**Minutes of Planning Commission Meeting
held Monday, December 12, 2005, 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 Chairperson Terry DeLoach.

Roll Call

David Dahl
Terry DeLoach
Lee Dorson
Paul Schmidt
Julio Williams

Alternates:
Undine McEvoy   *(absent)*
Greg Sutton   *(absent)*

Also present was Bill Mann, Senior Planner.

Approval of Minutes

Mr. Schmidt advised that the minutes should be corrected to show that the properties referenced in the two conditional use cases at the November 28, 2005, meeting were each owned by different brothers.

It was moved by Mr. Williams, seconded by Mr. Schmidt, and passed, to approve the Minutes of the November 28, 2005, meeting, as amended.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

PC #21-05 – The Broach School

Request for conditional use approval of an addition to an existing education services facility (The Broach School) in a *Commercial General: C-2* zoning district pursuant to Section 34-343 (d)(8) of the Jacksonville Beach Land Development Code.

Mr. Mann advised the Board that the applicant currently operates the approved conditional use *Broach School* at this location on the northeast corner of Shetter Avenue and 12th Street South (Ref. PC #9-01, 3-21-01). While their lease with the property owner was for the entire property located at this address, their application specified that they wished to use the spaces then known as #75, 77 and 79 South 12th Street, which were located in the building along the north side of the property. The property also contains a separate 2,100 s.f. building, but it was not used by the school, and has remained vacant since the school was established on the property. Since 2001, the entire property (both buildings) has been re-addressed as 91 South 12th Street, apparently reflective of the single lessee, the school.

The school would now like to remodel the interior of the vacant 2,100 s.f. building into classroom space for the school and, since it technically was not listed as one of the facilities in the 2001 conditional use application, the applicant has applied for conditional use approval to include it.

The current enrollment of the school is 100 students. Staff contacted the school director and learned that the new classroom space was desired to "de-intensify" the existing class sizes, as opposed to supporting increased enrollment. She stated that their goal is to improve the student-teacher ratio for certain of their programs.

Adjacent uses include a small commercial strip center immediately to the north, *Beach Plaza* shopping center across 12th Street to the west, and an existing mobile home park across Shetter Avenue to the south.

The school has operated for roughly four years and staff is unaware of any problems associated with its operation. Given the modest scale of commercial activity in the surrounding area, the accessibility of the site, and the fact that the request is not for additional student capacity, there should be no adverse impacts to the surrounding properties as a result of approving the additional classroom space. The school's continued operation at this location should not negatively affect adjacent property values.

Staff recommended approval

The applicant did not wish to add to Mr. Mann's statement.

Mr. DeLoach opened a public hearing and asked if anyone wished to speak either in favor of or in opposition to the request? Seeing no one, he closed the public hearing.

It was moved by Mr. Schmidt, seconded by Mr. Dorson, to approve the request.

Roll call vote: Ayes – Dahl, DeLoach, Dorson, Schmidt and Williams.

Planning & Development Director's Report

Mr. Mann advised the Board that there would not be a meeting on December 27, and there would be one conditional use approval case on the January 9, 2006, agenda.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:07 P.M.

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Chairperson

/lmw