

# **Planning Commission January 4, 2018**

1:30 PM – **City Hall St. James Building, 1<sup>st</sup> Floor – Lynwood Roberts Room,  
117 West Duval Street, Jacksonville, Florida 32202**

- ✓ Daniel Blanchard, Chair
- ✓ Marshall Adkison
- ✓ Dawn Motes
- Nicole Sanzosti Padgett, Vice Chair
- ✓ Chris Hagan
- ✓ David Hacker
- ✓ Joshua Garrison, Secretary
- Ben Davis

- Matthew E. Schellhorn, Military Representative
- ✓ Randy Gallup, School District Representative

## **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 Rezoning, Text Amendments**
  - a) Deferrals
  - b) Deferred Items to be Heard
  - c) New Items
- V. Conventional Rezoning**
  - 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) 12/07/2017 Minutes
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, January 18, 2018** in the **City Hall St. James Building, 1<sup>st</sup> 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 **Wednesday, January 17, 2018.**

### **Comments from the Public**

**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 –**

**1. E-17-79**

**CD-11 / PD-3 9802 Baymeadows Road**

**Request: Outside and inside sales and service of food, beer and wine in conjunction with a restaurant**

**Owner: Baymeadows Village Land Trust**

**Agent: MD Southside, LLC**

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: DF – to 2/8/18**

**b) Deferred Items To Be Heard –**

**1. E-15-20 (companion WLD-15-05)**

**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-17-46**

**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**

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				<b>CD = Council District</b>

4. E-17-56

CD-8 / PD-5 10401 Plummer Road

Request: Excavation of Pond

Owner: Michael Davis

Agent: None

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A/C

5. E-17-76

CD-4 / PD-3 4535 Southside Blvd

Request: Retail sale and service of alcohol beverages for on premise consumption

Owner: Cinemark USA, Inc.

Agent: Mitch Branch

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: DF

6. E-17-91

CD-10 / PD-5 5154 Edward Street

Request: Recycling Facility Yard

Owner: 5154 Edward St., LLC

Agent: ACET Recycling, LLC

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: A/C

7. E-17-97

CD-1 / PD-2 7147 Merrill Road

Request: Auto Laundry

Owner: Fifth Third Bank

Agent: L. Charles Mann

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A/AMD/C

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c) New Items –

1. E-17-94 (companion WLD-17-30)

CD-14 / PD-1 1029 Park Street

Request: Retail sales and service of all alcoholic beverages for on-premises consumption and permanent outside sales and service meeting Part 4

Owner: Three by Five Retail Assoc.

Agent: Frederick Brown

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

2. WLD-17-30 (companion E-17-94)

CD-14 / PD-1 1029 Park Street

Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 424.5 feet

Owner: Three by Five Retail Assoc.

Agent: Frederick Brown

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

3. E-17-95 (companion WLD-17-31)

CD-5 / PD-3 4332 University Blvd. South

Request: Retail sales and service of all alcoholic beverages

Owner: World Capital Realty, LLC

Agent: Greek Street Café LLC

Signs Posted:  Yes  No

Staff Recommendation: D

Planning Commission: A

4. WLD-17-31 (companion E-17-95)

CD-5 / PD-3 4332 University Blvd. South

Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 90 feet

Owner: World Capital Realty, LLC

Agent: Greek Street Café LLC

Signs Posted:  Yes  No

Staff Recommendation: D

Planning Commission: A

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5. E-17-98

CD-14 / PD-4 4624 Park Street  
Request: Daycare centers meeting Part 4  
Owner: Karla Aileron  
Agent: Maria Bogart  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/C

6. E-17-99

CD-9 / PD-4 3960 Confederate Point Road  
Request: On-premises consumption  
Owner: Zuhair Shahly  
Agent: A. W. Aguilar  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

7. E-17-100

CD-11 / PD-3 14866 Old St. Augustine Road  
Request: On premises consumption of all alcohol including outside sale and service meeting Part 4  
Owner: Flagler Vision LLC  
Agent: Phet T. Thompson  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/C

III. Cellular Antenna Reviews

a) Deferrals – None

b) Deferred Items To Be Heard –

1. CTW-17-03

CD-4/ PD-3 9889 North Gate Parkway  
Request: 155 foot Monopine Tower  
Tower Owner: Nextower Development Group, LLC  
Land Owner: Medjax Beach LLP  
Agent: Gary Hunter, Esq.  
Signs Posted  Yes  No  
Staff Recommendation: DF – No Report  
Planning Commission: DF

c) New Items – None

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**IV. Land Use Amendments, Companion Rezoning, and Text Amendments**

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –

**1. 2017-793 (companion 2017-794)**  
 Approve adoption of proposed 2017B Series Text Amendment to the Transportation Element and the Capital Improvements Element of the 2030 Comp Plan regarding modifications that add more flexibility to the use of collected mobility fees.

Staff Recommendation: A  
 Planning Commission: A

**2. 2017-794 (companion 2017-793)**  
 Approve revisions to the Concurrency and Mobility Management System regulations in accordance with recent changes to the 2030 Comprehensive Plan.

Staff Recommendation: A  
 Planning Commission: A

**3. 2017-795 (companion 2017-796)**  
 Approve adoption of proposed 2017B Series Text Amendment to the Future Land Use Element of the 2030 Comp Plan regarding a modification to Map L-23, the industrial Preservation Map.

Staff Recommendation: A  
 Planning Commission: A

**4. 2017-796 (companion 2017-795)**  
 Approve revisions to the Zoning Code Industrial Sanctuary and Areas of Situational Compatibility Overlay in order to promote consistency with the 2030 Comprehensive Plan.

Staff Recommendation: A  
 Planning Commission: A

**5. 2017-797**  
 Approve adoption of proposed 2017B Series Text Amendment to the Future Land Use Element of the 2030 Comp Plan to amend the PBF future land use category.

Staff Recommendation: A  
 Planning Commission: A

**6. 2017-798 (2017A-001)(companion 2017-799)**  
 CD-2 / PD-2 – Reed Island

Request: LDR to PBF  
 Owner: COJ & JPA  
 Agent: COJ  
 Signs Posted:  Yes  No

Staff Recommendation: A  
 Planning Commission: A

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7. 2017-799 (companion 2017-798)  
 CD-2 / PD-2 – Reed Island  
 Request: RR-Acre & PBF-1 to PUD  
 Owner: COJ & JPA  
 Agent: COJ  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

**V. Conventional Rezoning**

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
  - 1. 2017-802  
 CD-2 / PD-2 – Yacht Court  
 Request: RR-Acre to RLD-70  
 Owner: Tony Dye, et al  
 Agent: Zach Crabtree  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

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

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items – None

**VII. Planned Unit Developments**

- a) Deferrals –
  - 1. 2017-702  
 CD-11 / PD-3 – Gran Park at the Avenues  
 Request: PUD to PUD  
 Owner: FDG Avenues, LLC  
 Agent: Endira Madravern  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: DF – to 2/8/18

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b) Deferred Items To Be Heard –  
 1. 2017-755  
 CD-6 / PD-3 – Shutterly Park  
 Request: CO to PUD  
 Owner: Mandarin Community Church of God  
 Agent: Emily Pierce, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF

c) New Items –  
 1. 2017-801  
 CD-12 / PD-4 – Loves Baldwin Travel Stop  
 Request: AGR & CCG-1 to PUD  
 Owner: Thomas Braddock  
 Agent: Dan Boswell  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

### 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

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4. 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

5. Ordinance 2017-667

Amend Sec 656.401(e), Chapter 656, Ord Code & Sec 685.102, Chapter 685 to revise the distance between Daycare and Sex Predators

Staff Recommendation: A

Planning Commission: A/AMD

IX. Old Business

X. New Business

a) King Soutel Crossing Corridor CRA - Approved

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for December 7, 2017 - Approved

XIII. Adjournment

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