

**Minutes of Planning Commission Meeting
held Monday, April 26, 2010, 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 *Absent*
Julio Williams (Vice Chairperson)
Greg Sutton
Fred Jones
Bill Callan
David Dahl *Absent*

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

Approval of Minutes

It was moved by Mr. Sutton, seconded by Mr. Jones, to approve the minutes for the meeting held April 12, 2010 as presented; motion approved unanimously.

Correspondence

Mr. Mann stated that there was no correspondence.

Old Business

There was no old business

New Business

- (A) **PC #7-10 (10-100054) – Conditional Use Approval**
Conditional use approval to continue operation of an existing child daycare service located in a RS-2 Zoning District per LDC Section 34-337 (d)(9).

Staff Report:

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

The applicant received conditional use approval to operate this pre-school at this location in November 2008, via PC #28-08. The application was approved by the Planning Commission for a two-year period, expiring on December 31, 2010, and for a maximum

Minutes of Planning Commission Meeting
held April 26, 2010

of 90 children. They have now applied to extend their occupancy of the property until 2014, and to increase their capacity by nine children, for a total of 99 children.

The property owner indicated in 2008 that he ultimately wanted to develop the property into 10 single-family home lots, but that, due to the economy and housing market, those plans were on hold until the market became more favorable for new home construction. It was acknowledged that the preschool was to be a temporary use of the property. The owner's plans have not changed, but neither has the housing market. Thus, the owner has agreed to allow the school to continue use of the property for another four years, through December 31, 2014.

Adjacent uses consist entirely of single-family homes in several adjacent subdivisions. The pre-school facilities are situated near the front of the large lot; however, it does not immediately abut any occupied residential structures. The weekday operation of a pre-school in the existing facilities and adjacent yard areas should not negatively impact other adjacent properties. The owner was asked once, over the past two years to mow and clean up a part of the subject property, but staff has no records of any problems with the preschool's operation since it has been in operation. Still the temporary nature of this use should ultimately have no effect on adjacent property values or on the character of the neighborhood, especially given the long history of institutional use of the subject property, formerly a church and now a preschool.

Recommendation: Approval, for the period from January 1, 2011, through December 31, 2014.

Applicant:

Applicant, Darryl Grubbs, 1919 Nightfall Drive, Neptune Beach, FL 32266, advised that he concurred with the staff report presented by Mr. Mann, but would like to have the recommendation to coincide with the school year. Mr. Grubbs asked that the approval continue until June 30, 2015.

Public Hearing

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

The following people spoke in favor of the application:

Lance Folsom, 1022 North 23rd Street, Jacksonville Beach, FL 32250
Richard Engler, 2263 Oak Forest Drive, Jacksonville Beach, FL 32250

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

Minutes of Planning Commission Meeting
held April 26, 2010

Motion: It was moved by Mr. Sutton, seconded by Mr. Jones, to approve the request to extend the continued operation, for the period from January 1, 2011 through June 30, 2015.

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

Planning & Development Director's Report

Mr. Mann advised the board that there would not be a meeting on May 10, 2010; however, there will be a meeting on May 24, 2010, with two applications requesting 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
Recording Secretary

Approval:

/s/Terry DeLoach
Chairperson

Date: May 24, 2010