

**Minutes of Planning Commission Meeting
held Monday, October 9, 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 at 7:00 P.M. by Board Member David Dahl.

Roll Call

Chairman: Greg Sutton (*absent*)

Board Members: Bill Callan David Dahl Britton Sanders (*absent*) Georgette Dumont

Alternates: Margo Moehring Jason Lee (*absent*)

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

Approval of Minutes

Motion: It was moved by Ms. Dumont, and seconded by Mr. Callan, to approve the minutes of the June 26, 2017, meeting.

Roll call vote: Ayes – Dahl, Callan, Dumont, and Moehring
Motion to approve the minutes was approved unanimously.

Motion: It was moved by Ms. Dumont, and seconded by Ms. Moehring, to approve the minutes of the August 14, 2017, meeting as amended.

Roll call vote: Ayes – Callan, Dumont, Moehring, and Dahl
Motion to approve the amended minutes was approved unanimously.

Motion: It was moved by Ms. Dumont, and seconded by Mr. Callan, to approve the minutes of the August 28, 2017, meeting.

Roll call vote: Ayes – Moehring, Dahl, Callan, and Dumont
Motion to approve the amended minutes was approved unanimously.

Correspondence

Ms. Ireland reported there was no correspondence.

Old Business

(A) PC #45-17- 1704 N. 3rd Street

Conditional Use Application for outdoor restaurant use for a new restaurant located in a *Commercial, limited: C-1* zoning district, pursuant to Section 34-342(d)(20) of the Jacksonville Beach Land Development Code. (*Spicy and Juicy Crawfish*). RESCHEDULED FROM SEPTEMBER 11, 2017 AND SEPTEMBER 25, 2017(at the applicants request to defer).

Staff Report:

Ms. Ireland read the following staff report into the record:

The subject property is located on the west side of North 3rd Street between 16th and 17th Avenues North at the southernmost end of the Holiday Plaza shopping center. The applicant's restaurant is located in the former 7-11 convenience store tenant space. He would like to use a new patio installed to the east of the restaurant for outdoor seating and was informed that conditional use approval would be required.

Adjacent uses include commercial in the balance of the shopping center, a medical office and a gas station to the south, commercial to the east across North 3rd Street, and single family residential to the west behind the shopping center. The proposed use of the new outdoor seating area by the restaurant is consistent with the seating area at the drinking establishment at the other end of the shopping center, and adjacent properties should not be negatively impacted, as the patio is on the opposite side of the building than the existing residential uses.

Applicant:

The applicant did not wish to address the Board.

Public Hearing:

No one wished to come forward and speak on the application.

Motion: It was moved by Ms. Dumont, and seconded by Mr. Callan, to approve application PC #45-17.

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

(B) Findings of Fact PC#20-17

Ms. Ireland stated the City Attorney was comfortable with the language in the Findings of Fact. Mr. Dahl asked if there was a written statement from the City Attorney. Ms. Ireland stated she didn't have anything written; it was voice communication. Mr. Dahl stated he would like to have a written note added for documentation purposes.

Motion: It was moved by Ms. Dumont, and seconded by Mr. Callan, to approve the Findings of Fact for PC#20-17 from July 11, 2017.

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

(C) Findings of Fact PC#23-17

Motion: It was moved by Ms. Dumont and seconded by Ms. Moehring, to approve the Findings of Fact for PC#23-17 from July 11, 2017.

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

Planning & Development Director's Report

Ms. Ireland noted the next meeting was October 23, 2017.

Adjournment

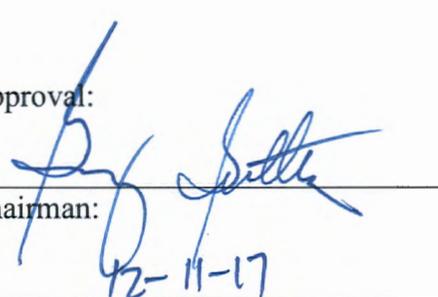
There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:11 P.M.

Submitted by: Amber Maria Lehman
Staff Assistant

Approval:

Chairman:

Date:



12-11-17