



# City of Jacksonville Beach

11 North Third Street  
Jacksonville Beach, Florida

## Agenda

### Planning Commission

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Monday, June 11, 2018

7:00 PM

Council Chambers

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#### MEMORANDUM TO:

Members of the Planning Commission  
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

1. **Call to Order**
2. **Roll Call:** Greg Sutton (Chair), Dave Dahl (Vice-Chair), Bill Callan, Georgette Dumont, Britton Sanders  
Alternates: Margo Moehring, Jason Lee
3. **Approval of Minutes:** None
4. **Correspondence:** None
5. **Old Business:** None
6. **New Business:**

- (A) **PC#16-18 102 15th Street South (*Discovery Montessori School*)**  
**Conditional Use Application** to modify the approved site plan (PC#5-14 and PC#2-17) for a private elementary and secondary school located in a *Residential, single-family: RS-1* zoning district, pursuant to Section 34-336 (d)(3) of the Jacksonville Beach Land Development Code.

#### 7. **Planning Department Report:**

- (A) The next meeting is scheduled for Monday, June 25, 2018.

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#### NOTICE

*In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, extension 10, no later than one business day before the meeting.*

MEMORANDUM



TO: Planning Commission Members  
FROM: Heather Ireland, Senior Planner  
DATE: June 4, 2018  
RE: June 11, 2018 - Planning Commission Meeting

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The following information is provided for your consideration regarding one agenda item for the upcoming Monday, June 11, 2018 Planning Commission meeting.

**NEW BUSINESS:**

**PC#16-18      Conditional Use Application**

Owner/  
Applicant:      The Discovery School of Jacksonville, Inc.  
200 (and 102 and 134) 15<sup>th</sup> Street South  
Jacksonville Beach, FL 32250

Agent:            Peter Christmatsis  
200 (and 102 and 134) 15<sup>th</sup> Street South  
Jacksonville Beach, FL 32250

Location:        200 (and 102 and 134) 15<sup>th</sup> Street South (*Discovery School*)

Request:         **Conditional Use Approval** to modify the approved site plan (PC#5-14 and PC#2-17) for a private elementary and secondary school located in a *Residential, single-family: RS-1* zoning district, pursuant to Section 34-336 (d)(3) of the Jacksonville Beach Land Development Code.

Comments:       The applicant, the Discovery School, has existed as a private school on the southwest corner of Shetter Avenue and 15<sup>th</sup> Street South since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15<sup>th</sup> Street South to the immediate south, with plans to expand the existing campus to the south down 15<sup>th</sup> Street. The approved expansion plans included a two-story, 18,000 square foot building on the combined properties, containing nine classrooms, and office and ancillary space that would support up to 175 students. The applicant received conditional use approval for the proposed expansion in 2014 via PC#5-14.

In 2017, the school had plans to provide a transitional building for three to five years while funds were raised to complete the construction of the approved permanent building. This required a modification to the 2014 site plan, which was approved via PC#2-17. The applicant is now wanting to complete site work as a result of the removal of a non-permanent modular structure on the existing site plan, enhance safety of the school, and to accommodate future development in accordance with the Discovery School of Jacksonville's amended Campus



# CONDITIONAL USE APPLICATION

PC No. 16-18

AS/400# 18-100098

MAY - 7 2018

HEARING DATE 6/11/18

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of \$250.00.

### APPLICANT INFORMATION

Land Owner's Name: The Discovery School of Jacksonville, Inc.  
Mailing Address: 200 15th Street South; Jacksonville Beach, FL 32250

Telephone: (904) 247-4577  
Fax: (904) 247-5626  
E-Mail: info@dmsonline.org

Applicant Name: The Discovery School of Jacksonville, Inc. c/o Peter Christamtsis  
Mailing Address: 200 15th Street South; Jacksonville Beach, FL 32250

Telephone: (904) 463-2227  
Fax: \_\_\_\_\_  
E-Mail: peterchristamtsis@gmail.com

*NOTE: Written authorization from the property owner is required if the applicant is not the owner.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

### PROJECT DATA

*(102 S. 15th Street)*

Street address of property and/or Real Estate Number: 177455-0000; 177477-0000; 177556-0200

Legal Description of property (attach copy of deed): 38-2S-29E 2.700 B DE CASTRO Y FERRER GRANT PT RECD O/R 16446-1143 (EX 10FT IN RW) BEING PARCELS A, B & 38-2S-29E 2.06 B DE CASTRO Y FERRER GRANT PT RECD O/R 8943-1609 & 38-2S-29E .55 B DE CASTRO Y FERRER GRANT PT RECD O/R 16801-94

Current Zoning Classification: JRS-1

Future Land Use Map Designation: LDR

*An 8 1/2 x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.*

Code section(s) applicable to the requested conditional use: Section 34-336 (d) (3)

Describe the proposed conditional use and the reason for the request: On the real estate properties listed as 177455-0000 and 177556-0200, conditional use was approved May 2015 (PC#5-14) (see attached) and subsequently modified February 2017 (PC#2-17) (see attached). We are looking to amend the conditional use permit to complete site work as a result of the

Applicant Signature:

Date: May 7/2018

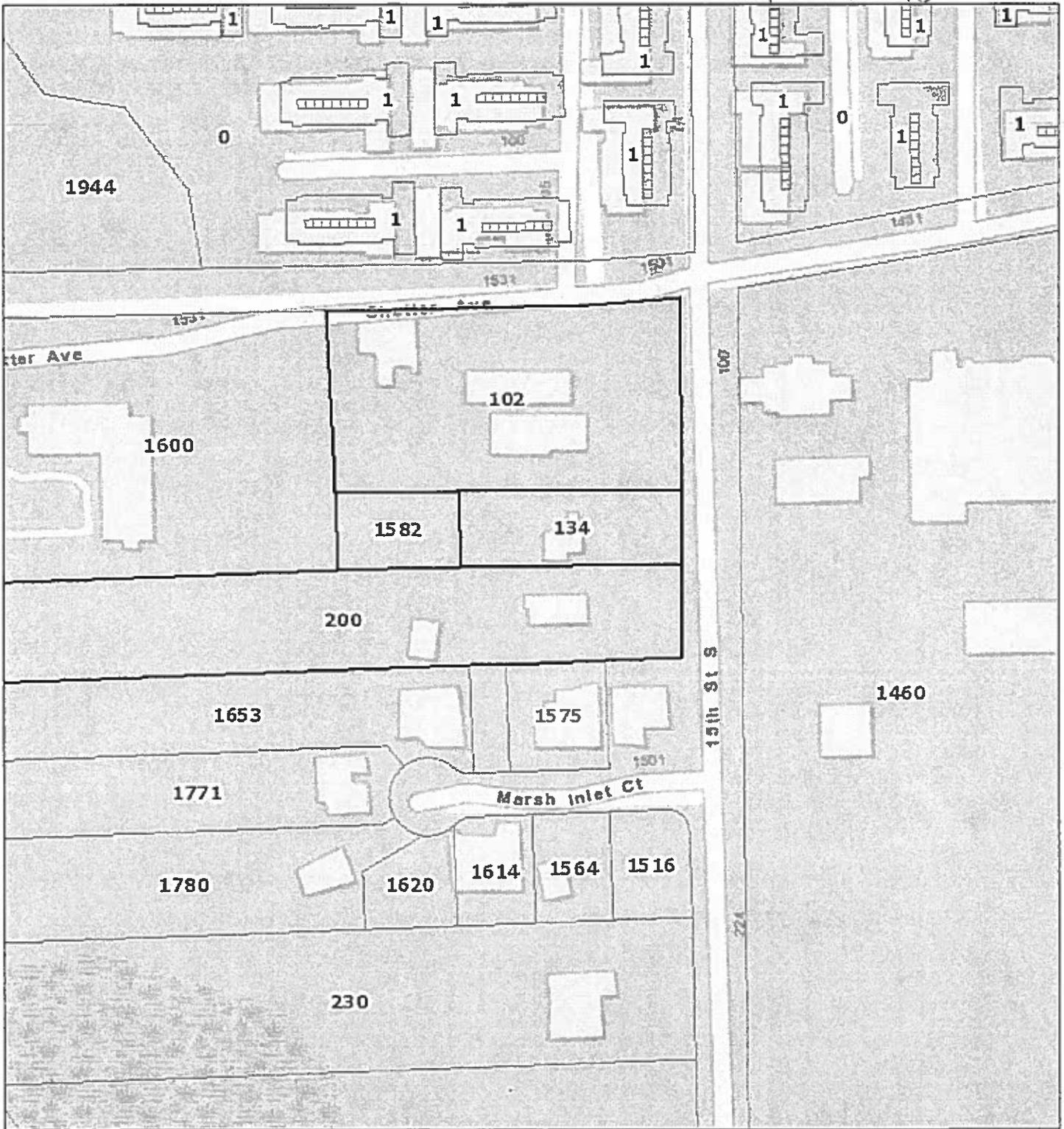
On the real estate properties listed as 177455-0000 and 177556-0200, conditional use was approved May 2015 (PC#5-14) (see attached) and subsequently modified February 2017 (PC#2-17) (see attached). We are looking to amend the conditional use permit to complete site work as a result of the removal of a non-permanent modular structure on the existing plan, to enhance safety of the school, and to accommodate future development in accordance with the Discovery School of Jacksonville's amended Campus Master Plan approved by the board of trustees in 2017 (see attached).

RECEIVED  
PC#16-18  
MAY - 7 2018

PLANNING & DEVELOPMENT

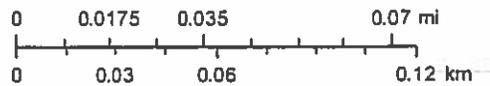
# Duval Map

PC#16-18



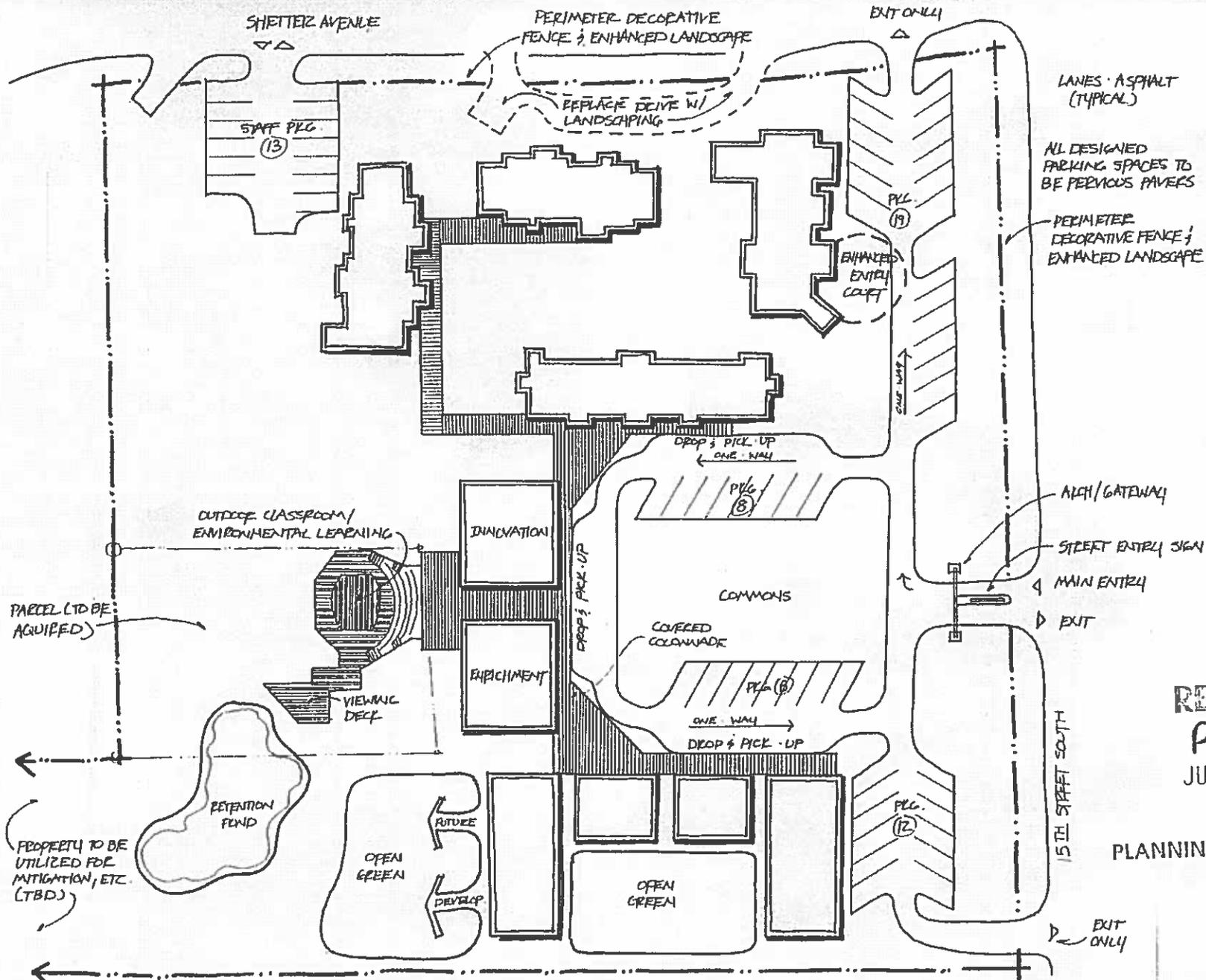
May 16, 2018

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community





LANES - ASPHALT (TYPICAL)  
 ALL DESIGNATED PARKING SPACES TO BE PERVIOUS PAVERS  
 PERIMETER DECORATIVE FENCE & ENHANCED LANDSCAPE

PARCEL (TO BE ACQUIRED)  
 PROPERTY TO BE UTILIZED FOR MITIGATION, ETC. (TBD)

RECEIVED  
 PC#16-18  
 JUN - 1 2018

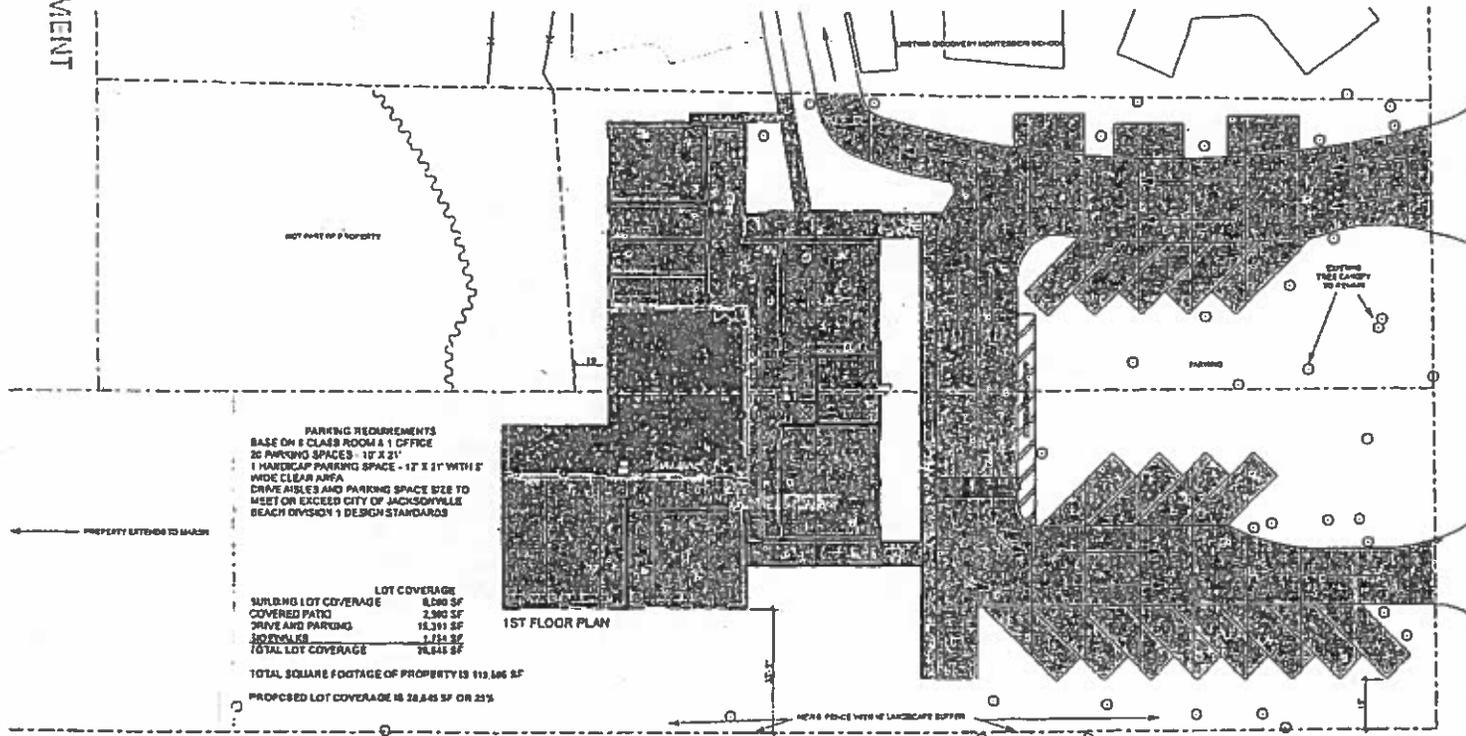
PLANNING & DEVELOPMI

**The DISCOVERY SCHOOL**  
 preliminary concept plan  
 12.9.17



PLANNING & DEVELOPMENT

RECEIVED  
PCA#16-18  
MAY - 7 2018



**PARKING REQUIREMENTS**  
 BASE ON 6 CLASS ROOM & 1 OFFICE  
 26 PARKING SPACES - 17' X 21'  
 1 HANDICAP PARKING SPACE - 17' X 21' WITH 8' WIDE CLEAR ANFA  
 DRIVEABLES AND PARKING SPACE SIZE TO MEET OR EXCEED CITY OF JACKSONVILLE BEACH DIVISION 1 DESIGN STANDARDS

LOT COVERAGE	
BUILDING LOT COVERAGE	8,580 SF
COVERED PATH	2,390 SF
DRIVE AND PARKING	11,393 SF
SOFTSCAPE	1,754 SF
TOTAL LOT COVERAGE	22,117 SF

TOTAL SQUARE FOOTAGE OF PROPERTY IS 119,586 SF  
 PROPOSED LOT COVERAGE IS 22,117 SF OR 23%

1ST FLOOR PLAN

DISCOVERY MONTESSORI SCHOOL EXPANSION AT 134 & 200 15TH STREET SOUTH, JACKSONVILLE BEACH, FL 32250 2-18-2014

THOMAS J MNICH, PA, AIA  
 3618 1ST STREET SOUTH, JACKSONVILLE BEACH, FL 32250

18TH STREET SOUTH

Site Plan approved via PCA#5-14

RECEIVED  
 BOA 15-10009Z  
 MAY - 5 2015

PLANNING & DEVELOPMENT

SHEPHER AVENUE

EXIT

15TH AVENUE

PRIMARY SCHOOL

CAMPUS

SPORTSFIELD

PLAY FIELD

WETLANDS SITE

OUTDOOR CLASS AREA

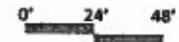
STUDENT WALKWAY & DROP OFF

STUDENT DROP OFF

BUILDING LOT COVERAGE	4,500 SQ. FT
COVERED PATH	2,500 SQ. FT
DRIVE AND PARKING	14,408 SQ. FT
SIDEWALKS	1,750 SQ. FT
<b>TOTAL LOT COVERAGE</b>	<b>23,158 SQ. FT</b>

**PARKING**  
 20 PARKING SPACES - 10' x 21'  
 1 HANDICAP PARKING SPACE - 12' x 21' WITH 5' WIDE CLEAR AREA  
 DRIVE AISLES AND PARKING SPACE SIZE TO MEET OR EXCEED CITY OF JACKSONVILLE BEACH DIVISION 1 STANDARDS

TOTAL SQ. FT. OF PROPERTY = 115,506 SF  
 PROPOSED LOT COVERAGE = ~20%



PLANNING & DEVELOPMENT

RECEIVED  
 PC# 16-18  
 MAY - 7 2018