

**Minutes of Planning Commission Meeting
held Monday, May 8, 2017 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 Chairman Greg Sutton.

Roll Call

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

Alternates

Britton Sanders
Margo Moehring(*absent*)

Also present were Heather Ireland, Senior Planner and Amber Lehman., Staff Assistant

Approval of Minutes

None

Correspondence

None

Old Business

None

New Business

(A) PC #17-17- 2309 Beach Blvd

Conditional Use Approval for transfer of existing approved outdoor restaurant seating, located in a *Planned Unit Development: PUD* zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located at 2309 Beach Boulevard within the Beach Marine complex. The most recent previous use of the applicant's space was for the Blue Typhoon restaurant that had outdoor seating approved via PC#21-16. Staff informed the applicant that to be able to use the existing outdoor seating for a new restaurant, he would have to receive conditional use approval. In the past, this site has operated as both a nightclub and a restaurant.

The PUD application narrative provides that for this restaurant space, the area of unenclosed, outdoor customer service area shall not exceed 50% of the total enclosed area of the adjacent restaurant and bar. The total indoor restaurant space of this location is 12,600 square feet, and the proposed (existing) outdoor seating area is approximately 3,478 square feet, which is well below the 50% allowance.

Additional conditions listed within the PUD project narrative for outdoor restaurants and bars include: 1) sound and outdoor music may be allowable within outdoor restaurants and bars, subject to City Codes (which do not currently allow outdoor music); 2) hours of operation for restaurants are from 6:00 am to 1:00 am, 7 days a week; and 3) domestic animals are allowed within outdoor restaurant and bar seating areas.

Adjacent uses include offices directly to the east and west, a restaurant to the west on the other side of the office building, Beach Boulevard to the south, and the marina basin to the north.

Given the existing and proposed mixed-use nature of the subject property, the former use of the subject space, and the presence of another restaurant in the PUD with a history of outdoor seating, the applicant's request is not out of character with surrounding uses. The outdoor seating area would be subject to the standards provided in the property's PUD project narrative adopted by Ordinance No. 2016-8072, and unless superseded by those regulations, by LDC Section 34-407 Standards.

Applicant:

The applicant, Kendall Taylor, 2315 Beach Boulevard, Suite 301, Jacksonville Beach, concurred with the staff report presented by Ms. Ireland.

Public Hearing:

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

Jim Sorrell, 1410 Pinewood Road, Jacksonville Beach, questioned if the sound would be grandfathered in. Ms. Ireland confirmed that Mr. Taylor did have one of the 16 remaining outdoor sound permits as long as he conforms to those regulations.

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

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve the application.

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

Planning & Development Director's Report

Ms. Ireland noted that the next meeting would be May 22, 2017 with six cases to be reviewed.

Adjournment

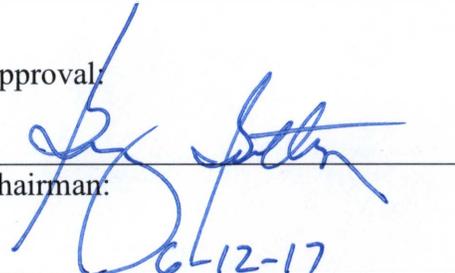
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:10 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

Chairman:

Date:



A handwritten signature in blue ink, appearing to be 'Sutton', is written over a horizontal line. Below the signature, the date '6-12-17' is handwritten in blue ink.