

**Minutes of Planning Commission Meeting
held Monday, March 27, 2023, 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 7:00 P.M. by Chair Margo Moehring.

ROLL CALL:

Chairperson: Margo Moehring
Vice-Chairperson: Colleen White
Board Members: David Dahl Justin Lerman
Alternates: Nicholas Andrews Justin Henderson

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Callie Rayeski-Bowling were also present.

APPROVAL OF MINUTES:

It was moved by Ms. White, seconded by Mr. Lerman, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on February 13, 2023

(Note: PC 230213 minutes were not included in the agenda packet for March 27, 2023 meeting and therefore were not reviewed. PC 230213 minutes will be attached to upcoming agenda packet for review and approval.)

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 06-23 Conditional Use Application

Owner: Gates of Times Square, LLC
P.O. Box 56678
Jacksonville, FL 32241

Applicant: Lit Libations LLC/Sara Leutzinger & Chris Pompos
3037 Covenant Cove Drive
Jacksonville, FL 32224

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

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.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject parcel is a small commercial center with several tenant spaces. The property currently has many tenants in the personal service or retail business. The proposed use would be a retail establishment that sells candles and candle-making experiences with beer and wine sales as well. Based on the applicant's floor plan, the beer and wine sales will be offered additional services beyond the retail sales and classes. The application also shows that the proposed beer and wine sales will be in a separate space from the candlemaking 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 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.

Ex-Parte Communication:

No Board member had ex-parte communication.

Applicant:

Sara Leutzinger & Chris Pomsos, 3037 Covenant Cove Drive, Jacksonville, provided background on the item.

Public Hearing:

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

Discussion: None

Motion: It was moved by Ms. White, seconded by Mr. Lerman, to approve PC# 06-23.

Roll Call Vote: Ayes – David Dahl, Colleen White, Justin Lerman, Nicholas Andrews, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

Mr. Popoli announced the next workshop on the Land Development Code and Comprehensive Plan would be about Supplemental Standards, held on Tuesday, March 28, 2023. He reviewed the timeline and noted the plan would be to present to City Council by the end of the year or early 2024.

Mr. Popoli noted Emily Stouffer resigned from the Board due to relocation.

The next regular meeting would be held on Monday, April 10. There is one scheduled case.

COURTESY OF THE FLOOR TO VISITORS: None

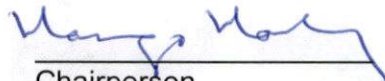
ADJOURNMENT:

There being no further business, the meeting adjourned at 7:20 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:


Chairperson

4/10/23
Date