

**Minutes of Planning Commission Meeting  
held Monday, December 8, 2014, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairman Greg Sutton.

**Roll Call**

Greg Sutton, Chairperson  
Terry DeLoach, Vice Chairperson *Absent*  
Bill Callan *Absent*  
David Dahl  
Georgette Dumont

Alternates:

Lee Dorson  
Britton Sanders

Also present were Bill Mann, Senior Planner, and Recording Secretary Amber Lehman.

**Approval of Minutes**

A motion was made by Ms. Dumont, seconded by Mr. Dahl, to approve of the minutes of November 10, 2014 meeting as submitted. The motion was approved unanimously.

**Correspondence**

There was no correspondence.

**New Business**

- (A) **PC #31--14 - 1954 3<sup>rd</sup> Street South #2150**  
**Conditional Use approval** for a proposed package liquor store and drinking establishment in a *Commercial Limited: C-1* zoning district, pursuant to Sections 34-342(d)(4) and 34-342(d)(3) respectively, of the Jacksonville Beach Land Development Code

**Staff Report:**

Mr. Mann read the following staff report into the record:

The applicant would like to lease a tenant space in the Pablo Plaza shopping center on the west side of South 3rd Street, south of 16th Avenue South, in a Commercial limited: C-1 zoning district. He would like to operate a small retail beer store whose main business is the sale of full “growler” beer containers for off-site consumption, and where customers could also sample “flights” of beer prior to purchase, and also buy pints of beer for on-

site consumption while waiting on growler fills. Beer would be the only alcoholic beverage stocked and sold in the store.

The applicant recently applied for conditional use approval to locate this business on 9th Avenue North, via Application PC# 26-14, but he was denied, hence the current application with a new proposed location. As requested by several of the commission members at the hearing on his prior application, the applicant has included his business plan for the establishment with this application.

The proposed location has been reviewed against the locational criteria in Land Development Code Sec. 34-393 standards, and it is more than 500' from the nearest church, school by most direct pedestrian route. There is another drinking establishment, Monkey's Uncle Tavern, in the shopping center. The applicant has been informed that if his application is approved, he would have to locate somewhere south of the Office Depot tenant space in order to respect the minimum 500' required distance from that existing drinking establishment.

Adjacent uses consist of the other tenant spaces of the Pablo Plaza center, a residential neighborhood behind the center to the west, commercial outparcel uses in front of the center along 3rd Street and office uses across 23rd Avenue to the south. The applicant's proposed location is in a shopping center with a long established commercial character and adequate on-site parking.

**Applicant:**

The applicants, Brian Slucker, 103 Quail Cove Court, Ponte Vedra Beach, and Tim Brack, 2886 Merrill Blvd., concurred with the staff report.

Mr. Mann asked about the space that they were going to occupy. Mr. Slucker responded that it was 1,200 square feet in the location where Jason's Deli once was. He stated that this was to be a place where people sampled beers and took them home. People are not expected to drink their beers at the establishment.

Mr. Dahl noted that the previous application was withdrawn and not denied.

**Public Hearing**

Mr. Sutton opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the application.

Seeing no one who wished to address the members, Mr. Sutton closed the public hearing.

**Motion:** Ms. Dumont made a motion, seconded by Mr. Dorson to approve with the conditional use as presented.

**Roll call vote:** Ayes - Sutton, Dumont, Dahl, Dorson, and Sanders  
Motion carried unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the members that the next tentative meeting is scheduled for Monday, January 12, 2015.

**Adjournment**

There being no further business coming before the Planning Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman  
Staff Assistant

Approval:

/s/ David Dahl  
Chairman

Date: February 23, 2015