

**Minutes of Planning Commission Meeting  
held Monday, September 24, 2012, 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 Vice Chairman DeLoach.

**Roll Call**

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

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

**Approval of Minutes**

It was moved by Mr. Dorson, seconded by Mr. Jones, to approve the meeting minutes for August 13, 2012 and August 27, 2012 meetings as presented.

**Correspondence**

There was no correspondence.

**New Business**

- (A) **PC #17--12 - Conditional Use**  
**Conditional Use** for outdoor restaurant seating in a *Commercial general: C-2* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code. The property is located at 1500 Beach Blvd., Unit 111, more specifically described as B de Castro y Ferrer Grant. (*Mojo Kitchen* restaurant)

**Staff Report:**

Mr. Mann read the following staff report into the record:

The applicant operates the *Mojo Kitchen* restaurant in the *Boulevard* commercial center on the southwest corner of Beach Boulevard and 15<sup>th</sup> Street South, and he would like to establish an outdoor seating area in front of his restaurant. He was approved for outdoor seating in 2006 (PC#30-06), but that approval was for a

smaller area (280 square feet) in a slightly different location. He has now re-applied to gain approval for the size and location shown in his application materials.

LDC Section 34-407 standards for outdoor seating areas were reviewed in the processing of this application. The proposed seating area is roughly 527 square feet, which is under the maximum outdoor seating area permissible for a 4,875 square ft. restaurant. Staff has confirmed that parking for the entire center, including this proposed seating area, is 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 and that it must be contained by a minimum 42-inch high wall or fence.

Adjacent uses include the balance of the shopping center to the west, *Jardin De Mer* condominiums to the south, *Angie's* restaurant to the east across 15<sup>th</sup> Street, and the City cemetery across Beach Boulevard to the north. Another restaurant in the center, *Engine 15 Brewing Company*, has an approved outdoor seating area, which has operated without problems since June 2010. The request for this outdoor seating should not impact the character of these surrounding uses, and adjacent property values should not be affected.

**Recommendation:** Approval.

**Applicant:**

The applicant, Todd Lineberry, 11086 Sentry Oak Court, Jacksonville, FL 32256, stated that he concurred with the staff report presented by Mr. Mann.

**Public Hearing**

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

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

**Motion:** It was moved by Mr. Jones, seconded by Mr. Dorson, to approve the conditional use as presented with the condition that a minimum of one bicycle rack be installed.

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

**Planning & Development Director's Report**

Mr. Mann advised the members that the next meeting is scheduled for October 8, 2012.

**Adjournment**

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:11 P.M.

Submitted by: Amber Maria Lehman

Approval

/s/Greg Sutton

Chairman

Date: October 22, 2012