

**Minutes of Planning Commission Meeting
held on Monday, September 12, 2016, 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 Chairman Greg Sutton.

Roll Call

Greg Sutton (Chairperson)
Terry DeLoach (Vice Chairperson)
Bill Callan
David Dahl
Georgette Dumont

Alternates

Britton Sanders (*absent*)
Margo Moehring (*absent*)

Also present were Heather Ireland, Senior Planner and Recording Secretary Amber Lehman.

Approval of Minutes

It was moved by Ms. Dumont, seconded by Mr. DeLoach, and passed unanimously, to approve the following minutes as presented:

- Planning Commission meeting held on July 11, 2016

Correspondence

Ms. Ireland stated that they received an elevation for Green Room that was left on their seats.

New Business

(A) PC #27-16 228 North 3rd Street

Conditional Use Application for outdoor seating located at an existing approved drinking establishment and microbrewery located in a *Commercial, limited: C-1* zoning district pursuant to Section 32-324(d)(20) of the Jacksonville Beach Land Development Code. (*Green Room*)

Staff Report:

Ms. Ireland read into the record the following:

The applicant owns and operates *Green Room* microbrewery located at 228 North 3rd Street. They are currently in the process of making improvements to the property. These improvements include additional storage, a grain silo, additional parking, and outdoor seating. The applicant was informed by staff that conditional use approval would be required for the proposed outdoor seating.

The applicant received conditional use approval via PC#1-11 in 2011 for a microbrewery and drinking establishment. The proposed outdoor seating will be located on the east side of the subject property in the parking lot, and will replace an area currently containing bicycle racks. The proposed outdoor seating area will be 390 square feet, which is well within the Section 34-407 outdoor seating size allowance for the existing indoor space. The applicant is aware that the outdoor seating area would have to be enclosed by a minimum 42-inch high wall or fence if alcohol will be consumed, and that outdoor sounds or music are not currently permitted. The new parking proposed to the west of the building provides adequate parking for the outdoor seating and building addition.

Adjacent uses include an auto parts store and repair shop to the north, commercial offices and retail to the south, commercial to the east across 3rd Street, and a mixed use building to the immediate west. The proposed outdoor seating should not negatively impact adjacent properties.

Applicant:

The applicant, Mark Stillman, 1828 Tanglewood Road, stated that the issue was covered in the staff report.

In response to Mr. Dahl, Mr. Stillman described the parking plan for the project. He added that no commercial vehicles will allowed back in the alleyway.

Ms. Dumont stated that she had no problem negotiating the parking area when she went on the site visit. She added that they added a lot more parking with the bike racks being moved, stating that there is a net gain of five spaces.

Public Hearing:

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

Ms. Judy Humphrey, 1800 The Greens Way, Unit 1806, stated that this addition to the Green Room is an enhancement to the City. She stated that this a good establishment and this is a place where outdoor seating would be a benefit.

Mr. Anthony Martinage, 319 1st Avenue North, had a question about the ingress and egress, stating that some of the area was owned by the condominium. He questioned whether a large car could navigate in that area.

Discussion:

Mr. Sutton asked Ms. Ireland to address the issue of egress at the condominium. Ms. Ireland stated that the parking spaces and driveway meet the standards on-site. Mr. Sutton agreed that is an issue for enforcement and not the Planning Commission.

Ms. Dumont asked if the fence was coming down, and asked if they could put a no parking sign on the gate.

Mr. DeLoach stated that the vote tonight is that the applicant meets all the standards in the Code.

Motion: Mr. DeLoach made a motion to approve the application. The motion was seconded by Ms. Dumont.

Roll call vote: Ayes – Callan, Dahl, DeLoach, Dumont, and Sutton.
The motion was approved unanimously.

Planning & Development Director's Report

Ms. Ireland stated that there will be a meeting on September 26th. She added that Margo Moehring will be a new alternate at the meeting. She added that they are working toward having items put on PowerPoint so the audience could visualize the applications. Ms. Dumont stated that they would like to see all items put online so people could see what was on the agenda.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:16 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:

Chairman

Date:

10/24/16