

Planning Commission **March 8, 2018**

1:00 PM – **City Hall - St. James Building, 1st Floor – Lynwood Roberts Room, 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
✓ Nate Day

✓ 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) 02/22/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, March 22, 2018** in the **City Hall St. James Building, 1st Floor Lynwood Roberts Room, 117 West Duval Street, Jacksonville, Florida 32202.**

NOTE: The next regular meeting of the **Land Use & Zoning Committee** will be held on **Tuesday, March 20, 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 Boulevard

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 Boulevard

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 Boulevard

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

Owner: Cinemark USA, Inc.

Agent: Karl Sanders, Esq.

Signs Posted: Yes No

Staff Recommendation: A/C

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

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: A

c) New Items –

1. E-18-10
 CD-9 / PD-4 3610 Blanding Boulevard
 Request: Retail sales / service of all alcoholic beverages in conjunction with restaurant
 Owner: Cedar Hills Consolidated LLC
 Agent: Lawrence Yancy
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. E-18-11
 CD-9 / PD-5 2385-2 Corbett Street
 Request: Fitness Center
 Owner: Jeffrey Edelson
 Agent: Amy Saltmarsh
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

3. E-18-12
 CD-1 / PD-2 8301 Ft. Caroline Road
 Request: Schools meeting the performance standards and development criteria of Part 4
 Owner: YMCA of Florida’s First Coast, Inc.
 Agent: Wyman Duggan, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/AMD/C

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4. E-18-13 (companion AD-18-11)
 CD-10 / PD-5 1004 North Edgewood Avenue
 Request: Outside Sale and Service meeting Part 4
 Owner: BW Edgewood Commonwealth, LLC
 Agent: Gregory Roth
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/AMD/C

5. AD-18-11 (companion E-18-13)
 CD-10 / PD-5 1004 North Edgewood Avenue
 Request: Increase Parking and Reduce Landscaping
 Owner: Austin Simmons
 Agent: Gregory Roth
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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. 2018-068 (L5275-18C) (companion 2018-069)
 CD-11 / PD-3 – 5239 Racetrack Road
 Request: AGR-IV to NC
 Owners: New Era Development Company, Inc.
 Agent: Michael Holbrook
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. 2018-069 (companion 2018-068)
 CD-11 / PD-3 – 5239 Racetrack Road
 Request: AGR to PUD
 Owners: New Era Development Company, Inc.
 Agent: Michael Holbrook
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AMD/C

3. 2018-070 (2017A-003) (Large Scale Amendment-Transmittal Round)
 CD-12 / PD-4 – 0 Normandy Boulevard
 Request: PBF to LDR
 Owners: Saddle Brook Landings Annex, LLC
 Agent: Christopher Bicho
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

4. 2018-071 (L5274-17C) (companion 2018-072)
 CD-8 / PD-6 – Interstate Center
 Request: CGC to MDR
 Owners: Diocese of St. Augustine
 Agent: Zach Miller, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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5. 2018-072 (companion 2018-071)
CD-8 / PD-6 – Interstate Center
Request: RLD-60 & PUD to PUD
Owners: Diocese of St. Augustine
Agent: Zach Miller, Esq.
Signs Posted: Yes No
Staff Recommendation: A/C
Planning Commission: A/C

V. Conventional Rezonings

- 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 –
 - 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
 - 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: A

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- c) New Items –
 - 1. MM-18-04
 CD-9 / PD-5 Willow Branch Avenue
 Request: Revise Site Plan to allow for a new church and parking area
 Owner: Thomas Perdue
 Agent: Jan Goodman, Sr.
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

VII. Planned Unit Developments

- a) Deferrals – None
- b) Deferred Items To Be Heard –
 - 1. 2017-702
 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
 - 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

- c) New Items –
 - 1. 2018-073
 CD-8 / PD-5 – Nine Mile Creek
 Request: PUD to PUD
 Owner(s): 6100 Holdings, LLC & 2M Holdings, LLC
 Agent: Zack Miller, Esq.
 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 2018-074

Off premises consumption of alcohol

Staff Recommendation: DF – No Report

Planning Commission: DF

7. Ordinance 2018-075

Minimum distance for liquor and cannabis

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 **February 22, 2018 - Approved**

XIII. Adjournment

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