

# City of Jacksonville



## Planning Commission Results Agenda

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup>. Floor – Hearing Room 1002

Thursday, May 9, 2024

1:00 P.M.

## Jacksonville Planning Commissioners

Charles Garrison, Chair  
Tina Meskel, Vice Chair  
Michael McGowan, Secretary

~~Lamonte Carter~~  
Amy Fu  
~~Julius Harden~~  
Moné Holder  
Ali Marar  
~~Jack Meeks~~

Mark McManus, Military Representative  
Randy Gallup, School District Representative

**NOTE:** The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, May 23, 2024**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 21, 2024**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on April 18 - APPROVED**

**ORGANIZATION OF AGENDA**

**QUASI-JUDICIAL**

**EXCEPTIONS (E), VARIANCES (V), WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR LIQUOR LICENSE LOCATION (W L D), AND WAIVER OF ARCHITECTURAL AND ASTHETIC REQUIREMENTS (WAAR)**

**EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS**

**Deferrals –**

**Ex-Parte**

1. E-15-20 (companion W L D-15-05)  
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes  
Request: Retail Sales of Alcohol for Off-Premises Consumption  
Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Ex-Parte**

2. W L D-15-05 (companion E-15-20)  
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes  
Request: Reduce Required Minimum Distance between Liquor License Location and Church or School  
from 500 feet to 175 feet  
Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Ex-Parte**

3. E-23-35 (Companion AD-23-36)  
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes  
Request: Auto Laundry  
Owner(s): TDC JAX LLC Agent: Driven Brands  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Ex-Parte**

4. AD-23-36 (Companion E-23-35)  
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes  
Request: Reduce Land Use Buffer  
Owner(s): TDC JAX LLC Agent: Driven Brands  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte** 5. V-23-17  
Council District-5 – Planning District-3 2172 Ashland Street Signs Posted: Yes  
Request: Reduce side and rear yards for the Accessory Dwelling Unit  
Owner(s): Jaime Rodrigo Mora Dutan Agent: Elie Assi  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard –**

- Ex-Parte** 1. E-23-83  
Council District-1 – Planning District-2 2948 Justina Road Signs Posted: Yes  
Request: Daycare  
Owner(s): Monir Yazgi Agent: Monique Williams  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte** 2. WLD-24-06  
Council District-7 – Planning District-1 1352 North Main Street Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 749 feet  
Owner(s): Shoppes of Lakeside Inc Agent: Hector Zayas  
Staff Recommendation: **WITHDRAW**  
Planning Commission Recommendation: **WITHDRAWN** with **FEES**

**New Items –**

- Ex-Parte** 1. E-24-24  
Council District-9 – Planning District-5 0 Line Street Signs Posted: Yes  
Request: Off-street Parking Lot meeting the Performance Standards and Development criteria set  
forth in Part 4 of the Zoning Code  
Owner(s): Gateway Community Services, Inc. Agent: Marshall Phillips, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. E-24-26  
Council District-5 – Planning District-3 5308 University Boulevard West Signs Posted: Yes  
Request: Sale and Service of New and Used Tires  
Owner(s): Mahesh Doshi Agent: Josh Cockrell  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 3. V-24-07  
Council District-12 – Planning District-4 632 Pinebrook Drive East Signs Posted: Yes  
Request: Increase maximum square feet of Accessory Structure from 1,098 square feet (50%) to  
2,400 square feet (109%)  
Owner(s): Ricky Rigdon Agent: None  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte** 4. WLD-24-08 (companion AD-24-29)  
Council District-5 – Planning District-3 1980 San Marco Boulevard Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 400 feet  
Owner(s): Marco Square Land LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

**Ex-Parte** 5. AD-24-29 (companion WLD-24-08)  
Council District-5 – Planning District-3 1980 San Marco Boulevard Signs Posted: Yes  
Request: Reduce minimum number of off-street parking spaces from 58 to 0  
Owner(s): Marco Square Land LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte** 6. WLD-24-09  
Council District-5 – Planning District-3 3921 Hendricks Avenue Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 640 feet  
Owner(s): Peter Jaghab Agent: Fred Atwill, Jr.  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

## CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

## MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals –

**Ex-Parte** 1. MM-22-08  
Council District-3 – Planning District-3 12800 Beach Boulevard Signs Posted: Yes  
Request: Increase school capacity by 300 students  
Owner(s): Ken Haiko and St. John the Divine Greek Orthodox Church of Jacksonville, Florida, Inc.  
Agent: Emily Pierce, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

Deferred Item to be Heard –

**Ex-Parte** 1. MM-24-05  
Council District-3 – Planning District-2 13301 Beach Boulevard Signs Posted: Yes  
Request: Electronic Sign  
Owner(s): Jay Mullally Agent: Paul T. Moore  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

**New Items –**

**Ex-Parte**

1. MM-24-06  
Council District-10 – Planning District-5 2150 Soutel Drive Signs Posted: Yes  
Request: Revise Site Plan to show Outdoor Boat and RV Storage  
Owner(s): Navin Chadha Agent: Navin Chadha  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,  
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

**LAND USE AMENDMENTS AND COMPANIONS REZONINGS**

**Deferrals –**

1. 2022-0888 (L-5715-22C) (companion 2022-0889)  
Council District-13 – Planning District-3 4915 San Pablo Road South Signs Posted: Yes  
Request: C G C to R P I  
Owner(s): Steinemann San Pablo, LLC Agent: Steve Diebenow, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED** to 6/20/24

**Ex-Parte**

2. 2022-0889 (companion 2022-0888)  
Council District-13 – Planning District-3 4915 San Pablo Road South Signs Posted: Yes  
Request: P U D to P U D  
Owner(s): Steinemann San Pablo, LLC Agent: Steve Diebenow, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED** to 6/20/24
3. 2024-0225 (L-5909-24C) (companion 2024-0226)  
Council District-5 – Planning District-3 0 Clydo Road Signs Posted: Yes  
Request: L I to H I  
Owner(s): Flo-Gas Corp Agent: Fred Atwill  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – None**

**New Items –**

1. 2024-0273 (L-5860-23C) (companion 2024-0274)  
Council District-7 – Planning District-1 851 North Market Street Signs Posted: Yes  
Request: R O S to C G C  
Owner(s): City of Jacksonville Agent: T. R. Hainline, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte**      2.    2024-0274 (companion 2024-0273)  
Council District-7 – Planning District-1      851 North Market Street      Signs Posted: Yes  
Request: P B F-1 to P U D  
Owner(s): City of Jacksonville      Agent: T. R. Hainline, Esquire  
Staff Recommendation: **APPROVE** with **CONDITIONS**  
Planning Commission Recommendation: **DEFERRED**
3.    2024-0275 (L-5840-23C) (companion 2024-0276)  
Council District-10 – Planning District-5      0 Pritchard Road and 6453 Robinson Road  
Signs Posted: Yes  
Request: L D R to L I  
Owner(s): Shaw's Land Properties, LLC      Agent: Chris Hagan  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      4.    2024-0276 (companion 2024-0275)  
Council District-10 – Planning District-5      0 Pritchard Road and 6453 Robinson Road  
Signs Posted: Yes  
Request: R R-Acre and R L D-60 to I L  
Owner(s): Shaw's Land Properties, LLC      Agent: Chris Hagan  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**
5.    2024-0277 (L-5916-24C) (companion 2024-0278)  
Council District-7 – Planning District-5      618 Stockton Street      Signs Posted: Yes  
Request: M D R to C G C  
Owner(s): Jax Association of Firefighters, IAFF Local No. 122, Inc.      Agent: Michael Lesniak  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      6.    2024-0278 (companion 2024-0277)  
Council District-7 – Planning District-5      618 Stockton Street      Signs Posted: Yes  
Request: R M D-B to C C G-1  
Owner(s): Jax Association of Firefighters, IAFF Local No. 122, Inc.      Agent: Michael Lesniak  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

## CONVENTIONAL REZONINGS

Deferrals – None

Deferred Items to be Heard – None

**New Items –**

- Ex-Parte** 1. 2024-0280  
Council District-5 – Planning District-3 3694 Grandy Avenue Signs Posted: Yes  
Request: C O to R O  
Owner(s): Emerson Office Complex II, LLC Agent: Stephen Smith  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 2024-0281  
Council District-6 – Planning District-3 12373 Hood Landing Road Signs Posted: Yes  
Request: R R-Acre to R L D-90  
Owner(s): Antionette Bennett, Brandon Bennett and Johnique Bennett Agent: Randolph Island  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**PLANNED UNIT DEVELOPMENTS**

**Deferrals – None**

**Deferred Items to be Heard –**

- Ex-Parte** 1. 2024-0231  
Council District-1 – Planning District-2 6200 and 6240 Fort Caroline Road  
Signs Posted: Yes  
Request: C C G-1 to P U D  
Owner(s): Beemer and Associates XIII, L.C. Agent: Douglas Burnett  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVE** with **CONDITIONS**

**New Items –**

- Ex-Parte** 1. 2024-0279  
Council District-9 – Planning District-5 810 North McDuff Avenue Signs Posted: Yes  
Request: C C G-1 to P U D  
Owner(s): T & T Capital Holdings Inc. Agent: Curtis Hart  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

**ORDINANCES –**

**OLD BUSINESS – Terrance Harvery (OGC)** – discussed the amendment to the Bylaws concerning the Withdrawal of Applications pursuant to Section 656.139 of the Jacksonville Ordinance Code

**NEW BUSINESS –**

1. Appeal of Written Interpretation by the Planning Director  
Applicant: Devin J. Reed, CCO  
Jacksonville Aviation Authority  
Applicant's Attorney: Stearns Weaver Miller, P.A.  
Planning Commission: **DEFER** to 6/20/24

**APPEALS UPDATE –**

**ADJOURNMENT – 3:06PM**