

# City of Jacksonville



## Planning Commission Results Agenda

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

Thursday, April 18, 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 9, 2024**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 7, 2024**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on April 4, 2024 - 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**

**Ex-Parte** 6. 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: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard –**

**Ex-Parte** 1. E-24-18  
Council District-8 – Planning District-6 7709 Woodley Road Signs Posted: Yes  
Request: Animal Slaughterhouse  
Owner(s): Whitaker Estates Management, LLC Agent: Andre Bahri  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **WITHDRAWN**

**New Items –**

**Ex-Parte** 1. E-24-20  
Council District-11 – Planning District-3 11901 Fayal Drive Signs Posted: Yes  
Request: To Extend Recycling Clean Debris Use  
Owner(s): Emir Hrustic Agent: Edward Hughes  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte** 2. E-24-22  
Council District-12 – Planning District-4 2305 US301 Highway North Signs Posted: Yes  
Request: Borrow Pit, *subject to the regulation contained in Part 9*  
Owner(s): Thomas Harper Agent: Lara D. Hipps  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte** 3. WLD-24-01  
Council District-6 – Planning District-3 10131 San Jose Boulevard Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 500 feet to +/- 50 feet  
Owner(s): Crown Point Plaza Land Trust ET AL Agent: Mark Shelton, AICP  
Staff Recommendation: **APPROVE**  
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 – None

New Items –

- Ex-Parte** 1. MM-24-01  
Council District-7 – Planning District-1 1105 Albert Street Signs Posted: Yes  
Request: Revise the Landscaping Regulations  
Owner(s): City of Jacksonville and Barbara Jaffe Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 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**

## 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**

- 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**

**Deferred Items to be Heard – None**

**New Items –**

1.    2024-0223 (L-5904-24C) (companion 2024-0224)  
Council District-12 – Planning District-4    13525 Beaver Street West    Signs Posted: Yes  
Request: C G C to L I and R O S  
Owner(s): First Coast Electric, LLC    Agent: Curtis Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte**      2.    2024-0224 (companion 2024-0223)  
Council District-12 – Planning District-4    13525 Beaver Street West    Signs Posted: Yes  
Request: C C G-1 to I L and R O S  
Owner(s): First Coast Electric, LLC    Agent: Curtis Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
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**

- Ex-Parte**      4.    2024-0226 (companion 2024-0225)  
Council District-5 – Planning District-3    0 Clydo Road    Signs Posted: Yes  
Request: I B P to I L  
Owner(s): Flo-Gas Corp    Agent: Fred Atwill  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
5.    2024-0227 (L-5913-24C) (companion 2024-0228)  
Council District-12 – Planning District-5    9260 Lockwood    Signs Posted: Yes  
Request: L D R to M D R  
Owner(s): Joseph Patrick McAnallen, III    Agent: Hayden Phillips, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      6.      2024-0228 (companion 2024-0227)  
Council District-12 – Planning District-5      9260 Lockwood      Signs Posted: Yes  
Request: R R Acre to R M D-A  
Owner(s): Joseph Patrick McAnallen, III      Agent: Hayden Phillips, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## TEXT AMENDMENTS

**Deferrals – None**

**Deferred Items to be Heard – None**

**New Items – None**

## CONVENTIONAL REZONINGS

**Deferrals –**

**Ex-Parte**      1.      2023-0328  
Council District-1 – Planning District-2      0 Merrill Road      Signs Posted: Yes  
Request: P B F-2 to R M D-A  
Owner(s): Lakefront Church Property, LLC      Agent: Patrick Krewchowski, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – None**

**New Items –**

**Ex-Parte**      1.      2024-0232  
Council District-11 – Planning District-3      0 J. Turner Butler Boulevard      Signs Posted: Yes  
Request: C O to C C G-1  
Owner(s): Arthur Chester Skinner, III      Agent: Eric Hires  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      2.      2024-0233  
Council District-7 – Planning District-4      4714 Shelby Avenue      Signs Posted: Yes  
Request: P U D to R L D-40  
Owner(s): Episcopal Church in the Diocese of Florida, Inc.      Agent: Wyman Duggan, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      3.      2024-0234  
Council District-8 – Planning District-6      0 & 12433 Gillespie Avenue      Signs Posted: Yes  
Request: R L D -60 to R L D-40  
Owner(s): BCEL 8C LLC and Essa Hashem      Agent: Brian Small  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## PLANNED UNIT DEVELOPMENTS

### Deferrals – NONE

#### Deferred Items to be Heard –

- Ex-Parte** 1. 2024-0098  
Council District-12 – Planning District-5 0 Beaver Street, 152 & 258 Chaffee Road South,  
0, 11230, 11240, 11270, 11371 & 11272 Gurtler Road  
Signs Posted: Yes  
Request: P U D & I L to P U D  
Owner(s): Lugas, LLC & Chaffee Palms, LLC Agent: Blair Knighting  
Staff Recommendation: **APPROVE** with **CONDITIONS**  
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

#### New Items –

- Ex-Parte** 1. 2024-0229  
Council District-5 – Planning District-3 0 Sunbeam Road Signs Posted: Yes  
Request: P U D to P U D  
Owner(s): Aterro, LLC and Jeremy's Hill, LLC Agent: Jeremy Hill  
Staff Recommendation: **APPROVE** with **CONDITIONS**  
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**
- Ex-Parte** 2. 2024-0230  
Council District-10 – Planning District-5 0 Francis Road and 0 West Edgewood Avenue  
Signs Posted: Yes  
Request: C R O and C C G-1 to P U D  
Owner(s): St. Johns Trading Company, Inc Agent: Shalene Estes  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. 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: **DEFERRED**

**ORDINANCES –**

1. 2024-256

Amend Section 656.311(Residential – Professional – Institutional Category), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to include all Single Family Dwellings on the List of Permissible Uses and Structures in the Commercial, Residential and Office Zoning District; Amend Section 656.704 (Nonconforming Lots of Record and Infill Lots - Residential), Part 7 (Nonconforming Lots, Uses and Structures), Chapter 656 Zoning Code), Ordinance Code, to address Modular and Mobile Homes and to Reduce the minimum square feet required for Infill Lots from 2,500 square feet to 1,500 square feet; Amend Section 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning Code), Ordinance Code, to define “Cottage” and to Amend Certain Other Definitions; Provided for Codification Instructions

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVED**

**OLD BUSINESS –**

**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: **DEFERRED** to 5/9/24

**APPEALS UPDATE –**

**ADJOURNMENT – 4:29 PM**