

Planning Commission **January 18, 2018**

1:00 PM – Edward Ball Building, 1st Floor – Training Room,
214 North Hogan Street, Jacksonville, Florida 32202

- ✓ Daniel Blanchard, Chair
- ✓ Nicole Sanzosti Padgett, Vice Chair
- ✓ Joshua Garrison, Secretary
- ✓ Marshall Adkison
- ✓ Chris Hagan
- ✓ Ben Davis
- ✓ Dawn Motes
- ✓ David Hacker
- ✓ 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) 01/04/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, February 8, 2018** 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, February 6, 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 – None

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

4. 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

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				CD = Council District

5. 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: W

c) New Items –

1. E-17-101
 CD-5 / PD-2 2000 University Blvd., South
 Request: Church
 Owner: Canaan Chin Baptist Church, Inc.
 Agent: Brenna M. Durden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. E-17-102
 CD-8 / PD-6 10367 Monaco Drive
 Request: Child Care Facility (ownership change)
 Owner: Spencer Standford
 Agent: Lakiesha Brown-Scott
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

3. E-17-103
 CD-8, 10 / PD-5 3334 Moncrief Road West
 Request: Daycare (ownership change)
 Owner: Johnnie and Mary Chatman
 Agent: Amy Muller
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/C

4. E-17-104
 CD-1 / PD-2 3754 University Club Blvd.
 Request: Existing Church reducing land area
 Owner: Fort Caroline Presbyterian Church
 Agent: Kevin Martin
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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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

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

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
 - 1. 2017-829 (2017C-025) (companion 2017-830)
 CD-4 / PD-3 – Hogan Road
 Request: LDR to CGC
 Owner: Joseph Robinson
 Agent: Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A
 - 2. 2017-830 (companion 2017-829)
 CD-4 / PD-3 – Hogan Road
 Request: RLD-60 to CCG-2
 Owner: Joseph Robinson
 Agent: Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. 2017-831 (2017C-022) (companion 2017-832)
 CD-1 / PD-2 – 9115 Hare Ave
 Request: MDR to CGC
 Owner: Ace Door & Window Service, Inc.
 Agent: Michael Bueme
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A/AMD (to RPI)

4. 2017-832 (companion 2017-831)
 CD-1 / PD-2 – 9115 Hare Ave
 Request: RMD-A to CCG-2
 Owner: Ace Door & Window Service, Inc.
 Agent: Michael Bueme
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A/AMD (to CRO)

5. 2017-833 (L-5266-17C) (companion 2017-834)
 CD-6 / PD-3 – Lofton Alley
 Request: LDR to CGC
 Owner: Luis Llera, et al
 Agent: Louis Sleiman
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

6. 2017-834 (companion 2017-833)
 CD-6 / PD-3 – Lofton Alley
 Request: RLD-60 to PUD
 Owner: Luis Llera, et al
 Agent: Louis Sleiman
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AMD/C

7. 2017-835 (L-5265-17C) (companion 2017-836)
 CD-2 / PD-2 – Fields Motors
 Request: BP to CGC
 Owner: Fields Pag. Inc
 Agent: Duncan Ross
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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8. 2017-836 (companion 2017-835)

CD-2 / PD-2 – Fields Motors

Request: PUD to PUD

Owner: Fields PAG, Inc

Agent: Duncan Ross

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/C

9. 2017-838

Approve adoption of proposed 2015B Series Text Amendment to the Conservation Coastal Management Element of the 2030 Comp Plan regarding revisions to provide consistency with the Manatee Protection Plan.

Staff Recommendation: A

Planning Commission: A

V. Conventional Rezoning

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

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. 2017-839

CD-11 / PD-3 – Honan Senior Housing

Request: PUD & RR-Acre to PUD

Owner: Arthur Chester Skinner, III Revocable Trust

Agent: TR Hainline, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. 2017-840

CD-4 / PD-3 – Hogan Road

Request: RLD-60 & RR-Acre to PUD

Owner: Samuel E. Owens

Agent: Curtis Hart

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

3. 2017-841

CD-4 / PD-3 – Daniel Memorial

Request: PBF-1 to PUD

Owners: Daniel Memorial, Inc. & River Region Human Services, Inc.

Agent: COJ

Signs Posted: Yes No

Staff Recommendation: A

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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 2017-231

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 2017-804

Amend the Sports and Entertainment Sing Overlay Zone

Staff Recommendation: A

Planning Commission: A

6. Ordinance 2017-806

Amend Part 6 Vehicle & Bicycle Parking Regulations

Staff Recommendation: A

Planning Commission: A

7. Ordinance 2017-842

Textile Recycling Bins

Staff Recommendation: DF – No Report

Planning Commission: DF

8. Ordinance 2017-862

Amend the San Marco Overlay Zone

Staff Recommendation: A

Planning Commission: A

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- 9. Ordinance 2017-863
Amend Part 15 Wireless Communication Towers and Antennas Regulations
Staff Recommendation: A
Planning Commission: A

IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

- a) Planning Commission Minutes for **January 4, 2018 - Approved**

XIII. Adjournment

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