

**Minutes of Planning Commission Meeting  
held Monday, March 28, 2005, 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 Chairperson Bill Wilson.

**Roll Call**

David Dahl  
Terry DeLoach  
Paul Schmidt  
Julio Williams  
Bill Wilson (*Chairperson*)

Undine McEvoy  
Robert Ermovick (*absent*)

Also present was Bill Mann, Senior Planner.

**Approval of Minutes**

It was moved by Mr. DeLoach, seconded by Mr. Schmidt, and passed, to approve the Minutes of the March 14, 2005, meeting, as presented.

**Correspondence**

There was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC #03-05 – European Street Café**

Request for conditional use approval of an outdoor restaurant seating area in a *Commercial, general: C-2* zoning district.

Mr. Mann advised the Board that the applicant is interested in purchasing the *Silk Atrium* property on the southeast corner of Beach Boulevard and 10<sup>th</sup> Street. He would like to convert the existing retail store building into a *European Street* restaurant. As part of his proposed restaurant use of the building, he would like to have an outdoor seating area for customers.

Staff informed the applicant that the use of the property as a restaurant was permitted, but the outdoor seating area would only be allowable via conditional use approval. He was also informed that the conversion of a retail building to restaurant use would require additional parking, and that the outdoor seating area, if approved, would also drive a parking requirement based on its size.

The applicant has provided a site plan showing a proposed 460 s.f. outdoor seating area in front of, and a small walk-in cooler addition to the back of, the existing 3,900 s.f. building. That plan also provides calculations for a parking requirement of 45 spaces, including the three required spaces for the outdoor seating area. As the plan shows, the applicant proposes to provide 49 spaces, consisting of the existing parking area together with 19 new spaces. All of the new spaces are designed in compliance with our LDC parking standards. As part of the construction of the new spaces along Beach Boulevard, the applicant will also be required to landscape this frontage area.

From a land use standpoint, the conversion of the existing retail use to a restaurant should not negatively affect the character of the surrounding area. Adjacent uses include medical offices to the east, medical offices and a veterinary clinic across Beach Boulevard to the north, a small commercial building behind the property to the south, and the *Goodwill* store across 10<sup>th</sup> Street to the west. A restaurant in this location should complement these existing commercial uses.

The only potential problem with outdoor restaurant or bar seating areas is that of off-site noise impacts associated with live or broadcast music or p.a. system noise emanating from them. So long as this does not become an issue, the proposed restaurant should fit in well in this neighborhood. Traffic should not be an issue as the applicant has demonstrated the ability to provide the required parking and there are no new driveway cuts proposed on either 10<sup>th</sup> Street or Beach Boulevard.

Staff recommended approval, with the condition that there be no music or amplified sounds from the outdoor seating area that can be heard off of the subject property.

The applicant did not wish to add to Mr. Mann's statement.

Mr. Wilson opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request?

Dean Thompson, 2067 Green Heron Point, Jacksonville Beach spoke in favor.

Seeing no one else who wished to address the Board, Mr. Wilson closed the public hearing.

It was moved by Mr. DeLoach, seconded by Mr. Dahl, to approve the request with the condition recommended by staff.

**Roll call vote:** Ayes – Dahl, DeLoach, Schmidt, Williams and Wilson. Motion carried unanimously.

**Planning & Development Director's Report**

Mr. Mann advised that there would not be a meeting on April 11, but there should be a meeting on April 25.

**Adjournment**

There being no further business coming before the Board, Mr. Wilson adjourned the meeting at 7:18 P.M.

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Chairman

/lmw