

**Minutes of Planning Commission Meeting
Held Tuesday, December 10, 2007, 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

Terry DeLoach (Chairperson)
Lee Dorson
Paul Schmidt (Vice Chairperson)
Julio Williams
Greg Sutton
Fred Jones *Absent*
Bill Callan

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

Approval of Minutes

There were no minutes to approve.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business.

New Business

PC #33-07 – Conditional Use Approval

Request for Conditional Use for an adult day care service (The Arc of the United States) in a *Residential, Multiple family: RM-1* zoning district, pursuant to Section 34-339 (d) (19) of the Jacksonville Beach Land Development Code. The property is located at 321 Penman Road (former Recreation and Parks Department office).

Staff Report -

Mr. Mann read the following staff report into the record:

The Arc is currently a tenant in the Jacksonville Beach Community Center on 6th Avenue South, where they have been since 1999. The City's property manager, Diana Pratt, approached them with the idea of relocating to the now vacant Recreation and Parks office building on the northeast corner of Penman Road and 2nd Avenue North so they would have more room than they do now at the Community Center. Staff informed the applicant that the type of service that they provided would be classified as adult daycare, and that such services were allowed only by conditional use approval in the RM-1 zoning district that the former Recreation and Parks office was located.

The Arc provides adult day training for their clients, helping them to improve their social skills, and providing them with community service training. They have a staff of six, and they work with a group of approximately 25 people daily. They operate Monday through Friday, 8:30 AM to 2:30 PM. Their clients are provided transportation to and from their office primarily by Arc, with several being transported by JTA special services. The Arc has one lift van for their transportation needs, which would be parked on-site.

The setting surrounding the former Recreation and Parks office is primarily residential in character, with the exception of the large Coast Guard facility to the immediate north, The Lions Club building to the immediate south, and Beaches Women's Club to the west. The Arc's current location on 6th Avenue South is also residential in character. There are no records of any problems associated with its operation there, and there are none expected if the Arc is allowed to relocate to the City's Penman Road property. Adjacent property values should not be negatively impacted.

Recommendation: Approval

Applicant:

The applicant Emanuel Enriquez stated that he concurred with Staff's Report.

Mr. DeLoach opened the public hearing and asked if anyone wished to speak in favor of or in opposition to the request.

The following person had neither spoken for or against the application.

Bob Facet, President of Lions Club, Jacksonville Beach stated that he had concerns with the amount of parking that the ARC will have.

Seeing no one else who wished to address the board, Mr. DeLoach closed the public hearing.

Mr. Mann stated that the Arc has 6 employees; so there will be a maximum of six or seven vehicles.

Planning Commission Meeting –
December 10, 2007

Motion:

It was moved by Mr. Dorson, seconded by Mr. Schmidt, to approve the request for Conditional Use for The Arc.

Roll call vote: Ayes – DeLoach, Schmidt, Dorson, Sutton and Williams; motion carried unanimously.

Planning & Development Director's Report

Mr. Mann advised the board that there would be a meeting on January 14, 2008, with one application for conditional use approval.

Adjournment

There being no further business coming before the Board, Mr. DeLoach adjourned the meeting at 7:15 P.M.

Submitted by: Amber Maria Lehman

Approval:

/s/Terry DeLoach
Chairman

Date: January 28, 2008