

**Minutes of Planning Commission Meeting
Held Monday, July 27, 2009 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 by Chairperson Terry DeLoach.

Roll Call

Terry DeLoach (Chairperson)
Lee Dorson
Julio Williams (Vice Chairperson)
Greg Sutton *Absent*
Fred Jones *Absent*
Bill Callan
David Dahl

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

Approval of Minutes

None.

Correspondence

Mr. Mann advised that there was no correspondence.

Old Business

(A) PC #15-09 – Land Development Code Text Amendment

Request to amend Section 34-446 (b) (13), Business Service Establishment(s), to add “Recording Studio, contract basis” to the list of Business Service Establishments in the Industrial I-1 zoning district. This request will allow the use of an existing warehouse space for a recording studio.

Staff Report:

Mr. Mann stated that this application was continued from the last meeting due to concerns about offsite noise. Mr. Mann also stated that after further review of other communities’ regulations, there is not a lot of specific language that addresses the regulation of recording studios. What was reviewed dealt with studios in more commercial, or non-industrial areas. Staff stated that there were similar concerns before outdoor restaurant/bar areas were regulated for noise, and the conditions used by the

Planning Commission for those types of uses could be used here as well. In response to concerns, staff has devised language that will be applicable to recording studios.

Recommendation: Approval, with the condition that no sound from the recording studio be audible off the property.

Motion: It was moved by Mr. Dorson, seconded by Mr. Callan, to recommend approval with staff's recommendation with the condition that no sound from the recording studio be audible off the property.

Roll call vote: Ayes – DeLoach, Dorson, Williams, Callan, and Dahl; motion carried unanimously.

New Business

There was no new business.

Planning & Development Director's Report

Mr. Mann advised that there would be a meeting on August 10, 2009.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

/s/Terry DeLoach

Chairperson

Date: August 10, 2009