

Planning Commission February 8, 2018

1:00 PM – City Hall - St. James Building, 1st Floor – Council Chambers,
117 West Duval 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) 01/18/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, February 22, 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 **Wednesday, February 21, 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

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
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				CD = Council District

c) New Items –

1. E-18-01

CD-5 / PD-3 3811-1 University Blvd. West
Request: Retail Sales including Outside Display
Owner: Three Jacks Associates
Agent: American Auto of Jacksonville, Inc.
Signs Posted: Yes No
Staff Recommendation: A/C
Planning Commission: A/C

2. E-18-02 (companion WLD-18-01 & AD-18-01)

CD-9 / PD-5 2385 Corbett Street
Request: Retail Sales and Service of Alcoholic Beverages for on or off premises consumption or both
Owner: 2385 Corbett St, LLC
Agent: Tabula Rasa Brewing, LLC
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

3. WLD-18-01 (companion E-18-02 & AD-18-01)

CD-9 / PD-5 2385 Corbett Street
Request: Reduced req'd minimum distance between liquor license location and church or school from 1500 feet to 1052 feet
Owner: 2385 Corbett St, LLC
Agent: Tabula Rasa Brewing, LLC
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

4. AD-18-01 (companion E-18-02 & WLD-18-01)

CD-9 / PD-5 2385 Corbett Street
Request: Reduce landscape buffer and increase driveway width
Owner: 2385 Corbett St, LLC
Agent: Tabula Rasa Brewing, LLC
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

5. E-18-03

CD-10 / PD-4 1660 Lane Avenue South, Units 7-9
Request: Daycare Use in CN Zoning
Owner: Mowafek Shahla
Agent: Shatavia Kearney
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

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6. E-18-04

CD-1 / PD-2 5566 Fort Caroline Road, Units 25-28

Request: Retail sale and service of all alcoholic beverages for on-premises consumption

Owner: Gazebo Jax Ltd.

Agent: RANA.J.K LLC

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

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. 2017-089 (2016C-029) (companion 2017-090)
 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: DF – No Report
 Planning Commission: DF
 - 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: DF – No Report
 Planning Commission: DF
 - 3. 2018-014 (L5270-17C) (companion 2018-015)
 CD-5 / PD-3 – San Marco Crossing
 Request: CGC to HDR, RPI & ROS
 Owner: Southside Assembly of GOD, Inc.
 Agent: T.R. Hainline, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A
 - 4. 2018-015 (companion 2018-014)
 CD-5 / PD-3 – San Marco Crossing
 Request: CCG-1, CCG-2 & CO to PUD
 Owner: Southside Assembly of GOD, Inc.
 Agent: T.R. Hainline, Esq.
 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 – None

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VI. Minor Modifications and Administrative Deviation Appeals

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

1. MM-17-36
 CD-11 / PD-3 Philips Commercial
 Request: Revise Site Plan
 Owner: FRAPAG Powers Bay, LLC
 Agent: John Moye
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

2. MM-18-01
 CD-7 / PD-6 Max Leggett Parkway
 Request: Revise Site Plan
 Owner: Duval Owens, LLP, Second Time Signature, LLP and Duval Owens Phase1
 Property Owners
 Agent: T.R. Hainline, Esq.
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

3. MM-18-03
 CD-1 / PD-2 Episcopal School
 Request: Realign driveway for signage
 Owner: The Episcopal School of Jacksonville, Inc.
 Agent: Eric Almond, P.E.
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: DF

VII. Planned Unit Developments

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

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2. 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

3. 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

4. 2017-841
 CD-4 / PD-3 – Daniel Memorial
 Request: PBF-1 to PUD
 Owners: Daniel Memorial, Inc. & River Region Human Services, Inc.
 Agent: James D. Clark
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

c) New Items –

1. 2018-016
 CD-2 / PD-6 – Cascade Point
 Request: RR-Acre to PUD
 Owner: Sally C. Allan, et al.
 Agent: T.R. Hainline, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: DF

2. 2018-017
 CD-14 / PD-5 – 1183 Edgewood Ave South
 Request: CCG-1 to PUD
 Owner: John B Kowkabany
 Agent: Broc Flores
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: 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 2017-842

Textile Recycling Bins

Staff Recommendation: DF – No Report

Planning Commission: DF

6. Ordinance 2018-002

Limitation in hours of operation for Filing Stations or Gas Stations in the CN Zoning District

Staff Recommendation: DF – No Report

Planning Commission: DF

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IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for **January 18, 2018 - Approved**

XIII. Adjournment

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