

Planning Commission October 29, 2009

1:00 PM – City Council Chambers, City Hall, 1st 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

Matt Schellhorn, *Military Representative*

RESULTS MEETING AGENDA

<p>I. Call to Order / Verification of Quorum</p> <ul style="list-style-type: none">a) Pledge of Allegianceb) Submittal of Speaker's Cardsc) Agenda Organization<ul style="list-style-type: none">1. Adopt Previous Meeting Minutes2. Deferrals3. Proof of Publications <p>II. Exceptions, Variances and Waivers</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items <p>III. Cellular Antenna Reviews</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items <p>IV. Land Use Amendments, Companion Rezoning and Neighborhood Studies</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items <p>V. Conventional Rezoning</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items	<p>VI. Minor Modifications and Administrative Deviation Appeals</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items <p>VII. Planned Unit Developments</p> <ul style="list-style-type: none">a) Deferralsb) Deferred Items to be Heardc) New Items <p>VIII. Ordinances</p> <p>IX. Old Business</p> <p>X. New Business</p> <p>XI. Appeals Update</p> <p>XII. Information</p> <ul style="list-style-type: none">a) 10/15/09 Meeting Minutes <p>XIII. Adjournment</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, 1st 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: **A**

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: A

2. 2009-791

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

Staff Recommendation: A

Planning Commission: A/AMD

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: - D

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: A**
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: A/AMD/C**

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: A/AMD/C**

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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: A/AMD/C

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: A/AMD/C

VIII. Ordinances

1. 2009-91

Staff Recommendation: A

Planning Commission: DF Until 11-12-09

2. 2009-429

Staff Recommendation: D

Planning Commission: DF Until 11-12-09

IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

a) 10/15/09 Planning Commission Minutes

XIII. Adjournment

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