

**Minutes of Planning Commission Meeting
Held Monday, June 25, 2018, 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 David Dahl.

Roll Call

Chairman: Greg Sutton (*absent*)
Board Members: Bill Callan David Dahl Georgette Dumont Britton Sanders
Alternates: Jason Lee (*absent*) Margo Moehring

Also present were Senior Planner Heather Ireland, and Staff Assistant Mandy Murnane.

Approval of Minutes

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

- April 23, 2018
- May 29, 2018

Correspondence

Ms. Moehring did not have any ex-parte communications.

Mr. Sanders, Mr. Callan, and Mr. Dahl were contacted by a representative of PC#18-18, Cyndy Trimmer, for any questions regarding the proposed Conditional Use Application.

Ms. Dumont spoke with a representative of PC#18-18, Steven Diebenow, for any questions regarding the proposed Conditional Use Application.

Old Business

There was no old business.

New Business

(A) **PC#17-18** 1704 North 3rd Street

Conditional Use Approval for transfer of approved outdoor restaurant seating at 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.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located on the west side of North 3rd Street between 16th and 17th Avenues North. The subject tenant space is located at the southernmost end of the Holiday Plaza shopping center where a previous restaurant (*Spicy Juicy Crawfish*) existed. The applicant would like to use the existing patio, located to the east of the restaurant and installed by the previous tenant, for outdoor seating. The applicant was informed by staff that conditional use approvals are not transferable from owner to owner and that they would have to apply for approval in their name.

Adjacent uses include commercial in the balance of the shopping center, a medical office and a gas station to the south across 16th Avenue, commercial to the east across North 3rd Street, a communications facility to the north across 17th Avenue, and single family residential to the west behind the shopping center. The proposed use of the existing outdoor seating area is consistent with the existing seating area at the drinking establishment at the other end of the shopping center, and adjacent properties should not be negatively impacted. There are no documented issues with the previous tenant's use of the outdoor seating area.

Applicant: Carmen Cavidre, a representative of Que Pasa of Jax Beach, LLC, 1704 North 3rd Street, Jacksonville Beach, was present.

Public Hearing: No one wished to speak in support of or in opposition of the agenda item.

Mr. Dahl closed the public meeting.

Discussion: There was no additional discussion on the item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Callan, to approve PC#17-18 Conditional Use Approval.

Roll call vote: Ayes - David Dahl, Georgette Dumont, Britton Sanders, Bill Callan, and Margo Moehring.
The motion passed unanimously.

(B) PC#18-18 502 North 1st Street

Conditional Use Application for outdoor restaurant seating at a new restaurant, located in the *Central Business District: CBD* zoning district, pursuant to Section 34-345(d)(7) of the Jacksonville Beach Land Development Code.

Staff Report:

Ms. Ireland read the following into the record:

The subject property is located in the northwest corner of 1st Street North and 4th Avenue North, and has existed as a commercial shopping center since 1960. The new owners of the property plan to replace the existing commercial building with a new commercial building containing retail and restaurant space. The applicant was advised by staff that conditional use approval for any proposed outdoor seating would be required. The second floor of the proposed new building would contain indoor and outdoor restaurant space.

Adjacent uses include a public parking lot and apartments to the south, the pier parking lot to the east across North 1st Street, the currently vacant Zenith Gallery to the west, and commercial to the north. The proposed use of a new outdoor restaurant seating area is consistent with other outdoor seating areas in the downtown area and adjacent properties should not be negatively impacted.

Applicant: Steve Diebenow, 1 Independent Drive, Suite 1200, Jacksonville, a representative of the applicant, was present and provided a summary of the proposed project.

A brief discussion ensued regarding parking standards for a mixed-use building with retail shopping.

Public Hearing: No one wished to speak in support of or in opposition of the agenda item.

Mr. Dahl closed the public meeting.

Discussion: There was no additional discussion on the item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Callan, to approve PC#18-18 Conditional Use Approval.

Roll call vote: Ayes - Georgette Dumont, Britton Sanders, Bill Callan, David Dahl, and Margo Moehring.
The motion passed unanimously.

(C) Finding of Fact for PC#10-18

Mr. Dahl clarified that his the intent of the dialogue for this item was the reference of the Jacksonville Beach Comprehensive Plan, Land Use Element Section 1.4 and Section 1.4.1, however, the exact reference was not made at the time.

If possible, Ms. Dumont requested the intended references towards the Land Use Code and the Comprehensive Plan Policies to be included.

Mr. Sanders requested the safety concerns of the citizens be included.

PLANNING & DEVELOPMENT DIRECTOR'S REPORT

Ms. Ireland reported the next meeting is scheduled for Monday, July 9, 2018.

Training with the City Attorney, Susan Erdelyi, is scheduled for July 23, 2018, at 6:00 P.M.

ADJOURNMENT

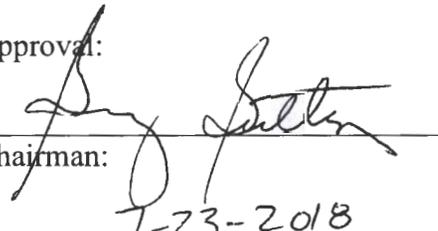
There being no further business coming before the Commission, Mr. Dahl adjourned the meeting at 7:24 P.M.

Submitted by: Mandy Murnane

Approval:

Chairman:

Date:



7-23-2018