

**Minutes of Planning Commission Meeting
held Tuesday, November 12, 2019, 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 Chairman Greg Sutton.

Roll Call

Chairman: Greg Sutton
Vice-Chairman: David Dahl
Board Members: Margo Moehring Britton Sanders (absent) Jon Scott Walker
Alternates: Colleen Murphy White (absent) Bill Spann

Also present was Senior Planner Heather Ireland and City Attorney Denise May.

Approval of Minutes

It was moved by Margo Moehring, seconded by Jon Scott Walker, and passed unanimously to approve the following minutes:

- October 14, 2019

Correspondence

- Email on PC#32-19

New Business

(A) **PC#32-19** 1222 South 3rd Street
Owner: Retail Properties, Inc.
10739 Deerwood Park Blvd, Suite 300
Jacksonville, FL 32256
Applicant: Liberty Health Sciences
18770 N County Road 225
Gainesville, FL 23609
Agent: Angela Chiang
106 East College Avenue Suite 810
Tallahassee, FL 32301

Conditional Use Application for a proposed Medical Marijuana Treatment Center Dispensing Facility located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(23) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following report into the record:

The subject property is located on the east side of South 3rd Street between 12th and 13th Avenues South

and exists as a commercial shopping center with multiple tenants. The applicant is planning to lease a tenant space on the north end of the shopping center for use as a Medical Marijuana Treatment Center Dispensing Facility. The applicant was informed by staff that conditional use approval would be required pursuant to Section 34-342(d)(23) of the Land Development Code.

Adjacent uses include commercial and a fraternal organization to the north, commercial to the east across 3rd Street, single-family residential and city-owned property to the west, commercial to the south, and commercial in the balance of the shopping center. There are no schools within 500 feet of the subject property. The proposed use should not negatively impact adjacent properties.

Agent:

Devon Nunneley, Attorney, Lockwood Law Firm, 106 East College Avenue, Suite 810, Tallahassee, noted that they were the second largest provider of “whole flower” medical marijuana. Ms. Nunneley described their operation and security provisions.

Public Hearing:

The following spoke in support of the Conditional Use Application:

- Thomson Farnell Jr., 4677 Martingale Road, Jacksonville
- Michel Tiner, 10739 Deerwood Park Boulevard, Jacksonville
- Arletha Murphy, 707 4th Avenue, Jacksonville Beach
- Sarah Bryan, 403 12th Avenue South, Jacksonville Beach

Mr. Sutton closed the Public Hearing.

Discussion:

Conversation ensued regarding the standards that must be met to grant a conditional use.

Ms. Nunneley stated the facility would fit in well and contribute to the neighborhood by creating jobs.

Motion: It was moved by Mr. Walker, and seconded by Ms. Moehring, to approve the Conditional Use Application.

Roll call vote: Ayes – Margo Moehring, Jon Scott Walker, David Dahl, Bill Spann, and Greg Sutton
The application was approved by a unanimous vote.

Planning & Development Director's Report

Ms. Ireland noted the next meeting was scheduled for Monday, December 9, 2019. Ms. Ireland also requested the Board not schedule a meeting on December 23, 2019.

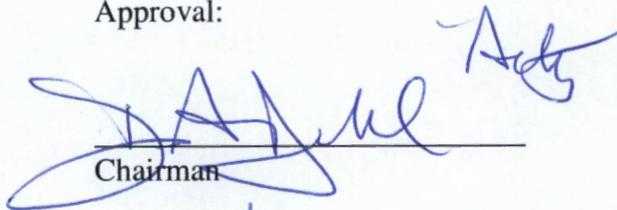
It was moved by Mr. Sutton, seconded by Mr. Walker, and passed unanimously to cancel the December 23, 2019, meeting due to the holiday.

Adjournment

There being no further business coming before the board, Mr. Sutton adjourned the meeting at 7:29 P.M.

Submitted by: Jodilynn Byrd
Administrative Assistant

Approval:


Chairman

12-9-19
Date