Minutes of Planning Commission Meeting
held Monday, May 22, 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	Nicholas Andrews
Alternates:	Justin Henderson	Debbie Cole	

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

APPROVAL OF MINUTES:
It was moved by Ms. White, seconded by Mr. Dahl, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on May 8, 2023

CORRESPONDENCE:
Mr. Popoli stated there was one email on the dais.

DISCLOSURE - EX PARTE COMMUNICATION:
No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 09-23 Conditional Use Application

Owner/ Applicant: Team Adeeb INC
Scott Adeeb
1850 N. Main Street
Jacksonville, FL 32206

Agent: Scott Adeeb
1507 Kings Road
Neptune Beach, Florida 32266

Location: 1618 Penman Road

Conditional Use approval for a new restaurant, bar and brewery with outdoor seating for a property located in the Commercial Limited: C-1 zoning district, pursuant to Section 34-342(d)(19) and Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. The property is located at 1618 Penman Road (Formerly Terry's Country Store).

Staff Report:
Mr. Popoli summarized the following report for the record:

The proposed outside seating is in conjunction with a new restaurant and microbrewery at the location of the former Terry's County Story at 1618 Penman Road. The former Terry's site includes the existing building, which will be renovated, and the associated parking lot, as well as the adjacent vacant lot to the south. The applicant is proposing a complete renovation of the existing structure, which will include the addition of the microbrewery, as well as full restaurant service and outside seating, as noted on the provided renderings.

The intent is to take the existing overhangs and recessed areas in the front of the structure adjacent to the existing main entrance and convert this area to outside seating. Although there is an intent to add additional openings on the front with roll-up walls, the LDC does not define this outside seating so long as it can be fully enclosed. Additionally, the site will be brought up to current LDC standards with landscaping and a compatibility buffer to the rear of the property adjacent to existing single-family residential uses.

Adjacent property uses include professional offices to the north, a private school to the south, single-family residential dwellings to the west, and a commercial retail fuel station and convenience store to the east. Additionally, to the south across Penman Road is Cinotti's Bakery, with outside seating. Approval of conditional use for a proposed outdoor restaurant area for a new restaurant should not negatively impact adjacent properties. The applicant will construct a compatibility buffer to the rear (west) adjacent to the existing single-family dwellings, and all outside seating will be on the east side of the building, facing Penman Road and not facing any residential structures. This is consistent with other existing restaurants' outside seating areas along Penman Road.

Based on the provided application and analysis stated in this report, the Planning and Development Department recommends Approval of PC# 09-23.

Applicant:
Scott Adeeb, 1507 Kings Road, Neptune Beach, provided background information on the item.

Public Hearing:
The following submitted an email [on file] in support of the application:

- Mike and Doodles Inc., DBA: Cinotti's Bakery, Jacksonville Beach

Chair Moehring closed the public hearing.

Motion: It was moved by Ms. White, seconded by Mr. Lerman, to approve #PC 09-23.

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

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:
The next scheduled meeting is Monday, June 12, 2023. There is one scheduled case.

Mr. Popoli noted the Joint Planning Commission, Board of Adjustment, and Community Redevelopment Agency Board workshop on the Land Development Code and Comprehensive Plan update would be held Wednesday, May 31, at 6:00 p.m., in Council Chambers.

Mr. Popoli announced a new Planner was hired.

ADJOURNMENT:
There being no further business, the meeting adjourned at 7:13 P.M.

Submitted by: Callie Rayeski-Bowling
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

June 12, 2023
Date