

**Minutes of Planning Commission Meeting  
Held Tuesday, March 27, 2006, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida**



**Call to Order**

The meeting was called to order by Chairperson Terry DeLoach.

**Roll Call**

Terry DeLoach (Chairperson)  
Lee Dorson  
Paul Schmidt (Vice Chairperson)  
Julio Williams  
Greg Sutton

Also present was Bill Mann, Senior Planner and Recording Secretary Amber Lehman.

**Approval of Minutes**

It was moved by Mr. Schmidt, seconded by Mr. Dorson, and passed, to approve the minutes of the March 13, 2006, meeting, as presented.

**Correspondence**

Mr. Mann stated that there was no correspondence.

**Old Business**

There was no old business.

**New Business**

**PC #12/06 – Daniel F. Kamm/The Noble Street School**

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

**Staff Report:**

Mr. Mann stated that the applicant proposes to convert 2,200 s.f. of existing office space located in the Beach Plaza shopping center, on the west side of the center and facing Penman Rd. South, into a small private school, The Noble Street School, for approximately 30 to 45 students.

The school's primary focus will be on the special needs students in the Beaches area, and

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primarily in grades 6 through 12. Several of the existing offices in the lease space will be combined to create two large classrooms, and the other office spaces will remain as administrative and support space for the school.

Adjacent uses along this side of the shopping center include a gas company, a small commercial/warehouse complex, and a used car lot across Penman Road to the west and the police station across Shetter Ave to the south. The City is in the process of realigning this portion of Penman Rd., and two of those uses, the used car lot and the commercial complex, are being vacated and will be demolished as part of the road project.

In terms of facilities impacts, the proposed educational use of the existing office space should be no more impactful to area traffic or public utilities than if it were to continue to be used as office space. The applicant has indicated that the school will have a staff of three. With hours from roughly 8:30 to 2:30, drop-off and pick up of students will not interfere with the commercial activities of the balance of the center, especially with the lease space being accessed from the Penman Road side of the center, and the majority of the commercial uses in the center being oriented facing Beach Blvd. There is adequate off-street vehicular use area on this side of the center to accommodate the proposed use, and it should in no way interfere with, or be impacted by the Penman Road realignment project.

Wingate Park is located immediately behind then Police Station across Shetter Ave, and the applicant has indicated that the students will utilize both Wingate and Gonzalez Parks for supervised recreational activities.

Given its small size and low enrollment, the proposed educational services use should not impact the existing character of this area, and its establishment within an existing developed commercial center should not negatively impact adjacent property values.

Staff recommends approval with the condition that the applicant must re-apply for conditional use approval prior to acquiring/leasing any additional space within the center for use by the school.

**Applicant:**

Daniel and Lisa Kamm, 620 Paradise Court, stated that they would like to be able to convert the property into a small private school for approximately 35-45 students with special needs. Lisa Kamm also stated that there will be 3 staff members on site.

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

There was a brief discussion on the future of the property in terms of construction and how that would impact the drop off and pickup of the students.

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

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

Motion carried unanimously.

**Planning & Development Director's Report**

Mr. Mann advised the board that there would be a meeting on Monday, April 10, 2006, with one case.

**Adjournment**

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:20 P.M.

Submitted by: Amber Maria Lehman

Approved:

Terry DeLoach \_\_\_\_\_  
Chairman

Date: April 10, 2006