

**Minutes of Planning Commission Meeting
held Monday, July 25, 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) (*absent*)
Bill Callan
David Dahl
Georgette Dumont

Alternates
Britton Sanders

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

Approval of Minutes

There were none.

Correspondence

Ms. Ireland stated that there was no correspondence.

New Business

(A) PC #26-16- 2457 South 3rd Street (*Costa Verde Plaza*)

Conditional Use Approval for a proposed drinking establishment (*BlueJay Listening Room*) located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(3) of the Jacksonville Beach Land Development Code.

Staff Report:

The applicant is proposing to lease commercial space located at 2457 S. 3rd Street for her business the *BlueJay Listening Room*. The subject location is in the Costa Verde Plaza Shopping Center, located in a *Commercial, limited: C-1* zoning district. The applicant's business, as described in the conditional use application, is a live acoustic music venue. The applicant wishes to sell beer and wine only during evening music listening events and was informed by staff that conditional use approval for a drinking establishment would be required in order to be able to sell beer and wine at her business.

Based on conversations with the applicant, the listening room would generally operate between two and four nights a week, and operating hours would be generally from 6 pm to 11 pm. Beer and wine would be sold only during scheduled ticketed live music events. The commercial space the applicant plans to lease is 2,000 square feet and is located on the 2nd floor of the shopping center.

Adjacent uses include commercial to the west across 3rd Street South, a gas station and single family residential to the south, and multiple-family condominiums to the east and north. There is also a retention pond directly to the north. Adjacent uses in the balance of the shopping center include a restaurant on the first floor, retail, personal and business services, and miscellaneous medical. Given the type of music described by the applicant, and her proposed hours of operation, the proposed use at this location should not negatively impact neighboring properties.

Applicant:

The applicant, Cara Burkey, 1210 Palm Circle, stated that this was proposed in a different location than was heard in March. She offered to submit for the record her five- page statement, and provided that as the overview for the proposed use. She stated that the City needed more art, music, etc. Ms. Burkey noted that this concept was common around the Country. She added that tickets were pre-sold, and the drink choice would be more limited than a bar.

Ms. Dumont asked about parking, noting that this area has problem issues. Ms. Ireland noted that the Plaza meets their parking requirements regardless of use because it is a mixed-use shopping plaza. Ms. Burkey added that she will not be renting it out.

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. Kimberly Ennis, 1701 The Greens Way, # 521, stated that she owns a boutique in this plaza and was in favor of the proposal, noting that parking should not be a problem.

Mr. Kurtis Loftus, 1948 Horn Street, expressed his support for the proposal, stating that this type of use does not presently exist in Jacksonville Beach.

Ms. Meredith Woodard, 1507 2nd Street South, stated her support for the proposal.

Mr. Wayne Chattaway, 2415 Costa Verde Blvd., stated that this is a good addition to the area. He stated this would make the area look better, and parking should not be a problem.

Ms. Rosita Marquez, 111 Oceans Edge, stated her opposition to the proposal because of noise and parking.

Ms. Burkey stated that she respected the concerns but had no interest in opening a bar that would create these types of noise and parking issues.

Ms. Dumont stated that they could restrain operating hours in any motion made. Ms. Dumont asked Ms. Burkey to confirm that the windows and doors would remain closed.

Mr. Dahl asked if she would mind a conditional approval for a year or so. Ms. Burkey stated she would not be opposed to that.

Discussion:

Ms. Dumont stated that there was nothing they could do about the parking because the building has met the parking requirements.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the application with the hours of operation from 5:00 p.m. to 11 p.m. and in one year the applicant would have to come back before the Planning Commission.

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

Planning & Development Director's Report

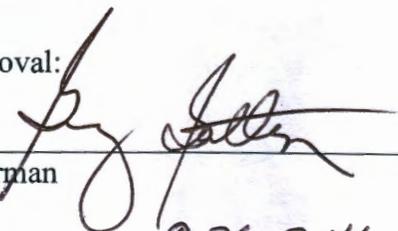
Ms. Ireland advised the board that there will be no Planning Commission meetings in the month of August.

Adjournment

There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:26 P.M.

Submitted by: Amber Maria Lehman
Recording Secretary

Approval:


Chairman

Date:

9-26-2016