

**Minutes of Planning Commission Meeting
held Monday, July 24, 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 Sutton.

Roll Call

Greg Sutton (Chairperson)
Britton Sanders
Bill Callan
David Dahl
Georgette Dumont

Alternates

Margo Moehring
Jason Lee

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

Approval of Minutes

There were none.

Correspondence

There was no correspondence

Old Business

Mr. Sutton moved Item C to the last item.

(A) Findings of Fact PC#20-17

(B) Findings of Fact PC#23-17

Ms. Dumont asked if they added personal knowledge in the Findings. She stated that personal knowledge of who should be added. Mr. Dahl stated that it was in response to his question to the attorney. Ms. Dumont stated that they may add personal knowledge from the Planning Commission. Ms. Dumont asked if there would be any implications if they put it off. Mr. Sutton asked if they could check with the City Attorney to see if the language was clear.

New Business

Mr. Sutton moved Item C to Item E on the agenda, with other items moving up.

(A) **PC #34-17- 2415 South 3rd Street (Suite #2461)**

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

Staff Report:

Ms. Ireland read the following into the record:

The applicant is leasing commercial space located at 2415 S. 3rd Street, Suite #2461 for her business the *Blue Jay Listening Room*. The subject location is in the Costa Verde Plaza Shopping Center, located in a *Commercial, limited: C-1* zoning district. The applicant received conditional use approval for a drinking establishment under PC#26-16 in July 2016. The applicant's business is a live acoustic music venue with beer and wine sales. Beer and wine would be sold only during scheduled and ticketed live music events.

Approval of PC#26-16 included the following conditions:

1. Hours of operation are limited to 5:00 pm to 11:00 pm, and
2. Conditional Use approval expires 12 months following the date of approval.

Since 12 months have passed since the original approval, the applicant is requesting continuation of the approved drinking establishment. The applicant is still renovating the tenant space, so the establishment has not been in operation to date.

Adjacent uses include commercial to the west across 3rd Street South, a gas station and single family residential to the south across 25th Avenue South, and multiple-family condominiums to the east and a retention pond to the north. Adjacent uses in the balance of the shopping center include a restaurant, retail, personal and business services, and miscellaneous medical offices. 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, Ms. Cara Burkey, 1210 Palm Circle, introduced herself. Ms. Dumont asked if there was a scheduled date for the operation to start. Ms. Burkey replied sometime in August. Ms. Dumont stated that a year ago there was concern from the people in the condominium, and wondered whether they could impose the same conditions. Ms. Burkey stated that she would possibly like earlier hours on weekends. Ms. Dumont responded that may be problematic because some people like to sleep in on the weekends.

Public Hearing:

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

Mr. Randall Holland, 109 25th Avenue S., expressed his support, noting that the music will be inside.

Discussion:

Ms. Dumont stated that the hours of operation of 11:00 a.m. to 11:00 p.m. may be acceptable because of the pilot sound program.

Motion: Ms. Dumont made a motion to approve the application for one year with hours of 11:00 a.m. to 11:00 p.m. The motion was seconded by Mr. Sanders.

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

(B) Vice Chair Nomination and Vote

Motion: Mr. Callan made a motion to approve Mr. Dahl as Vice-Chairman. The motion was seconded by Mr. Sanders.

Roll call vote: Ayes – Moehring, Sanders, Dumont, Callan, and Sutton. Mr. Dahl abstained from the vote. The motion was approved unanimously.

Planning & Development Director's Report

The next meeting is scheduled for August 14, 2017.

Adjournment

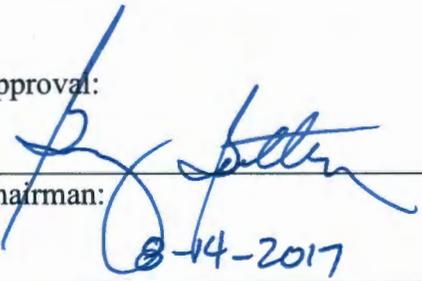
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:18 P.M.

Submitted by: Amber Maria Lehman

Approval:

Chairman:

Date:



8-14-2017