

**Minutes of Planning Commission Meeting  
Held Monday, November 13, 2017, 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 at 7:00 P.M. by Board Member Greg Sutton.

**Roll Call**

*Chairman:* Greg Sutton  
*Board Members:* Bill Callan David Dahl Britton Sanders Georgette Dumont  
*Alternates:* Margo Moehring (*absent*) Jason Lee (*absent*)

Also present were Senior Planner Heather Ireland, and Staff Assistant Mandy Murnane.

**Approval of Minutes**

There were none.

**Correspondence**

Ms. Ireland reported that there no correspondence.

**Old Business**

There was no old business.

**New Business**

**(A) PC #49-17 - 311 N. 3rd Street #107 (*The Blind Rabbit*)**

**Conditional Use Approval** for a microbrewery to be located within an existing restaurant located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(8) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is *The Blind Rabbit* tenant space of the *Urbana* commercial center at the northeast corner of 2<sup>nd</sup> Avenue North and 3<sup>rd</sup> Street North in the City's Central Business District (CBD). The applicant has operated *The Blind Rabbit* restaurant and whiskey bar in the location since 2013, and now wishes to brew and sell beer on premises. The applicant was advised by staff that the addition of a microbrewery to the existing restaurant establishment would require conditional use approval.

If approved, the applicant would have the second microbrewery in the *CBD*, with *Zeta* being the other one. The applicant was informed that they will have to maintain a minimum of 150 seats

required for the existing 4COP restaurant license. Pursuant to the LDC definition of a microbrewery, the applicant would be limited to brewing a maximum of 8,000 barrels a year (248,000 gallons). The applicant advised that the beer would initially be served only in-house, but there is the potential to distribute to other establishments in the future, with the appropriate State licenses.

Adjacent uses include commercial in the balance of the building, and commercial to the east, south, and west. The addition of a microbrewery to an existing restaurant should not negatively impact adjacent properties, and should not change the character of the existing business or immediate area.

**Applicant:**

The applicant, Anne Stanford, 311 North Third Street, Suite 107, Jacksonville Beach, was present.

**Public Hearing:**

No one wished to come forward and speak on the application.

**Discussion:**

There was no discussion on the item.

**Motion:** It was moved by Mr. Sanders, and seconded by Ms. Dumont, to approve the conditional use application.

**Roll call vote:** Ayes – Callan, Dahl, Sanders, Dumont, and Sutton.  
The motion carried.

**(B) PC#50-17 1401 1<sup>st</sup> Street South (*Waterfall* Condominiums)**

**Conditional Use Approval** for a temporary real estate sales office for a proposed condominium project located in a *Residential, multiple-family: RM-2* zoning district, pursuant to Section 34-340(d)(15) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located oceanfront of 1<sup>st</sup> Street South between 14<sup>th</sup> and 15<sup>th</sup> Avenues South. The property currently sits vacant and has an approved Site Plan (SP#17-3) for the construction of a nine story, 42-unit oceanfront residential condominium project (*Waterfall* Condominiums). The subject property has vested rights for a building height of 109 feet. The property owners would like to place a temporary real estate sales office on the subject property while the design and construction plans for the oceanfront condominium project are finalized. Staff advised the applicant's agent that conditional use approval would be required for a temporary real estate sales office.

Adjacent uses include residential to the north, south, and west, and the Atlantic Ocean to the east.

Use of the subject property as a temporary real estate office should not negatively impact adjacent properties as adequate parking and access and landscaping will be required and provided by the applicant, and the office will ultimately be removed from the subject property.

**Applicant:**

The applicant, Steve Jarrett, 3741 1<sup>st</sup> Street South, Jacksonville Beach, was present and stated the trailer was solely for the purpose of condo sales prior to construction.

Ms. Dumont asked how long the temporary trailer was anticipated to be located on the property.

Mr. Jarrett responded nine months to eighteen months.

**Public Hearing:**

William F. Miley, Jr., 1505 1<sup>st</sup> Street South, Jacksonville Beach, said he had reservations about parking and how the parking would be handled while the facility itself is being completed.

**Discussion:**

Mr. Jarrett responded to Mr. Miley's concern of parking with their site plan illustration and stated the exclusivity involved in the sales meeting would limit the number of cars present at one time to three to four cars at once. There would be plenty of parking available on the vacant land and the approximate number spaces are eight in front of a forty-foot wide trailer.

Mr. Sutton reminded Mr. Jarrett that there are minimum parking requirements that must be met.

Mr. Sutton requested consideration of a conditional use timeframe for the applicant to return to the Planning Commission if the sales office has not been completed.

Mr. Dahl stated he was not in favor of restricting the time frame of a mobile sales office and suggested a window from mobilization or certificate of occupancy.

**Motion:** It was moved by Ms. Dumont and seconded by Mr. Sanders, to approve the application, with the condition that if the trailer is not removed within 18 months of mobilization at the time of the Certificate of Occupancy, the applicant must return to the Planning Commission for an extended conditional use approval or remove the trailer.

**Roll call vote:** Ayes – Callan, Sanders, Dumont, and Sutton.

Nays – Dahl

The motion carried 4-1.

(C) **PC#51-17** Concept Plat Application

**Concept Plat Approval** for a proposed four-unit townhouse project in a *Residential, multiple family: RM-1* zoning district, pursuant to Section 34-503 of the Jacksonville Beach Land Development Code.

**Staff Report:**

Ms. Ireland read the following into the record:

The subject property is located on the west side of Almonaster Street, between St. Augustine Boulevard and Osceola Avenue. The applicant wishes to subdivide the property into four fee-simple townhouse lots pursuant to the *Residential, multiple-family: RM-1* zoning district standards. The applicant has received variances for lot dimensions, and setbacks. Each new proposed townhouse lot, with the approved variances, meets the lot size and dimensional standards for townhouses in *RM-1*. The four lots will have common driveway access to the property, per the approved variance.

Adjacent uses include townhouses to the west, office to the north, commercial to the east and single-family to the south. The subdivision of the subject property into four fee-simple townhouse lots should not negatively impact adjacent properties, and is consistent with similar townhouse developments in *RM-1* zoning districts.

**Applicant:**

The applicant, David Palaj, 12480 Arabic Lane, Jacksonville, was present.

**Public Hearing:**

No one wished to come forward and speak on the application.

**Discussion:**

There was no discussion on the item.

**Motion:** It was moved by Ms. Dumont, and seconded by Mr. Sanders, to approve the concept plat application.

**Roll call vote:** Ayes – Callan, Dahl, Sanders, Dumont, and Sutton.  
The motion carried.

**Planning & Development Director's Report**

Ms. Ireland noted that the next meeting is scheduled for Monday, December 11, 2017.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:35 P.M.

Submitted by: Mandy Murnane

Approval:

Chairman:

Date:

  
12-11-17