

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

ROLL CALL

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

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

APPROVAL OF MINUTES: None

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

(A) **PC# 13-22** Conditional Use Application
Owner: Jax Beach Town Center, LLC
1283 Ponte Vedra Blvd.
Ponte Vedra Beach, FL 32082

Applicant: Oaxaca Club Jax Beach, LLC C/O Mark Janasik
3019 Savona CT.
Jacksonville, FL 32246

Agent: Marc Angelo
1283 Ponte Vedra Blvd.
Ponte Vedra Beach, FL 32082

Location: 131 1st Avenue North, Unit 102

Conditional Use Application for an outside restaurant seating area for a new restaurant located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The applicant is a tenant in the currently under construction Jax Beach Town Center. The Town Center will feature three commercial spaces, including two restaurant spaces and one event space. The site currently

has previously approved variances for parking and setbacks and has received development plan approval, and has a current open building permit. The building currently under construction is built for these three uses.

This specific restaurant tenant will occupy the eastern portion of the structure.

The site will include a large indoor area and small outside seating area in the front of the main entrance, and a second smaller seating area on the western side, along the middle courtyard. The second story of the eastern side will be used as a proposed separate event space.

The adjacent property uses include office / mixed-use and bank, commercial and hotel use to the east, retail sales and surface parking to the north, and governmental use/ park to the south. Approval of conditional use for a proposed outdoor restaurant area for a new restaurant should not negatively impact adjacent properties and is consistent with other restaurant establishments.

Ex-Parte Communication:

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

Applicant:

Mark Angelo, 1283 Ponte Vedra Boulevard, Ponte Vedra Beach, described the restaurant concept.

Mr. Popoli clarified the setbacks.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Ms. White and seconded by Mr. Lerman to approve PC# 13-22.

Roll Call Vote: Ayes – David Dahl, Colleen White, Justin Lerman, Emily Stouffer, and Margo Moehring

The application was unanimously approved.

(B) PC# 14-22 Conditional Use Application
Owner: Jax Beach Town Center LLC
1283 Ponte Vedra Blvd.
Ponte Vedra Beach, FL 32082

Applicant: Jekyll Brewing Jax Beach LLC C/O Michael Lundmark
2855 Marconi Drive, Suite 350
Alpharetta, GA, 30005

Agent: Marc Angelo
1283 Ponte Vedra Boulevard
Ponte Vedra Beach, FL 32082

Location: 131 1st Avenue North, Unit 101

Conditional Use Application to operate a microbrewery and outside restaurant seating area for a new restaurant located in the Central Business District: CBD zoning district, pursuant to Section 34-345(d)7 & Section 34-345(d)8 of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The applicant is a tenant in the currently under construction Jax Beach Town Center. The Town Center will feature three commercial spaces, including two restaurant spaces and one event space. The site currently has previously approved variances for parking and setbacks and has received development plan approval, and has a currently open building permit. The building currently under construction is built for these three uses.

The proposed site plan is for the western elevation of the property. The site will include a large indoor area on the first floor, a small outside seating area in the front of the main entrance, and on the second floor, towards the front of the structure, will be a larger outside terrace. The site is the previous location of Zeta brewing and Ruby Beach Brewing Company, which were also restaurants and microbreweries. The Code definition of a 'microbrewery' contains a maximum brewing capacity of 8,000 barrels a year (248,000 gallons). The proposed microbrewery would have to adhere to these amounts.

The adjacent property uses include office / mixed-use and bank, commercial and hotel use to the east, retail sales and surface parking to the north, and governmental use/ park to the south.

Approval of conditional use for the proposed microbrewery and outside seating area should not negatively impact adjacent properties and is consistent with previous uses

Ex-Parte Communication:

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

Applicant:

Mark Angelo, 1283 Ponte Vedra Blvd., Ponte Vedra Beach, described the microbrewery.

Public Hearing:

No one came forth to speak on the item. Ms. Moehring closed the public hearing.

Discussion: None

Motion: It was moved by Mr. Lerman and seconded by Mr. Dahl to approve PC# 14-22.

Roll Call Vote: Ayes – Colleen White, Justin Lerman, David Dahl, Emily Stouffer, and Margo Moehring

The application was unanimously approved.

PLANNING DEPARTMENT REPORT

The next scheduled meeting is Monday, July 25, 2022. There are three scheduled cases.

ADJOURNMENT

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

Submitted by: Callie Rayeski
Administrative Assistant

These minutes were reviewed by Planning and Development.

Approval:

C. M. White

Chairperson

7.25.22

Date