

**Minutes of Planning Commission Meeting  
Held Monday, July 10, 2006 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 DeLoach.

**Roll Call**

Terry DeLoach (Chairperson)  
Paul Schmidt (Vice Chairperson)  
Lee Dorson (Absent)  
Greg Sutton  
Julio Williams  
Fred Jones  
Bill Callan (Absent)

Bill Mann, Planning Director, and Amber Lehman, Recording Secretary were also present.

**Approval of Minutes**

It was moved by Mr. Sutton, seconded by Mr. Schmidt, and passed, to approve of the Workshop Minutes as presented for May 30, 2006 and May 31, 2006.

**Correspondence**

Mr. Mann stated that there was a memo from Steven Lindorff, Director of Planning & Development, requesting that all city appointed board members obtain a city ID badge from the Jacksonville Beach Police Department.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**PC#15-06 – Twisted Sisters**

Request for conditional use for outdoor restaurant/bar seating area in a *Commercial General: C-2* zoning district, pursuant to Section 34-343 (d) (14) of the Jacksonville Beach Land Development Code.

**Staff Report:**

Mr. Mann provided the following staff report:

Minutes of Planning Commission  
Held on July 10, 2006

The applicant, *Twisted Sisters* restaurant currently operates out of tenant space #1266 in the *Beach Plaza* shopping center. They would like to create an outdoor patio seating area for their customers in front of the restaurant. The former tenant of this space, *Nolan's Sports Grille*, had received outdoor seating conditional use approval for their restaurant in 2003 (Ref. PC #44-03), but since conditional uses are not transferable, the owners of *Twisted Sisters* have now applied for approval in their name.

The *Nolan's Sports Grille* approval was for a 10'x35' seating area immediately against the building, under the awning, whereas *Twisted Sisters* would like to create a 500 s.f. brick patio area over roughly three of the existing parking spaces in front of their tenant space, out from under the awning and off of the common sidewalk area. They would also like to put a public walkway from the parking area to the sidewalk adjacent to this seating area, which would take up a fourth space.

The new standards for outdoor seating areas adopted via Ordinance No. 2006-7918 were reviewed in the processing of this application. The proposed 500 s.f. seating area is below the maximum allowed for their 4,300 s.f. restaurant. There are no adjacent residential uses within 150' of the proposed location that are not separated by at least a 1,500 s.f. building. By replacing an approved 350 s.f. area with a new 500 s.f. area, they would only need to provide 1.5 (rounded down to one) additional parking space, plus provide for the four spaces that would be displaced by the patio and adjacent pedestrian walkway.

Staff has confirmed that parking for the entire center, including this proposed seating area, its displaced spaces, and the new outparcel buildings in the front of the center, is more than adequate. The requested seating area is not being used to qualify as minimum seating for any liquor license. The applicant is aware that no music or other amplified sound or noise will be permitted within this seating area.

Adjacent uses include the balance of the shopping center to the east and west, a trailer park and mini storage facility behind the center to the south across Shetter Ave, and a mix of office and service facilities across Beach Blvd. to the north. The requested outdoor seating area should not alter the character of this predominantly commercial area, and approval of this request should not negatively affect adjacent property values. Given its location within this commercial area, and the presence of the shopping center building itself between the proposed seating area and the nearest residential use (*Golfair Mobile Home Park*) staff does not see the need to impose any special hours of operation for the seating area.

Staff recommends approval.

**Applicant:**

The applicant, Sunny Gross, 1256 Beach Boulevard, stated that by having the outdoor seating, it will add value to the center.

Minutes of Planning Commission  
Held on July 10, 2006

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

The following person spoke in favor of the request.

Scott Chestnut, Jacksonville Beach

Seeing no one else who wished to address the board, Mr. DeLoach closed the public hearing.

**Motion:**

It was moved by Mr. Schmidt, seconded by Mr. Jones, to approve the request.

**Roll call vote:**

Ayes- DeLoach, Schmidt, Sutton, Williams, and Jones

Motion carried unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the board that there would be a meeting on July 24, 2006 with three conditional use requests.

Mr. Mann also stated that Mr. Dorson will be out for the whole month of July.

**Adjournment**

There being no further business coming before the Board, Mr. Schmidt adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman, Recording Secretary

Approved:

/s/Terry DeLoach  
Chairman

Date: August 14, 2006