

# Planning Commission **March 22, 2018**

1:00 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) 03/08/2018 Minutes
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, April 5, 2018** in the **City Hall St. James Building, 1<sup>st</sup> 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, April 3, 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(s): Anjali Food Mart, Inc.**

**Agent(s): 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(s): Anjali Food Mart, Inc.**

**Agent(s): 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(s): Race Trac Petroleum, Inc.**

**Agent(s): Rebecca Montgomery**

**Signs Posted:  Yes  No**

**Staff Recommendation: DF – No Report**

**Planning Commission: DF**

**c) New Items –**

**1. E-18-14**

**CD-7 / PD-6 16114 Main Street North**

**Request: Retail sales with outside display**

**Owner(s): John A. Williams, III**

**Agent(s): Fred Atwill, Jr.**

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: A/C**

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

2. E-18-15

CD-1 / PD-2 0 Arble Drive  
Request: New Single Family Dwellings  
Owner(s): Lagan Properties, Inc.  
Agent(s): Katrina Lamendola  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

3. E-18-16

CD-5 / PD-2 4744 Ridgewood Avenue  
Request: New Single Family Dwelling  
Owner(s): BCEL7, LLC  
Agent(s): Katrina Lamendola  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

4. E-18-17

CD-6 / PD-3 9774 Florida Mining Boulevard West, Ste. 706  
Request: Retail sales with outside display  
Owner(s): William Spinner  
Agent(s): Brenda Ezell, Esq.  
Signs Posted:  Yes  No  
Staff Recommendation: A  
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(s): Nextower Development Group, LLC  
Land Owner(s): Medjax Beach LLP  
Agent(s): 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 – None

**V. Conventional Rezoning**

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
  - 1. 2018-128  
 CD-2 / PD-2 – 1326 St. Johns Bluff Road  
 Request: CRO to RLD-50  
 Owner(s): KB Home Jacksonville, LLC  
 Agent(s): Curtis Hart  
 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 –
  - 1. MM-18-03  
 CD-1 / PD-2 Episcopal School  
 Request: Realign driveway for signage  
 Owner(s): The Episcopal School of Jacksonville, Inc.  
 Agent(s): Eric Almond, P.E.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: DF

- c) New Items –
  - 1. MM-18-07  
 CD-4 / PD-3 Town Center Parkway  
 Request: Modify Signs  
 Owner(s): Tribridge Residential  
 Agent(s): Wyman Duggan, Esq.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

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**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(s): FDG Avenues, LLC

Agent(s): 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(s): Samuel E. Owens

Agent(s): Curtis Hart

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: DF

c) New Items –

1. 2018-129

CD-5 / PD-3 – 4900 Baymeadows Road

Request: RLD-70 to PUD

Owner(s): Dog River, LLC

Agent(s): TR Hainline, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: DF

2. 2018-130

CD-13 / PD-2 – 2630 State Road A1A

Request: PUD to PUD

Owner(s): JDB Real Property Investors, LLC

Agent(s): Curtis Hart

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A/C

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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: A**

**Planning Commission: DF**

**7. Ordinance 2018-075**

**Minimum distance for liquor and cannabis**

**Staff Recommendation: A**

**Planning Commission: DF**

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**IX. Old Business**

**X. New Business**

**XI. Appeals Update**

**XII. Information**

- a) Planning Commission Minutes for **March 8, 2018** - Approved

**XIII. Adjournment**

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