

# Planning Commission October 29, 2009

1:00 PM – City Council Chambers, City Hall, 1<sup>st</sup> Floor  
117 West Duval Street; Jacksonville, FL 32202

Gray Edwards, *Chairman*  
Marc Hardesty, *Vice Chairman*  
Meredith Hines, *Secretary*

Pablo Ferrari  
Deno Hicks  
Wayne E. Johnson II

Dow Peters  
James Register

Jeffrey D. Maclay, *Military Representative*  
Karen Kuhlmann, *School Board Representative*

Janetta Norman, Marvin Hill, & Joseph Noll - Alternates

## MEETING AGENDA

<p><b>I. Call to Order / Verification of Quorum</b></p> <ul style="list-style-type: none"><li>a) Pledge of Allegiance</li><li>b) Submittal of Speaker's Cards</li><li>c) Agenda Organization<ul style="list-style-type: none"><li>1. Adopt Previous Meeting Minutes</li><li>2. Deferrals</li><li>3. Proof of Publications</li></ul></li></ul> <p><b>II. Exceptions, Variances and Waivers</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul> <p><b>III. Cellular Antenna Reviews</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul> <p><b>IV. Land Use Amendments, Companion Rezoning and Neighborhood Studies</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul> <p><b>V. Conventional Rezoning</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul>	<p><b>VI. Minor Modifications and Administrative Deviation Appeals</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul> <p><b>VII. Planned Unit Developments</b></p> <ul style="list-style-type: none"><li>a) Deferrals</li><li>b) Deferred Items to be Heard</li><li>c) New Items</li></ul> <p><b>VIII. Ordinances</b></p> <p><b>IX. Old Business</b></p> <p><b>X. New Business</b></p> <p><b>XI. Appeals Update</b></p> <p><b>XII. Information</b></p> <ul style="list-style-type: none"><li>a) 10/15/09 Meeting Minutes</li></ul> <p><b>XIII. Adjournment</b></p>
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**NOTE:** The next regular meeting of the Planning Commission will be held on Thursday, November 12, 2009 at the **City Council Chambers, 1<sup>st</sup> Floor City Hall; 117 West Duval Street.**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on Tuesday, November 3, 2009.

Version Date 10/23/09 (1)

Sections 30.204(d) and 650.105(n) of the Ordinance Code designate the Planning Commission as the City's Local Planning Agency pursuant to Section 163.3174 F.S

**II. Exceptions, Variances and Waivers**

a) Deferrals – None

b) Deferred Items To Be Heard – None

c) New –

1. **E-09-48**

**CD-14 / PD-4** 4640 Sub Chaser Court

**Proposed Use:** Retail Sales (service establishment)

**Owner:** Mary Lester

**Staff Recommendation:** **A**

**Planning Commission:**

**Signs Posted**  Yes  No

**III. Cellular Antenna Reviews**

a) Deferrals – None

b) Deferred Items To Be Heard – None

c) New – None

**IV. Land Use Amendments, Companion Rezoning & Neighborhood Studies**

a) Deferrals –

1. **2008-541 (2007C-025)**

**CD-11** 2604 New Berlin Road

**Proposed Use:** LDR to RPI

**Owner:** Lonn W. & Rebecca L. Biastre

**Agent:** Susan Green

**Staff Recommendation:** **D**

**Planning Commission:** **DF** Until 12/10/09

**Signs Posted**  Yes  No

**A** = Approval      **DF** = Defer      **D** = Deny      **W** = Withdraw      **A/C** = Approve / Conditions  
**A/AMD** = Approve/ Amend      **A/AMD/C** = Approved/Amend/Conditions

**CD = Council District**

**2. 2008-542**

**CD-11** 2604 New Berlin Road  
**Proposed Use:** RLD-100A to PUD  
**Owner:** Lonn W. & Rebecca L. Biastre  
**Staff Recommendation:** **D**  
**Signs Posted**  **Yes**  **No**

**PUD:** New Berlin Road  
**Agent:** Susan Green  
**Planning Commission:** **DF** Until 12/10/09

**3. 2009-526 (2009C-003)**

**CD-11** 1050 New Berlin Road  
**Proposed Use:** LDR to RPI  
**Owner:** Alice M. Fausnight  
**Staff Recommendation:** **DF**  
**Signs Posted**  **Yes**  **No**

**Agent:** L. Charles Mann  
**Planning Commission:** **DF** Until 11/12/09

**4. 2009-527**

**CD-11** 1050 New Berlin Road  
**Proposed Use:** RLD-120 to PUD  
**Owner:** Alice M. Fausnight  
**Staff Recommendation:** **DF**  
**Signs Posted**  **Yes**  **No**

**Agent:** L. Charles Mann  
**Planning Commission:** **DF** Until 11/12/09

**5. 2009-655 (2008C-012)**

**CD-8** 921 Ardoon Street  
**Proposed Use:** LDR to CGC  
**Owner:** Cleve A. & Denise M. Hopper  
**Staff Recommendation:** **D**  
**Signs Posted**  **Yes**  **No**

**Agent:** Paul M. Harden  
**Planning Commission:** **DF** Until 11/12/09

**6. 2009-656**

**CD-8** 921 Ardoon Street  
**Proposed Use:** RLD-60 to CCG-2  
**Owner:** Cleve A. & Denise M. Hopper  
**Staff Recommendation:** **D**  
**Signs Posted**  **Yes**  **No**

**Agent:** Paul M. Harden  
**Planning Commission:** **DF** Until 11/12/09

**7. 2009-657 (2008C-013)**

**CD-8** 6200 Norwood Avenue & Rearward Lot on Crestwood Street  
**Proposed Use:** LDR to CGC  
**Owner:** Betty Hopper  
**Staff Recommendation:** **D**  
**Signs Posted**  **Yes**  **No**

**Agent:** Paul M. Harden  
**Planning Commission:** **DF** Until 11/12/09

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**8. 2009-658**

**CD-8** 6200 Norwood Avenue & Rearward Lot on Crestwood Street

**Proposed Use:** RLD-60 to CCG-2

**Owner:** Betty Hopper

**Agent:** Paul M. Harden

**Staff Recommendation:** D

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

**9. 2009-659 (2008C-019)**

**CD-14** 5340 Timuquana Road

**Proposed Use:** LDR to CGC

**Owner:** Pena Realty Holdings Co, LLC

**Agent:** Paul M. Harden

**Staff Recommendation:** DF

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

**10.2009-660**

**CD-14** 5340 Timuquana Road

**Proposed Use:** RLD-60 to PUD

**Owner:** Pena Realty Holdings Co, LLC

**Agent:** Paul M. Harden

**Staff Recommendation:** DF / No Report

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

**11.2009-663 (2009C-002)**

**CD-10** SE Corner of Old Kings Road & Soutel Drive

**Proposed Use:** LDR to LI

**Owner:** Business Resources of America

**Agent:** L. Charles Mann

**Staff Recommendation:** DF

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

**12.2009-664**

**CD-10** SE Corner of Old Kings Road & Soutel Drive

**Proposed Use:** RR-Acre to PUD

**Owner:** Business Resources of America

**Agent:** L. Charles Mann

**Staff Recommendation:** DF

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

**13.2009-667 (2009C-006)**

**CD-4** 1634 Valencia Drive, 1631 & 1639 Shadowood Lane

**Proposed Use:** LDR to CGC

**Owner:** Racetrac Petroleum, Inc.

**Agent:** Paul M. Harden

**Staff Recommendation:** A

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

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**14.2009-668**

**CD-4** 1634 Valencia Drive, 1631 & 1639 Shadowood Lane

**Proposed Use:** CCG-1 & RLD-60 to PUD

**Owner:** Racetrac Petroleum, Inc.

**Agent:** Paul M. Harden

**Staff Recommendation:** A/C

**Planning Commission:** DF Until 11/12/09

**Signs Posted**  Yes  No

b) **Deferred Item To Be Heard – None**

c) **New –**

**1. 2009-790**

Text Amendment to the 2010 Comp Plan for Capital Improvement Element

**Staff Recommendation:** A

**Planning Commission:**

**2. 2009-791**

Adopt Proposed Evaluation & Appraisal Report (EAR) Based Text Amends to the 2010 Comp Plan

**Staff Recommendation:** A

**Planning Commission:**

**V. Conventional Rezoning**

a) **Deferrals – None**

b) **Deferred Items To Be Heard – None**

c) **New – None**

**VI. Minor Modifications and Administrative Deviation Appeals**

a) **Deferrals – None**

b) **Deferred Items To Be Heard –**

**1. MM-09-14 (2003-611)**

**CD-11** Cedar Bay Road

**Proposed Use:** Reduce dwelling size from 2000 sq ft to 1800 sq ft

**Owner:** CRM Florida Properties, LLC

**Agent:** Wyman R. Duggan

**Staff Recommendation:** A

**Planning Commission:**

**Signs Posted**  Yes  No

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c) New –

**1. MM-09-16 (2006-871, 2008-984, & 2009-625)**  
**CD-13 / PD-3** 8309 Southside Boulevard  
**Proposed Use:** Sale of beer and wine for off-premises consumption  
**Owner:** Sembler EDP Partnership #22 LTD      **Agent:** Wyman R. Duggan  
**Staff Recommendation: A**      **Planning Commission:**  
**Signs Posted**  Yes  No

**VII. Planned Unit Developments**

a) Deferrals –

**1. 2009-350**  
**CD-11** 13115 Gillespie Avenue  
**Proposed Use:** PUD to PUD  
**Owner:** Rojo Diablo, LLC.      **PUD:** East West Connector  
**Staff Recommendation: DF**      **Agent:** L. Charles Mann  
**Signs Posted**  Yes  No      **Planning Commission: DF**

b) Deferred to be Heard –

**1. 2009-627**  
**CD-4** Taylor Street between Emerson St. & Cascade Road  
**Proposed Use:** CO to PUD  
**Owner:** Thurman Jerome Jarrell      **PUD:** Jarrell Screens  
**Staff Recommendation: A/C**      **Agent:** Fred DeWitt  
**Signs Posted**  Yes  No      **Planning Commission:**

c) New –

**1. 2009-750**  
**CD-2** 2500 Monument Road  
**Proposed Use:** PUD to PUD  
**Owner:** William A Watson & Watson Realty      **PUD:** Monument McCormick  
**Staff Recommendation: A/C**      **Agent:** Charles Mann  
**Signs Posted**  Yes  No      **Planning Commission:**

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**2. 2009-752**

**CD-11** 9800 Plummer Road

**Proposed Use:** PUD to PUD

**Owner:** Dale Hanson

**Staff Recommendation:** A/C

**Signs Posted**  Yes  No

**PUD:** Oak Lane Plantation

**Agent:** Jeffrey MacFarlane

**Planning Commission:**

**3. 2009-753**

**CD-9** 2179 Emerson Street

**Proposed Use:** RMD-A, IBP & CCG-2 to PUD

**Owner:** Edward Robinson, Sr.

**Staff Recommendation:** A/C

**Signs Posted**  Yes  No

**PUD:** Southside Church Of God in Christ

**Agent:** Paulette Walker

**Planning Commission:**

**VIII. Ordinances**

**1. 2009-91**

**Staff Recommendation:** A

**Planning Commission:**

**2. 2009-429**

**Staff Recommendation:** D

**Planning Commission:**

**IX. Old Business**

**X. New Business**

**XI. Appeals Update**

**XII. Information**

- a) 10/15/09 Planning Commission Minutes

**XIII. Adjournment**

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