RESULTS MEETING AGENDA

I. Call to Order / Verification of Quorum
   a) Pledge of Allegiance
   b) Submittal of Speaker’s Cards
   c) Agenda Organization
      1. Adopt Previous Meeting Minutes
      2. Deferrals
      3. Proof of Publications

II. Exceptions, Variances and Waivers and Administrative Deviations
   a) Deferrals
   b) Deferred Items to be Heard
   c) New Items

III. Cellular Antenna Reviews
   a) Deferrals
   b) Deferred Items to be Heard
   c) New Items

IV. Land Use Amendments, Companion Rezonings, Text Amendments
   a) Deferrals
   b) Deferred Items to be Heard
   c) New Items

V. Conventional Rezonings
   a) Deferrals
   b) Deferred Items to be Heard
   c) New Items

VI. Minor Modifications and Administrative Deviation Appeals
    a) Deferrals
    b) Deferred Items to be Heard
    c) New Items

VII. Planned Unit Developments
     a) Deferrals
     b) Deferred Items to be Heard
     c) New Items

VIII. Ordinances
IX. Old Business
X. New Business
XI. Appeals Update
XII. Information
      a) 06/08/2017 Minutes
XIII. Adjournment

NOTE: The next regular meeting of the Planning Commission will be held on Thursday, July 20, 2017 in the City Hall St. James Building, 1st Floor Council Chambers, 117 West Duval Street, Jacksonville, Florida 32202.

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on Tuesday, July 18, 2017.

RULE 4.505 DISRUPTION OF MEETING
No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Security.

REQUEST TO SPEAK:
1. Fill out a Speaker Card
2. Sign-In on the Sign-In Sheet
3. Read the rules on the back of the card.
4. Place card in tray labeled “Speaker Cards.”
II. Exceptions, Variances, Waivers and Administrative Deviations

a) Deferrals – None

b) Deferred Items To Be Heard –

   CD-5 / PD-2  4022 Atlantic Blvd.
   Request: Retail Sales of alcohol for off-premises consumption
   Owner: Anjali Food Mart, Inc.
   Agent: Paul M. Harden, Esq.
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: DF – No Report
   Planning Commission: DF

2. WLD-15-05 (companion E-15-20)
   CD-5 / PD-2  4022 Atlantic Blvd.
   Request: Reduce required minimum distance between liquor license location
           and Church or School from 500 feet to 175 feet
   Owner: Anjali Food Mart, Inc.
   Agent: Paul M. Harden, Esq.
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: DF – No Report
   Planning Commission: DF

3. E-17-43 (companion AD-17-35)
   CD-4 / PD-3  3546 St. Johns Bluff Road
   Request: Sales of all alcoholic beverages on premises
   Owner: Marisa Mendez
   Agent: None
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: A
   Planning Commission: A

4. AD-17-35 (companion E-17-43)
   CD-4 / PD-3  3546 St. Johns Bluff Road
   Request: Reduce parking from 182 spaces to 146
   Owner: Marisa Mendez
   Agent: None
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: A
   Planning Commission: A
c) New Items –

1. E-17-46
   CD-1 / PD-2  8240 Merrill Road
   Request: Outside Sale & Service
   Owner: Race Trac Petroleum, Inc.
   Agent: Rebecca Montgomery
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: DF – No Report
   Planning Commission: DF

2. E-17-47
   CD-12 / PD-5  7801 Normandy Blvd
   Request: Outside Sale and Service
   Owner: Race Trac Petroleum, Inc.
   Agent: Rebecca Montgomery
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: A/C
   Planning Commission: A/C

3. E-17-48
   CD-4 / PD-2  1115 Mary Susan Drive
   Request: Sale of all alcoholic beverages for on-premises consumption with restaurant
   Owner: Brottao Investments Jacksonville, LLC
   Agent: Juicy Crab Inc.
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: A
   Planning Commission: A

4. E-17-49 (companion AD-17-38)
   CD-8 / PD-5  1500 Rowe Avenue
   Request: Child Daycare
   Owner: Sharon Choo
   Agent: Ruby Johnson
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: D
   Planning Commission: DF

5. AD-17-38 (companion E-17-49)
   CD-8 / PD-5  1500 Rowe Avenue
   Request: Reduce parking from 9 spaces to 0
   Owner: Sharon Choo
   Agent: Ruby Johnson
   Signs Posted: ☒ Yes ☐ No
   Staff Recommendation: D
   Planning Commission: DF
6. E-17-50  
CD-5 / PD-3   4600 Beach Blvd  
Request: Daycare  
Owner: Joanne Robertson  
Agent: Bobby Baker  
Signs Posted: Yes No  
Staff Recommendation: A/C  
Planning Commission: A/AMD/C

7. E-17-51  
CD-7 / PD-6   12456 Sago Avenue  
Request: Church  
Owner: First Citizens Bank & Trust  
Agent: One Church Inc. of Jacksonville  
Signs Posted: Yes No  
Staff Recommendation: A  
Planning Commission: A

8. E-17-52  
CD-4 / PD-3   4317 University Blvd  
Request: Outside Sale and Service  
Owner: University Bennett, LLC  
Agent: None  
Signs Posted: Yes No  
Staff Recommendation: A/C  
Planning Commission: A/AMD/C

9. V-17-04  
CD-12 / PD-4   4950 Yellow Water Road  
Request: Homestead Partition  
Owner: Galynna K. Griffin, Pres.  
Agent: Fred Atwill, Jr.  
Signs Posted: Yes No  
Staff Recommendation: A  
Planning Commission: A

10. V-17-05  
CD-8 / PD-6   10940 New Kings Road  
Request: Allow loading in front of building and reduce rear setback  
Owner: J & J New Kings Road LLC  
Agent: Mark Shelton, AICP  
Signs Posted: Yes No  
Staff Recommendation: A  
Planning Commission: A/C

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

Version Date: 06/22/17
III. Cellular Antenna Reviews
   a) Deferrals – None
   b) Deferred Items To Be Heard – None
   c) New Items – None

IV. Land Use Amendments, Companion Rezonings, and Text Amendments
   a) Deferrals –
         CD-2 / PD-6 – 5100 & 5110 Heckscher Drive
         Request: LDR to WD/WR
         Owners: Dames Point Workboats, LLC
         Agent: Greg Kupperman
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A
         Planning Commission: DF 2 cycles to 7/20/17
      2. 2017-090 (companion 2017-089)
         CD-2 / PD-6 – 5100 & 5110 Heckscher Drive
         Request: RLD-100A to IW
         Owners: Dames Point Workboats, LLC
         Agent: Greg Kupperman
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A
         Planning Commission: DF 2 cycles to 7/20/17
   b) Deferred Items To Be Heard – None
   c) New Items –
         CD-5 / PD-2 – 3901 Carmichael Ave
         Request: MDR to RPI
         Owners: Ellenton Investments, Inc.
         Agent: Paul M. Harding, Esq.
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A
         Planning Commission: A
      2. 2017-381 (companion 2017-380)
         CD-5 / PD-2 – 3901 Carmichael Ave
         Request: RMD-D to CRO
         Owners: Ellenton Investments, Inc.
         Agent: Paul M. Harding, Esq.
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A
         Planning Commission: A

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Version Date: 06/22/17
CD-9 / PD-4 – 6215 Wilson Blvd
Request: LDR & MDR to RPI
Owners: Florida Title Group, Inc
Agent: Laura Hipps
Signs Posted: ☑ Yes ☐ No
Staff Recommendation: DF – No Report
Planning Commission: DF

4. 2017-383 (companion 2017-382)
CD-9 / PD-4 – 6215 Wilson Blvd
Request: RMD-A, RMD-D & RLD-60 to PBF-2 & CRO
Owners: Florida Title Group, Inc
Agent: Laura Hipps
Signs Posted: ☑ Yes ☐ No
Staff Recommendation: DF – No Report
Planning Commission: DF

V. Conventional Rezonings
a) Deferrals – None
b) Deferred Items To Be Heard –
   1. 2017-343
   CD-12 / PD-4 – Collins Road
   Request: RR-Acre to RLD-50
   Owners: 295 Venture, LLC & Capps Land Management, Inc.
   Agent: Paul M. Harden, Esq.
   Signs Posted: ☑ Yes ☐ No
   Staff Recommendation: A
   Planning Commission: DF

c) New Items – None
VI. Minor Modifications and Administrative Deviation Appeals
   a) Deferrals – None
   b) Deferred Items To Be Heard – None
   c) New Items –
      1. MM-17-16
         CD-12 / PD-4 Argyle Forest Blvd
         Request: Allow Personal Property Storage in Parcel 29
         Owner: Colonial Capital Land Partners, LLC
         Agent: Chelsea Anderson, Esq.
         Signs Posted  ☑ Yes ☐ No
         Staff Recommendation: A
         Planning Commission: A

VII. Planned Unit Developments
   a) Deferrals – None
   b) Deferred Items To Be Heard –
      1. 2017-354
         CD-4 / PD-3 – 3124 Belfort Road
         Request: RLD-60 to PUD
         Owners: LZG Realty, LLC
         Agent: Curtis Hart
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A/C
         Planning Commission: A/AMD/C
      
   c) New Items –
      1. 2017-379
         CD-11 / PD-3 – Beach – Battery Source
         Request: CO to PUD
         Owners: Journey Church of Jacksonville
         Agent: Ross Glass
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A/C
         Planning Commission: DF
      
      2. 2017-389
         CD-5 / PD-3 – Bowden Road Commercial
         Request: CCG-2 to PUD
         Owners: Burger King Corp. & BW Phillips Bowden, LLC
         Agent: L. Charles Mann
         Signs Posted: ☑ Yes ☐ No
         Staff Recommendation: A/C
         Planning Commission: A/AMD/C

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
VIII. Ordinances

1. Ordinance 2016-95
   Amend Chapter 656 (Zoning Code), Creating New Sec 656.423 (Fencing along Public Streets & Right-of-Ways) to require that Fence Panels be Installed such that the Finished Side Faces Public Streets & R/W.
   Staff Recommendation: DF – No Report
   Planning Commission: DF

2. Ordinance 2016-368
   Amend Chapter 656 (Zoning Code), Part 6 (Off-Street Parking & Loading Regs) Subpart A (Off-Street Parking & Loading for Motor Vehicles), Secs 656.603, 656.604 & 656.607, Ord Code to clarify the use of Parking Credits.
   Staff Recommendation: DF – No Report
   Planning Commission: DF

3. Ordinance 2016-676
   Prohibit rezoning approval for unpaid fines
   Staff Recommendation: DF – No Report
   Planning Commission: DF

4. Ordinance 2017-229
   Part 13 parks and rec signs
   Staff Recommendation: DF – No Report
   Planning Commission: DF

5. Ordinance 2017-230
   Part 13 temp real estate signs
   Staff Recommendation: DF – No Report
   Planning Commission: DF

6. Ordinance 2017-231
   Creating new Chapter 261 (Sales of Tires), Ord. Code to require inside storage of tires in CCG-1.
   Staff Recommendation: DF – No Report
   Planning Commission: DF

7. Ordinance 2017-396
   Permit Procedure & Criteria for Tree Removal, Relocation & Replacement of Protected Trees
   Staff Recommendation: A
   Planning Commission: A

8. Ordinance 2017-399
   Downtown Overlay Zone Permitted & Permissible Uses by Exception
   Staff Recommendation: A
   Planning Commission: A/AMD
IX. Old Business

X. New Business
  a) iPad Development

XI. Appeals Update

XII. Information
  a) Planning Commission Minutes for June 8, 2017

XIII. Adjournment