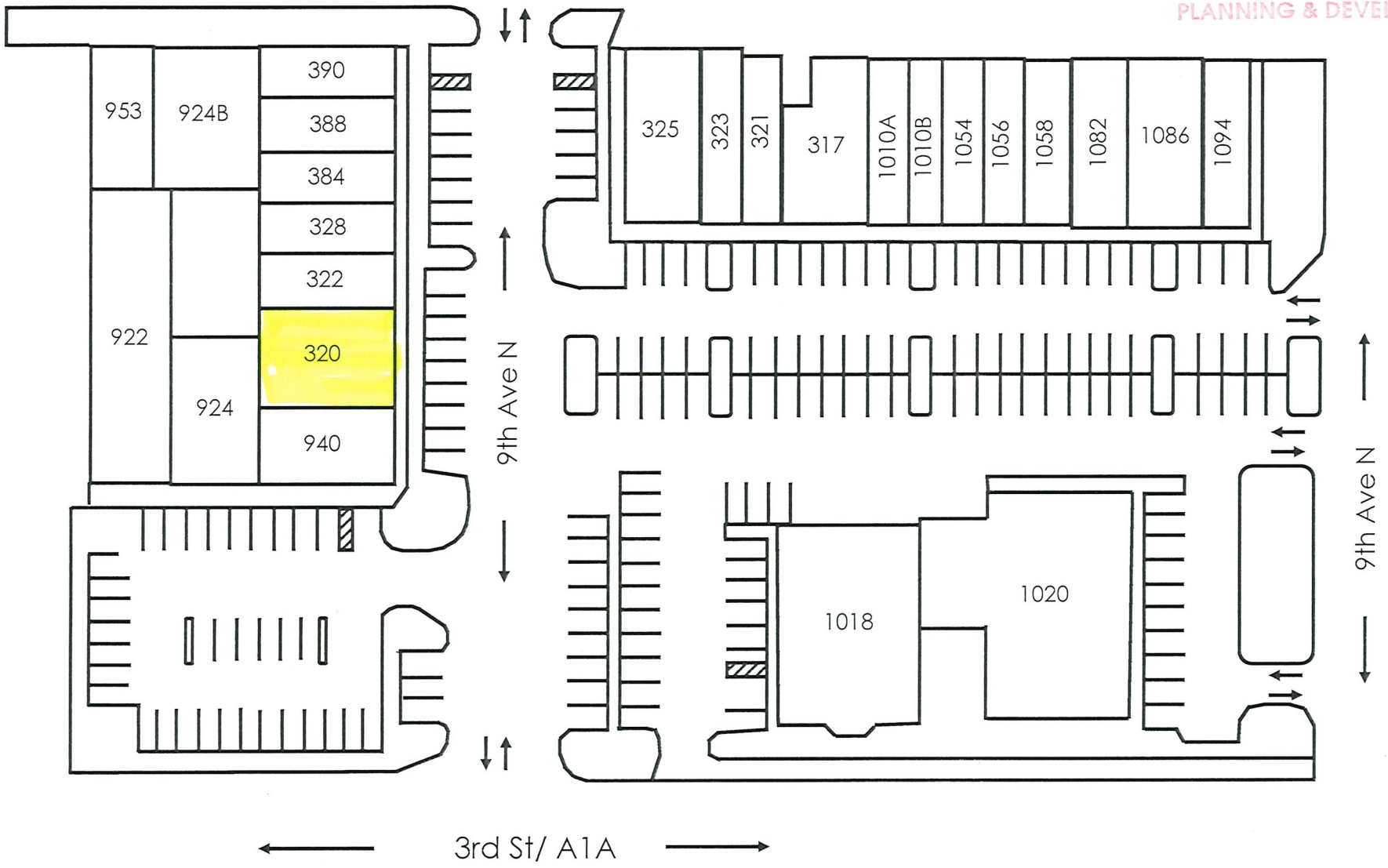
Seawalk Village

1020 3rd St N



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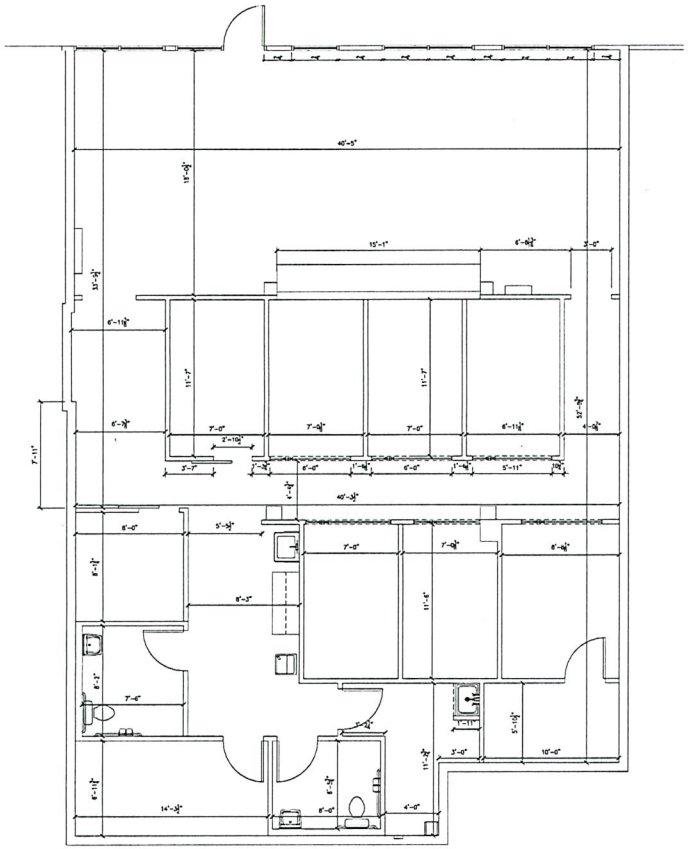
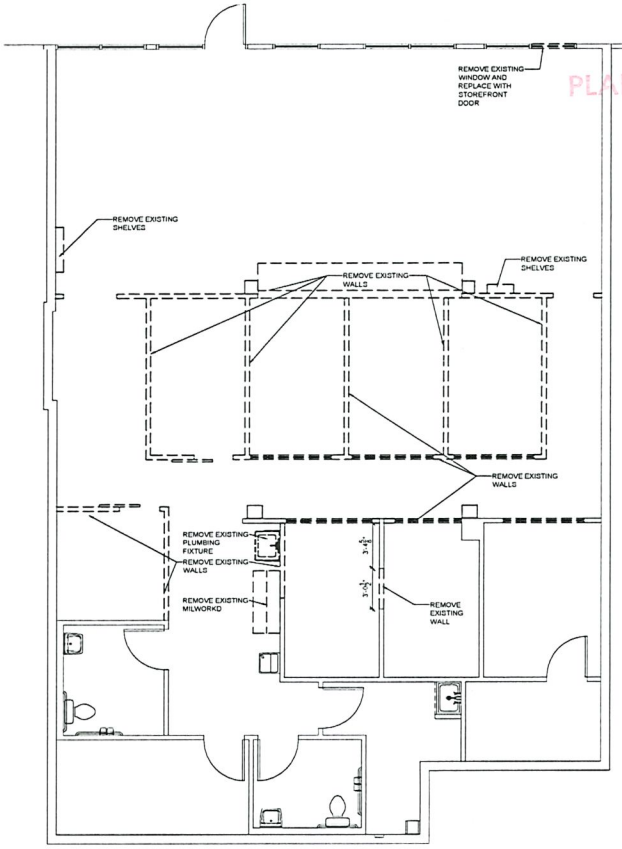


EXISTING FLOOR PLAN
SCALE: 1/4":1'0"



DEMOLITION PLAN
SCALE: 1/4":1'0"

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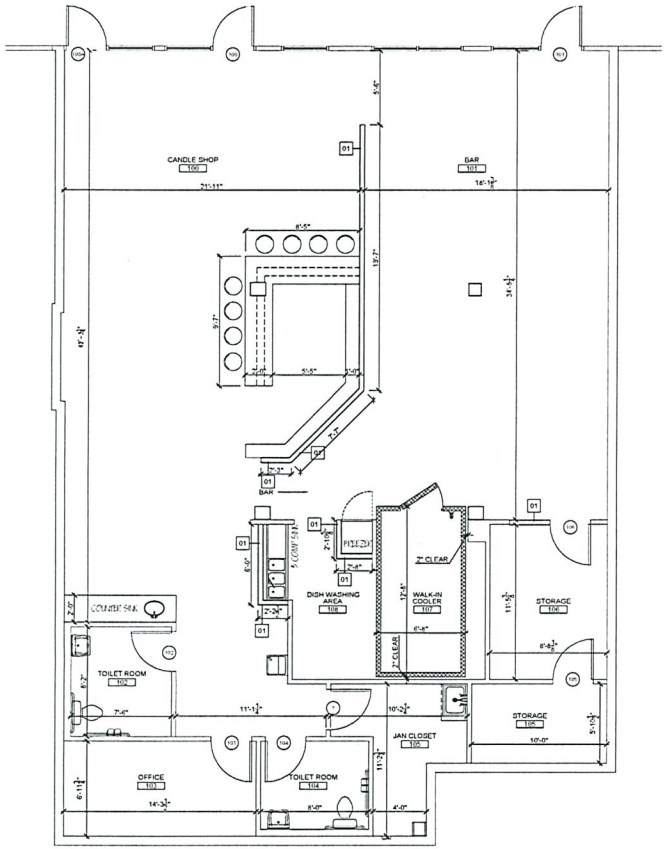
TENANT BUILD-OUT
WICK N TWISTED
320 9th AVE NORTH
JACKSONVILLE BEACH, FL 32250

SHEET TITLE: EXISTING AND DEMOLITION PLAN

NO.	DATE	REVISION

DRAWN BY: CAS
CHECKED BY: CAS
DATE: MM-DD-YY

SHEET
A-1



FLOOR PLAN

SCALE: 1/4":1'0"

WALL TYPE SCHEDULE

TYPE	DESCRIPTION	INSULATION	NOTES
1	3 5/8", 20 GA. METAL STUDS @ 16" O.C. WITH ONE LAYER OF 1/2" GYPSUM WALLBOARD ON EACH SIDE; EXTEND TO ROOF DECK	R-11	
1*	3 5/8", 25 GA. METAL STUDS @ 24" O.C. WITH ONE LAYER OF 1/2" GYPSUM WALLBOARD ON EACH SIDE;		
2	EXISTING FIRE-RATED TENANT SEPARATION WALL		

NOTES:

1. PROVIDE FIREBLOCKING AND DRAFTSTOPPING IN PARTITIONS PER FBC 717. PROVIDE FIREBLOCKING IN CONCEALED WALL SPACES INCLUDING VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' (FBC 717.2.2). SEE FBC 717.2.1 FOR FIREBLOCKING MATERIAL OPTIONS. (LANDLORD SCOPE OF WORK.)
2. EXPOSED INSULATION MATERIALS INSTALLED SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
3. CONCEALED INSULATION MATERIALS INSTALLED SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 AS DETERMINED IN ACCORDANCE WITH ASTM E 84.
4. PROVIDE R-11 SOUND ATTENUATION BATT AROUND THE TOILET ROOM.

GENERAL NOTES - FINISHES

1. THE CONTRACTOR SHALL VISIT, BEFORE SUBMITTING PRICES.
2. ALL INTERIOR DOOR FRAMES SHALL BE PAINTED.
3. ALL INTERIOR PARTITIONS SHALL RECEIVE TWO COATS OF SHERWIN WILLIAMS EVERCLEAN SEMI-GLOSS PAINT OVER ONE COAT OF PRIMER UNLESS OTHERWISE NOTED.
4. ALL HORIZONTAL GYPSUM BOARD SURFACES SHALL BE PRIMED WITH FLAT WHITE FINISH, UNLESS OTHERWISE INDICATED.
5. FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOORS. SUBMIT SAMPLES FOR OWNER'S SELECTION PRIOR TO INSTALLATION.
6. CENTER FLOOR TILES IN ROOM, UNLESS OTHERWISE NOTED.
7. ALL LEFT OVER PAINT SHALL BE CLEARLY LABELED AND APPROPRIATELY PACKAGED. CONTRACTOR SHALL DELIVER ALL LEFTOVER PAINT AND FINISH MATERIALS TO TENANT FOR STORAGE.
8. ALL INTERIOR FINISHES TO BE THE MINIMUM CLASSIFICATION AS LISTED ON THE CODE DATA SHEET.

GENERAL NOTES

1. SWING & FORCED OPEN DOORS SHALL MEET THE REQUIREMENTS OF NFPA LIFE SAFETY CODE AS FOUND IN THE FLORIDA FIRE PREVENTION CODE 7th EDITION CHAPTER 7.2.1.4 AND THE FLORIDA BUILDING CODE 7th EDITION (2020) 1008.1.2.
2. SELF CLOSING DEVICES SHALL BE PROVIDED ON DOORS IN A MEANS OF EGRESS AND SHALL MEET THE REQUIREMENTS OF THE NFPA LIFE SAFETY CODE 101 (2018) CHAPTER 7.2.1.8 AND THE FLORIDA FIRE PREVENTION CODE 7th EDITION.
3. THIS BUILDING WILL BE A NONSMOKING FACILITY.
4. ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
5. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). FBC 1010.1.5
6. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER.
7. THE GENERAL CONTRACTOR SHALL PROVIDE FLORIDA PRODUCT APPROVAL NOTICES ON ALL REQUIRED COMPONENTS AND CLADDING.
8. CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE-RESISTANT-RATED WALLS (AND CORRESPONDING FIRE-RESISTANT RATINGS) INCLUDING FIRE BARRIER WALLS, SMOKE BARRIER WALLS, FIRE PARTITIONS, FIRE WALLS, AND SHAFT ENCLOSURES EITHER BY INSTALLING SIGNS OR BY STENCILING IN CONCEALED SPACES THE FOLLOWING: ( ) HOUR FIRE AND SMOKE RATED BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TWELVE (12) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF TWO (2) INCHES IN HEIGHT ON A CONTRASTING BACKGROUND
9. DO NOT SCALE DRAFTING, REPORT ERRORS IN DIMENSIONING TO ARCHITECT BEFORE PROCEEDING WITH WORK.
10. DIMENSIONS NOTED AS "CLEAR" ARE FROM FACE OF GYPSUM WALLBOARD TO GYPSUM WALLBOARD.

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TENANT BUILD-OUT

WICK N TWISTED

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SHEET TITLE: FLOOR PLAN	NO.	DATE	REVISION

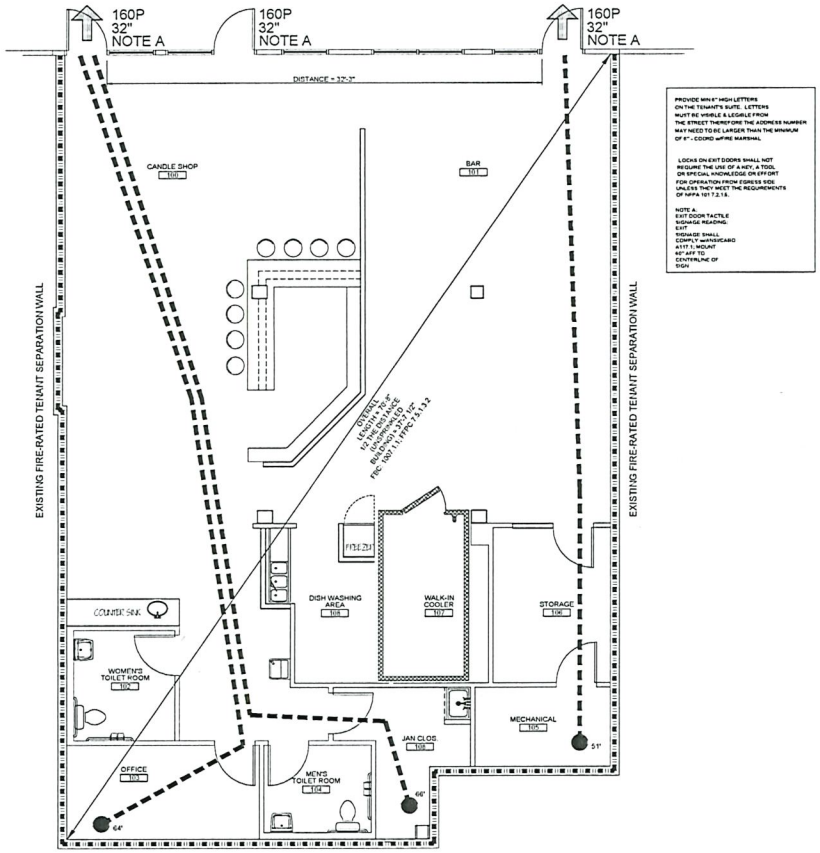
DRAWN BY: CAS

CHECKED BY: CAS

DATE: MM-DD-YY

SHEET

A-1.1



LIFE SAFETY PLAN

SCALE: 1/4":1'0"

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WICK N TWISTED

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JACKSONVILLE BEACH, FL 32250

SHEET TITLE: LIFE SAFETY PLAN		
NO.	DATE	REVISION

DRAWN BY:	LN
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SHEET

G-2