

# Planning Commission April 5, 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

- |   |  |
|---|--|
| <b>I. Call to Order /<br/>Verification of Quorum</b><br>a) Pledge of Allegiance<br>b) Submittal of Speaker's Cards<br>c) Agenda Organization<br>1. Adopt Previous Meeting Minutes<br>2. Deferrals<br>3. Proof of Publications | <b>V. Conventional Rezoning</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   |
| <b>II. Exceptions, Variances and Waivers and<br/>Administrative Deviations</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   | <b>VI. Minor Modifications and<br/>Administrative Deviation Appeals</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items |
| <b>III. Cellular Antenna Reviews</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   | <b>VII. Planned Unit Developments</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items                                   |
| <b>IV. Land Use Amendments,<br/>Companion Rezoning, Text Amendments</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items  | <b>VIII. Ordinances</b>  |
|   | <b>IX. Old Business</b>  |
|   | <b>X. New Business</b>   |
|   | <b>XI. Appeals Update</b>  |
|   | <b>XII. Information</b><br>a) 03/22/2018 Minutes   |
|   | <b>XIII. Adjournment</b>   |

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, April 19, 2018** in the **Edward Ball Building, 1<sup>st</sup> Floor Training Room, 214 North Hogan Street, Jacksonville, Florida 32202.**

**NOTE:** The next regular meeting of the **Land Use & Zoning Committee** will be held on **Tuesday, April 17, 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-18-18**

**CD-11 / PD-3 8200 Cypress Plaza Drive**

**Request: Yoga Studio & Day Spa**

**Owner(s): Butler95, LLC**

**Agent(s): None**

**Signs Posted:  Yes  No**

**Staff Recommendation: DF – No Report**

**Planning Commission: DF**

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				<b>CD = Council District</b>

2. E-18-19

CD-9 / PD-4 5744 Lexington Ave  
Request: New Single Family Home  
Owner(s): Michael Coleman  
Agent(s): BCEL 5, LLC  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/C

3. E-18-20 (companion WLD-18-04)

CD-11 / PD-3 8221-1 Southside Boulevard  
Request: On premises consumption of all alcoholic beverages with outside sales and service  
Owner(s): Retail Strategies, LLC  
Agent(s): Kishori Patel  
Signs Posted:  Yes  No  
Staff Recommendation: D  
Planning Commission: DF

4. WLD-18-04 (companion E-18-20)

CD-11 / PD-3 8221-1 Southside Boulevard  
Request: Reduce required minimum distance between liquor license location and a church or school from 500 feet to 94  
Owner(s): Retail Strategies, LLC  
Agent(s): Kishori Patel  
Signs Posted:  Yes  No  
Staff Recommendation: D  
Planning Commission: DF

5. V-18-01

CD-7 / PD-6 15401 Dewanna Road  
Request: Increase maximum size of accessory structure from 50% to 67%  
Owner(s): Landon Schwartz  
Agent(s): None  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

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**III. Cellular Antenna Reviews**

**a) Deferrals –**

**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**

**b) Deferred Items To Be Heard – None**

**c) New Items –**

**1. CTW-18-01**

**CD-5 / PD-2 Toledo Road**

**Request: 130 Camouflaged Pine Tree Cell Tower**

**Tower Owner(s): Vertical Bridge Holdings, LLC**

**Land Owner(s): H & H Properties**

**Agent(s): James Johnston**

**Signs Posted  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: A/C**

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

**a) Deferrals – None**

**b) Deferred Items To Be Heard – None**

**c) New Items –**

**1. 2018-143 (L-5281-18A) (Large Scale Amendment-Transmittal Round)**

**CD-2 / PD-6 – 1860 Starratt Road**

**Request: LDR to ROS**

**Owner(s): Catty Shack Ranch Wildlife Sanctuary, Inc.**

**Agent(s): Steve Diebenow, Esq.**

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

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**2. 2018-144**

Approve adoption of proposed 2017B Series Text Amendment to the Future Land Use and Transportation Elements of the 2030 Comp Plan to revise policies related to access of new single-family residential parcels with frontage along two or more roadways.

Staff Recommendation: A

Planning Commission: A/AMD

**3. 2018-145**

Approve adoption of proposed 2017B Series Text Amendment to the Future Land Use and Transportation Elements of the 2030 Comp Plan to revise policies related to access of newly developed and redeveloped parcels, other than those parcels zoned or used for single-family dwellings, with frontage along two or more roadways.

Staff Recommendation: A

Planning Commission: A

**4. 2018-146 (companion 2018-144 & 2018-145)**

Approve adoption of proposed changes to revise the Code of Subdivision Regulations (Chapter 654, Sect. 115) in accordance with recent changes to the 2030 Comprehensive Plan regarding the location of access points to new single-family residential and all other new development of parcels with frontage along two or more right-of-ways.

Staff Recommendation: A

Planning Commission: A/AMD

**5. 2018-147 (2016C-019) (companion 2018-148)**

CD-12 / PD-4 – West Meadows Drive

Request: LDR to NC

Owners: Great Meadows I, LLC

Agent: Steve Diebenow, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

**6. 2018-148 (companion 2018-147)**

CD-12 / PD-4 – West Meadows Drive

Request: PUD to CN

Owners: Great Meadows I, LLC

Agent: Steve Diebenow, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

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**V. Conventional Rezoning**

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
  - 1. 2018-150  
 CD-3 / PD-6 – 4047 Hillwood Road  
 Request: RR-Acre to RLD-90  
 Owner(s): Prime Area Properties, LLC  
 Agent(s): Nawid Rostayee  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

**VI. Minor Modifications and Administrative Deviation Appeals**

- a) Deferrals –
  - 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
- b) Deferred Items To Be Heard – None
- c) New Items –
  - 1. MM-18-08  
 CD-12 / PD-4 13333 103<sup>rd</sup> Street  
 Request: Modify Sign Setback  
 Owner(s): GPT BTS 103<sup>rd</sup> Street Owner, LLC  
 Agent(s): Bradley Ginzig  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

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2. MM-18-09  
 CD-7 / PD-6 Parkway Shops  
 Request: Revise Signage  
 Owner(s): Ramco Parkway, LLC  
 Agent(s): Tom Ingram, Esq.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

**VII. Planned Unit Developments**

a) Deferrals –

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

b) Deferred Items To Be Heard –

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

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c) New Items –

1. 2018-151

CD-8 / PD-5 – TDK Christian Academy

Request: CCG-2 & CO to PUD

Owner(s): Mt. Horeb Baptist Church, Inc.

Agent(s): Jack Morgan

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: A/C

2. 2018-152

CD-10 / PD-4 – 7633 Wilson Blvd

Request: PUD to PUD

Owner(s): Compass Rose Group, LLC

Agent(s): Greg Matovina

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: A/C

3. 2018-153

CD-12 / PD-4 – Liberty St. South

Request: PUD to PUD

Owner(s): Great Meadows I, LLC

Agent(s): Greg Matovina

Signs Posted:  Yes  No

Staff Recommendation: A/C

Planning Commission: A/AMD/C

4. 2018-154

CD-7 / PD-6 – Spartina Cove

Request: PUD to PUD

Owner(s): Victory Baptist Church, Inc.

Agent(s): Zach Miller, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

5. 2018-155

CD-8 / PD-6 – Barrington PH 3

Request: PUD to PUD

Owner(s): DCCF Properties, LLC

Agent(s): Wyman Duggan, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

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6. 2018-181  
 CD-2 / PD-6 – North Main Street RV Park  
 Request: RMD-D to PUD  
 Owner(s): Oceanway MHP, LLC  
 Agent(s): Wyman Duggan, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: DF

**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

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7. Ordinance 2018-075  
Minimum distance for liquor and cannabis  
Staff Recommendation: A  
Planning Commission: A/AMD

**IX. Old Business**

**X. New Business**

**XI. Appeals Update**

**XII. Information**

a) Planning Commission Minutes for **March 22, 2018** - Approved

**XIII. Adjournment**

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