

**Minutes of Planning Commission Meeting
Held Monday, June 11, 2018, 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 at 7:00 P.M. by Board Member Greg Sutton.

Roll Call

Chairman: Greg Sutton
Board Members: Bill Callan David Dahl Georgette Dumont Britton Sanders
Alternates: Jason Lee (*absent*) Margo Moehring.

Also present were Senior Planner Heather Ireland, and Staff Assistant Mandy Murnane.

Approval of Minutes

There were no minutes to approve.

Correspondence

There was no correspondence.

Old Business

There was no old business.

New Business

(A) PC#16-18 200 (and 102 and 134) 15th Street South (*Discovery School*)

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.

Staff Report:

Ms. Ireland read the following into the record:

The applicant, the Discovery School, has existed as a private school on the southwest corner of Shetter Avenue and 15th Street South since 1994 as an approved conditional use under PC#94-10. In 2014 the school purchased the two residential properties on 15th Street South to the immediate south, with plans to expand the existing campus to the south down 15th 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

Master Plan. The applicant was advised that any modifications or changes to the approved site plan would require approval by the Jacksonville Beach Planning Commission.

The applicant has provided two site plans to the City for consideration by the Planning Commission. The first site plan is an interim reconfiguration of the drop-off and pick-up area that would close the existing access off 15th Street South and create a new entrance to the south where the driveway to the demolished single-family dwelling previously existed on the property. Cars would then exist the property to the north. The second site plan is the ultimate Master Plan that shows the full proposed future phased build-out of the school property. Both site plans accommodate traffic by expanding the parking loop to provide a higher capacity for stacking and waiting vehicles on the property, and provide an additional exit route for departing vehicles. The school will continue with staggered arrival and dismissal times.

Adjacent uses include condominiums to the north across Shetter Avenue, the City's Operations and Maintenance Facility across 15th Street to the east, single family homes to the south off Marsh Inlet Court, and wetlands and Pablo Hamlet to the west.

The applicant has an established history with operating a school at this location, and has been a good steward of the existing property through various incremental expansions since it was established. The proposed interim site plan and Master Plan represent an effort to minimize potential off-site impacts due to traffic, or impacts to adjacent properties. In addition to committing to the proposed site plans as provided, staff feels that the conditions approved under PC#5-14 should be maintained during the transitional period as well.

Applicant: Peter Christmatsis, 200 15th Street South, Jacksonville Beach, was present and reviewed the traffic flow of the short term plan. The intent is to divert traffic around pedestrians on the campus. The drop off pattern would allow the drop-off entrance on the west and flow north to Shetter Avenue. Mr. Christmatsis confirmed the modular building being removed on July 1st allows more cars to cue on the property rather than in traffic.

For security, the goal is to have one entrance and one exit point to the campus. Current driveway access on Northwest side and Shetter Avenue would be shut off, and the area would be fenced off to allow for a safer environment for the students.

Additionally, Mr. Christmatsis reviewed the phases of the perimeter landscaping and environmental safety.

Mr. Dahl stated it was clear how thoroughly the applicant has reviewed the work to be done.

Public Hearing: No one wished to speak in support of or in opposition of the agenda item.

Mr. Sutton closed the public meeting.

Discussion: There was no additional discussion on the item.

Motion: It was moved by Ms. Dumont and seconded by Mr. Dahl, to approve PC#16-18 Conditional Use Approval.

Roll call vote: Ayes - Bill Callan, David Dahl, Georgette Dumont, Britton Sanders, and Greg Sutton.

The motion passed unanimously.

PLANNING & DEVELOPMENT DIRECTOR'S REPORT

Ms. Ireland reported the next meeting is scheduled for Monday, June 25, 2018, and it would be Mr. Callan's final meeting of his term. Mr. Sutton stated he would be absent.

Training with the City Attorney, Susan Erdelyi, is *tentatively* scheduled for July 23, 2018, at 6:00 P.M.

ADJOURNMENT

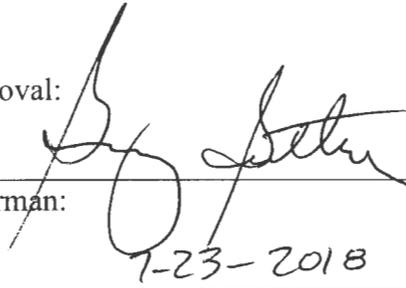
There being no further business coming before the Commission, Mr. Sutton adjourned the meeting at 7:22 P.M.

Submitted by: Mandy Murnane

Approval:

Chairman:

Date:



7-23-2018