

**Minutes of Planning Commission Meeting
held Monday, April 22, 2013, 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 Chairman Greg Sutton.

Roll Call

Terry DeLoach, Vice Chairperson
Lee Dorson *Absent*
Greg Sutton, Chairperson
Bill Callan
David Dahl

Alternates: Georgette Dumont and Rick Knight

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

Approval of Minutes

It was moved by Mr. DeLoach, seconded by Mr. Dahl, and passed, to approve the minutes for both March 25, 2013 and April 8, 2013 minutes as presented.

Correspondence

There was no correspondence.

New Business

- (A) **PC #11-13 (13-10069) – 91 South 12th Street**
Conditional Use application for an elementary school (a three (3) grade level, 108 student charter school) located in a *Commercial General: C-2* zoning district, pursuant to Section 34-343(d)(8) of the Jacksonville Beach Land Development Code. (Seaside Community School)

Staff Report:

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

This application represents the second attempt by the applicant to find a location in Jacksonville Beach for the proposed Seaside Community School, a new Duval County public charter school. The subject property is in a C-2 zoning district, so the applicant was informed that conditional use approval would be required in order to locate the school there. The first application to locate the school in the City, PC#8-13, was for a different location, and it was denied. The current application proposes the same grade levels and student enrollment as PC#8-13. Information in the application described as first year with 108 students, and grades K through 2, and adding a 3rd Grade level and approximately an additional 36 students (two classes) in year two.

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The subject property does have a history of use as a private school; PC #9-01 was approved for educational use of the subject property on March 26, 2001, for the Broach School, a private school for grades 6 through 12. The Broach School occupied the subject property from Fall 2001 through July 2012, with an enrollment of approximately 100 students. Staff is not aware of any problems related to the operation of that school over that period, including traffic.

Staff has provided a copy of the site plan of the subject property with the application materials that was filed with Application PC #9-01, showing the existing building location and parking/circulation layout of the subject property. Parking for the former and the proposed educational use of the property is adequate, as is the ability to safely drop off and pick up students. Any potential queuing of parent vehicles that may occur in the mornings and afternoons can also be accommodated in the Shetter Avenue right-of-way. Even though it is only a two-lane road, Shetter Avenue has sufficient pavement width to accommodate a parking/queuing lane along its' westbound lane, while still allowing free flow of westbound traffic. The subject property is also fenced, adding an element of safety for the proposed school's students and staff.

Adjacent uses include a small commercial strip center immediately to the north, Beach Plaza shopping center across 12th Street to the west, and a mini-storage facility and other commercial/service type businesses across Shetter Avenue to the south.

As stated previously, a private school has operated for over ten years up until July of last year and staff is unaware of any problems associated with its operation. Given the scale of commercial activity in the surrounding area, the accessibility of the site, and given that the proposed school use is similar in intensity to the former school use, there should be no adverse impacts to the character of the surrounding neighborhood with a new school use at that location. Adjacent property values should not be negatively affected.

Recommendation: Approval.

Applicant:

The applicant, Kara Meintassis, 12546 Cranesbill Court, Jacksonville, FL, stated that she concurred with the staff report presented by Mr. Mann.

Public Hearing

Mr. Sutton 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:

- Melissa Stephens, 13431 Parrot Street, Jacksonville
- Katrina Hall, 673 Lookout Drive, Jacksonville
- Tricia Bowles, 2039 Selva Marina Drive, Atlantic Beach

Seeing no one else who wished to address the Board, Mr. Sutton closed the public hearing.

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Mr. Sutton asked the applicant if there was any recreational space that the students will be utilizing during their recess.

Ms. Meintassis replied there is a landscaping business next door to the school that will allow the students to use for recreation.

Motion: It was moved by Mr. DeLoach, seconded by Mr. Dahl, to approve the conditional use as presented.

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

(B) PC #12-13 (13-100070) – 1220 Marsh Landing Parkway

Conditional Use application for transfer of ownership of an existing hotel located in an *Industrial: I-1* zoning district, pursuant to Section 34-346(d)(7) of the Jacksonville Beach Land Development Code. (*Hampton Inn*)

Staff Report:

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

The applicants are in the process of purchasing the subject *Hampton Inn* hotel property on the south side of Marsh Landing Parkway, east of Marsh Landing Boulevard. That hotel exists as an approved conditional use in an *Industrial: I-1* zoning district. The property was originally approved for hotel use via application PC# 31-97, and has been under the same ownership since the hotel was built in 1990. The applicants were informed that conditional uses were not automatically transferrable, so they have filed for approval in their name as new owner.

Staff is not aware of any problems or code enforcement issues related to the subject use as a hotel property, and none are expected simply from a change of ownership. Adjacent uses include an office complex to the west, a commercial center with restaurant to the east, an apartment complex to the south and single-family uses across the Butler Blvd. right-of-way to the north. As an existing, well-established hotel use that actually complements and supports its adjacent office and commercial uses, a simple change in ownership should have no adverse effects on either the character of the surrounding area, or on adjacent property values.

Recommendation: Approval.

Applicant:

The agent for the application, Thomas Sullivan, 215 North Eola Drive, Orlando, stated that he concurred with the staff report presented by Mr. Mann. Mr. Sullivan did request that additional language be put into the motion to include “that the transfer of ownership be contingent on the sale of the property.”

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Public Hearing

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

Seeing no one who wished to address the Board, Mr. Sutton closed the public hearing.

Mr. DeLoach asked the applicant if the brand of the hotel would be changing with the transfer of ownership.

Mr. Sullivan replied no.

Motion: It was moved by Mr. DeLoach, seconded by Mr. Dahl, to approve the conditional use as presented, contingent on the sale of the property.

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

Planning & Development Director's Report

Mr. Mann advised the Commission members that the next meeting is scheduled for May 13, 2013 with three conditional use applications.

Adjournment

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

Submitted by: Amber Maria Lehman

Approval:

/s/Greg Sutton

Chairperson

Date: May 28, 2013