

**Minutes of Planning Commission Meeting
held Monday, October 23, 2023, 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 Chair Margo Moehring.

ROLL CALL:

<i>Chairperson:</i>	Margo Moehring		
<i>Vice-Chairperson:</i>	Colleen White (absent)		
<i>Board Members:</i>	David Dahl	Justin Lerman	Nicholas Andrews
<i>Alternates:</i>	Justin Henderson	Debbie Cole	

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Lerman, seconded by Mr. Andrews, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on September 11, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 18-23 Conditional Use Application

Owner:	H & H ENTERPRISES INK 7880 Gate Parkway, Suite 300 Jacksonville, FL 32256
Applicant:	Elaine Ashourian AMOUREUSES MANAGMNET INC 7880 Gate Parkway, suite 300 Jacksonville, FL 32256
Agent:	Randall Whitfield 7880 Gate Parkway, suite 300 Jacksonville, FL 32256
Location:	818 Beach Boulevard

Conditional Use Application for a new restaurant with outdoor seating for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located along the south side of Beach Boulevard, bordered to the east by 8th Street South, to the west by 9th Street South, and to the south by Shetter Avenue. The property is comprised of 3/4 of the entire block, with one out-parcel at the northwest corner of the block adjacent to 9th Street South. The property is the location of Beach Bowl, currently under renovation to redevelop the site into a new, more up-scale bowling alley and restaurant. The property was granted a series of variances to address existing nonconformities with the structure and its placement on the property historically, and to address the lack of extra parking, caused by the addition of the new restaurant. The application for variance was granted in February of 2021, when the project began. The new design of Beach Bowl includes a large restaurant with a second story covered balcony seating area on the northeast corner of the structure. As the project gets closer to completion, the applicant has requested Conditional Use approval for the outside seating.

Adjacent uses to the north include Sunrise Surf Shop (retail), which occupies the northwest corner of the same block as Beach Bowl on the previously mentioned out-parcel. Additionally, to the north, across Beach Boulevard, is a check cashing office, a retail bicycle store, and the BlueWater multifamily community. To the east is a small strip commercial center with many tenants, all commercial in nature. To the west is a doctor's office. To the south is a mix of uses, including a contractor's office, the nonprofit mission house, a car repair facility, and a small multifamily structure on the far west of the southern block, farthest from the outside seating area, and sheltered from any exposure to the outside seating by the Beach Bowl building itself.

Based on the location of the building on the lot, the outside seating will be set far back on the lot, not immediately adjacent to Beach Boulevard. The design of the outside seating area places it on the second story, and it wraps the northeast corner of the structure, half facing Beach Boulevard, the other half oriented towards the east, and 8th Street South. The closest adjacent uses to the outside seating area will be the Sunrise Surf Shop, which shares the block with Beach Bowl, and a multi-tenant commercial center across 8th Street South, to the east. Based on the design, height and location of the proposed outside seating area, and the general intense commercial nature of the Beach Boulevard corridor, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#18-23.

Agent: Randall Whitfield, 7880 Gate Parkway, Suite 300, Jacksonville, provided background on the item.

A discussion ensued about the outside seating.

Public Hearing:

The following spoke in opposition to the application:

- Chris Brown, 820 Shetter Avenue, Jacksonville Beach

Chair Moehring closed the public hearing.

Mr. Whitfield addressed concerns about parking and noise.

Discussion: A discussion ensued about parking, amplified sound, operating hours, the noise ordinance, and the bar.

Motion: It was moved by Mr. Dahl, seconded by Mr. Andrews, to approve #PC 18-23.

Roll Call Vote: Ayes – David Dahl, Nicholas Andrews, Justin Lerman, Justin Henderson, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is November 13, 2023. There are three scheduled cases. The meetings for November 27 and December 26 do not have any cases scheduled yet.

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to cancel the November 27 and December 26, 2023, meetings.

Voice Vote: The motion was unanimously approved.

Mr. Popoli stated there was a proposed December joint board meeting to review the draft Comprehensive Plan.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Margo Moehring
Chairperson

11/13/23
Date