

City of
Neptune Beach

116 First Street • Neptune Beach, Florida 32266-6140
(904) 270-2400 • FAX (904) 270-2432



MEMORANDUM

TO: Planning and Development Review Board

FROM: Amanda L. Askew, Community Development Director

DATE: December 9, 2009

SUBJECT: PDRB09-19/Southcoast Capital Partnership (Mezza Luna)

Background

The project is located at 110 First Street in the Central Business District (CBD). The subject property is currently used as a restaurant which is located in a larger building in the Town Center area. The applicant is proposing to add a metal roof over the outdoor patio area. There will be no increase to the size of the building or total square footage of dining area. This outdoor patio is adjacent to an existing covered dining area and will just be an extension of that space. There will not be an increase in the total number of seating.

Concurrency

- **Traffic:** The proposed redevelopment will NOT be generating any additional traffic because they are not adding tables or square footage.
- **Water/Sewer:** This project area has water and sewer
- **School:** Not applicable
- **Drainage:** The applicant will be required to provide gutters and on-site holding of any additional water (part of building permit process).

Analysis

The applicant currently uses a 10' x 34' area as an outdoor patio for dining. They are proposing to add a metal roof to match the existing outdoor covered area roof. They are not proposing to heat or cool this area. The proposed roof addition would be connected to an existing covered dining area. No additional seating will be added therefore, there is no additional demand for parking. Technically, this is a change to the building façade but our code requires a change to the existing development order. The scale and look of the proposed roof will match the existing roof.



19th November 2009

City of Neptune Beach

116 First St.

Neptune Beach FL.32266

To whom it may Concern

The application to roof the south side of the open patio area of Mezza Luna restaurant is solely for the purpose of covering the existing dining area and in no way alters the existing number of seats. The new roof will mirror the roof on the north side of the patio and will allow the restaurant to serve customers without concern for rain.

Sincerely

Niall Falloon

Owner, Mezza Luna

A handwritten signature in black ink, appearing to read "Niall Falloon", with a long, sweeping flourish extending to the right.

MEZZA LUNA
PORCH ROOF

**City of Neptune Beach
Commercial Development Review Application**

Applicant or authorized representative must be present in order for the Board to make a recommendation to the City Council. The undersigned hereby applies for a commercial development review as follows:

Application Fee: \$250.00 Date Filed: _____ Zoning Classification: CBD

Name and address of the applicant requesting development review; (Note: If the applicant is other than all the legal owners of the property, notarized written consent signed by all the legal owners of the property shall be attached. In the case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and the embossed with the corporate seal).

Legal description property: Lot _____ Block _____ Subdivision _____

Plat Book _____ Page _____ Real Estate No. _____

Street Address: 110 FIRST STREET NEPTUNE BEACH FL 32566

<u>Name and Address of Owner</u> <u>SOUTHWEST CAPITAL PARTNERSHIP LTD.</u> <u>1 INDEPENDENT DRIVE STE 1600</u> <u>JACKSONVILLE, FL 32202</u> <u>Phone No. 904-634-8808</u>	<u>Name and Address of Agent, If Any:</u> _____ _____ <u>Phone No.</u> _____
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Describe Request being made: PITCHED METAL ROOF OVER EXISTING PORCH AREA

PLEASE BE ADVISED THE PLANNING DEVELOPMENT REVIEW BOARD CONDUCTS A PUBLIC HEARING TO CONSIDER CERTAIN FACTORS IN ORDER TO MAKE A RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OR DISAPPROVAL OF THE COMMERCIAL DEVELOPMENT.

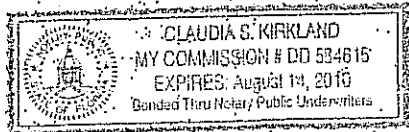
**STATE OF FLORIDA
COUNTY OF DUVAL**

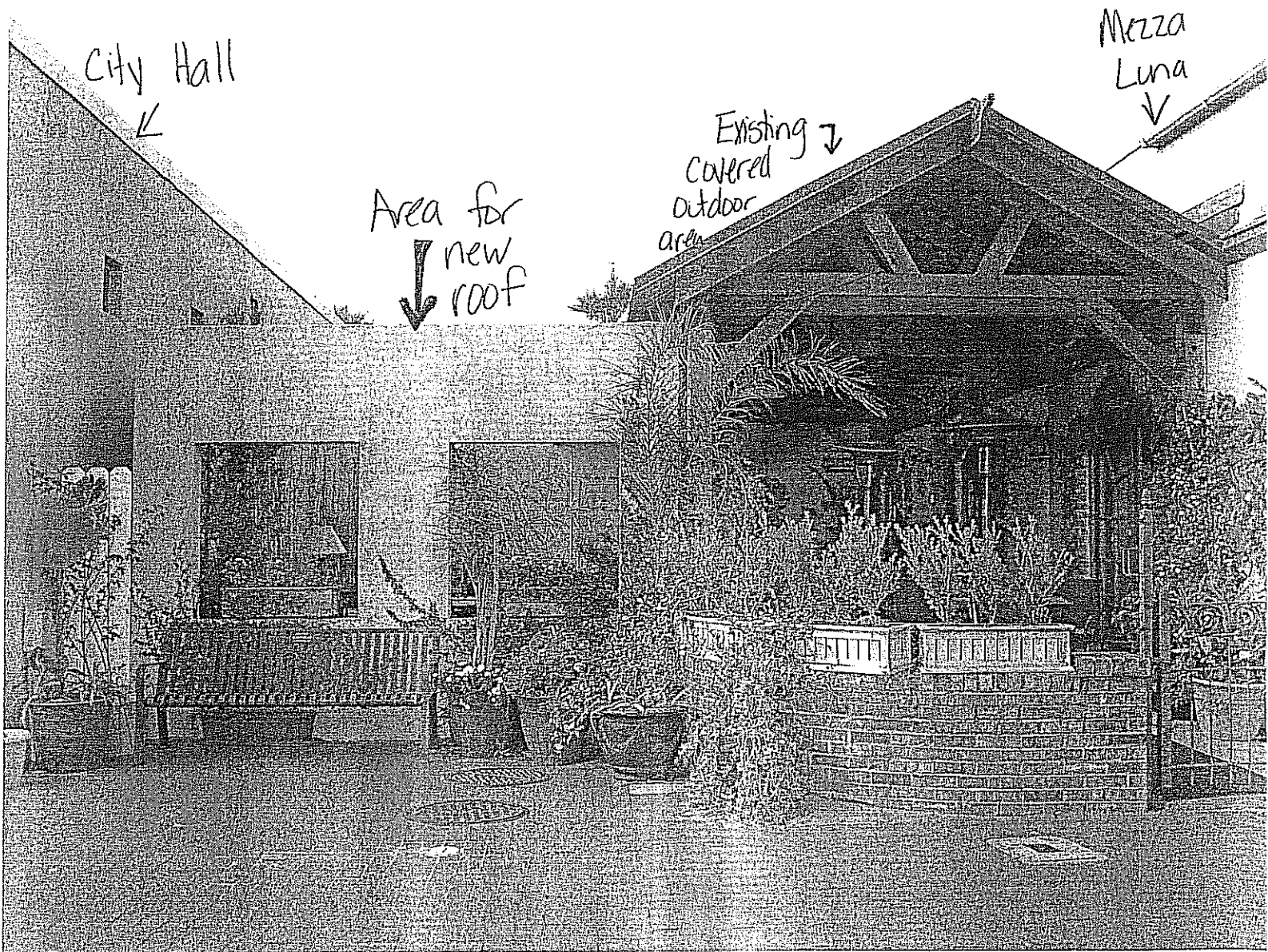
[Signature]
Signature of Owner

Subscribed and sworn to before me on this 5 day of November 2009.

Dwight Shield who is personally known to me or has presented as identification.

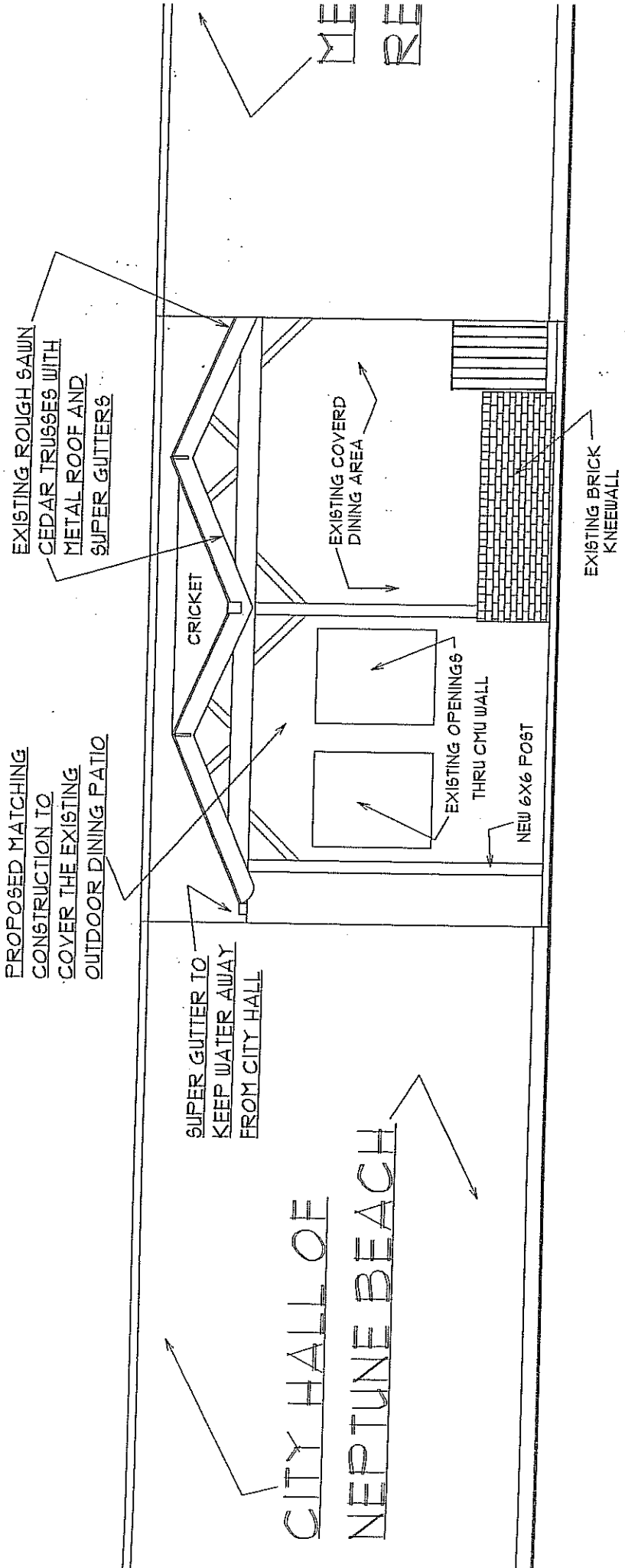
Claudia S. Kirkland
Notary Public



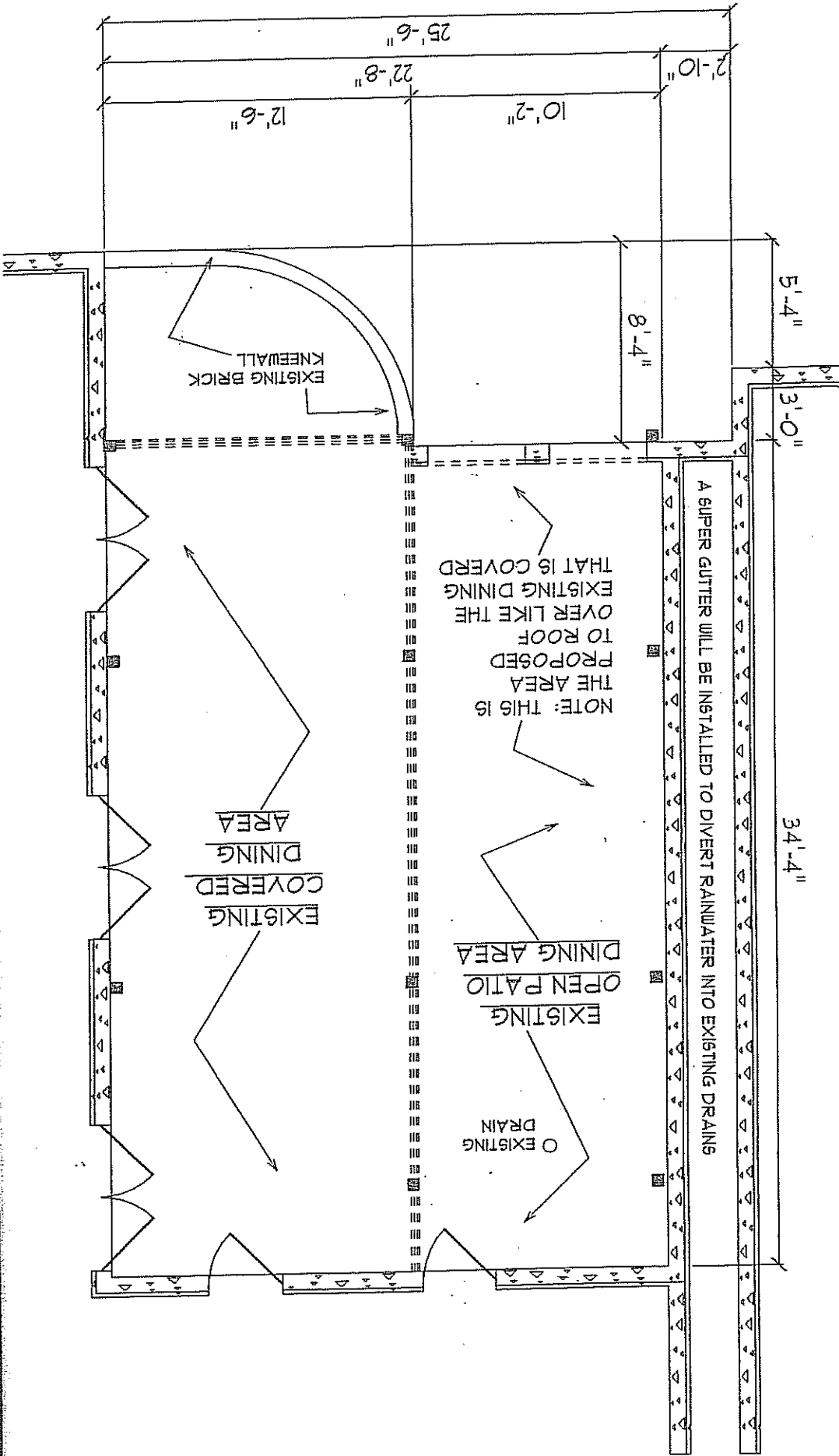


View looking from First St.

→
North



PROPOSED ELEVATION





MINUTES
PLANNING DEVELOPMENT REVIEW BOARD
DECEMBER 15, 2009 AT 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a meeting of the Planning and Development Review Board for the City of Neptune Beach was held December 15, 2009 at 6:00 p.m. in the Neptune Beach Council Chamber 116 First Street Neptune Beach, Florida.

The following Board members were in attendance:

Kerry Chin, Chairperson
Richard Arthur, Vice-chair
Amy Cole, Member
Todd Bosco, Member
Todd Russell, Member
J. B. McLeroy, Alternate Member
Richard Keene, Alternate Member

Staff members in attendance:

Amanda Askew, Community Development Director
Piper Turner, Administrative Assistant to the Building Official

Call to Order Vice-Chair Arthur called the meeting to order at 6:00 p.m.

Approval of Minutes Motion: **TO APPROVE THE NOVEMBER 17, 2009 MINUTES, AS AMENDED.**

Moved by Cole, seconded by Bosco.

APPROVED BY CONSENSUS

Vice-Chair Arthur recognized the presence of Mayor Pruette. Mayor Pruette wished everyone Merry Christmas and thanked each board member for their service and presented each member with a City label pin.

PDRB09-19
Preliminary
Development Order
110-112 First St
Mezza Luna

PDRB09-19 Application for a Preliminary Development Order as outlined in Chapter 27, Article 3 of the Unified Land Development Code of Neptune Beach for Niall Fallon for Mezza Luna Restaurant. The property is currently known as 110-112 First Street. The request is to extend the roof over the patio on the south side of the building to match the existing covered area.

Naill Fallon, business owner, addressed the board. Mezza Luna would like to add a roof over the north area of the patio. This would match the existing roof on the south end. There is no smoking permitted currently on the patio and this will remain the standard.

Chairperson Chin asked about the use of portable heaters. Mr. Fallon stated that he had spoken with the Fire Marshal and that the portable heaters would be removed due to safety concerns. Once the new roof has been installed, permanent heaters could be installed with Fire Marshal's approval.

Vice-Chair Arthur opened the public hearing, there being no comments the hearing was closed.

Made by Chin, seconded Cole.

Motion: **TO APPROVAL PDRB09-19 FOR A PRELIMINARY DEVELOPMENT ORDER TO COVER THE REMAINING PATIO AREA WITH A ROOF AND RECOMMEND APPROVAL TO CITY COUNCIL.**

Roll Call

Ayes 7–Cole, McLeroy, Russell, Keene, Bosco, Chin, Arthur

Noes: 0

MOTION APPROVED.

Applicant informed that their application would be forwarded to the City Council for final decision on January 4, 2010 and that applicant must attend this meeting.

Open Discussion

City Council will be discussing the required parking space size in January. The Board will not have a meeting in January since there are no applications. The next meeting will be February 16, 2010.

Adjournment

There being no further business, the meeting adjourned at 6:18 p.m.

Kerry Chin, Chairperson