

Planning Commission February 22, 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) 02/08/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, March 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, March 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

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

5. E-18-04

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

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

Owner: Gazebo Jax Ltd.

Agent: RANA.J.K LLC

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: D

c) New Items –

1. E-18-05

CD-9 / PD-4 2406 Lake Shore Boulevard

Request: An establishment for retail sale and service of beer and wine for on-premises consumption or off-premises consumption or both

Owner: Stephen Roundtree

Agent: Leah Kline

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. E-18-06

CD-5 / PD-3 1942 Fletcher Road

Request: Building Trades Contractor with Outside Storage

Owner: Paul B. Edenfield, Marfield, LLC

Agent: None

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. E-18-07 (companion AD-18-03)

CD-7 / PD-1 2137 North Liberty Street

Request: Church meeting the Performance Standards and Development Criteria of Part 4

Owner: Hope Outreach Ministry for Every-1

Agent: Kendall Durkee

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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4. AD-18-03 (companion E-18-07)
 CD-7 / PD-1 2137 North Liberty Street
 Request: Reduce Lot Area from 2 Acres to 1/2 Acres
 Owner: Hope Outreach Ministry for Every-1
 Agent: Kendall Durkee
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

5. E-18-09
 CD-9 / PD-4 6916 103rd Street
 Request: Automobile Storage Yard
 Owner: Value Place Jacksonville, LLC
 Agent: Karl J. Sanders, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: DF

6. WLD-18-02
 CD-8 / PD-1 3000 Moncrief Road, Suite 8
 Request: Reduce Required Minimum Distance between Liquor License Location
 and Church or School from 5000 feet to 454 feet
 Owner: First Coast Black Business Investment Corporation
 Agent: MMG Liquor Inc.
 Signs Posted: Yes No
 Staff Recommendation: DF – No Report
 Planning Commission: W / with Refund

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 –

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: A

Planning Commission: D

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: D

c) New Items –

1. 2018-051 (L5268-17C) (companion 2018-052)

CD-14 / PD-4 – 5440 Collins Road

Request: MDR to NC

Owners: Ward Ayoub

Agent: Hilton Meadows / Scott Meadows

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. 2018-052 (companion 2018-051)

CD-14 / PD-4 – 5440 Collins Road

Request: RMD-A to PUD

Owners: Ward Ayoub

Agent: Hilton Meadows / Scott Meadows

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A

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3. 2018-053 (L5271-17C) (companion 2018-054)
 CD-12 / PD-5 – 8426 Devoe Street
 Request: LDR to CGC
 Owners: Gate Petroleum Co.
 Agent: Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

4. 2018-054 (companion 2018-053)
 CD-12 / PD-5 – 8426 Devoe Street
 Request: RLD-60 to CCG-1
 Owners: Gate Petroleum Co.
 Agent: Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

V. Conventional Rezonings

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

1. 2018-050
 CD-10 / PD-4 – 7780 118th Street
 Request: RR-Acre to RLD-50
 Owner: JWB Real Estate Capital, LLC
 Agent: Curtis Hart
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AM

2. 2018-055
 CD- 10 / PD-5 – 2710 Edgewood Avenue North
 Request: CO to CCG-1
 Owner: Michael & Cynthia Shoda Trust
 Agent: Michael Shoda
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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VI. Minor Modifications and Administrative Deviation Appeals

- a) Deferrals – None
- b) Deferred Items To Be Heard –
 - 1. 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
- c) New Items –
 - 1. MM-18-05
 CD-2 / PD-6 10201 Eastport Road
 Request: Revise Site Plan
 Owner: David Boone / Buckeye Terminals, LLC
 Agent: Katie Edwards
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A
 - 2. MM-18-06
 CD-4 / PD-3 9722 Touchton Road
 Request: Allow Office Building in lieu of Car Wash
 Owner: Touchton Buildings, LLC
 Agent: Andre Bahri
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: DF

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

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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: A/C

Planning Commission: A/C

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: A/C

Planning Commission: DF

3. 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: A

c) New Items – None

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

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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

IX. Old Business

1. E-17-78

CD-5 / PD-3 1905 Hendricks Ave

Request: Outside sales and service

Owner: L.C. Turner, LLC

Agent: James Burnett for Bold Bean Coffee Roasters, Inc.

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A (Original hearing on September 21, 2017)

Planning Commission: W

X. New Business

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for February 8, 2018 - Approved

XIII. Adjournment

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