

# **Planning Commission April 19, 2018**

1:00 PM – Edward Ball Building, 1<sup>st</sup> Floor – Training Room,  
214 North Hogan 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) 04/05/2018 Minutes
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, May 3, 2018** in the **City Hall – St. James Building, 1<sup>st</sup> Fl. Lynwood Roberts Room 214 North Hogan Street, Jacksonville, Florida 32202.**

**NOTE:** The next regular meeting of the **Land Use & Zoning Committee** will be held on **Tuesday, May 1, 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

4. 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

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

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

CD-11 / PD-3 8221-1 Southside Boulevard

Request: On premises consumption of all alcoholic beverages with no outside sales and service

Owner(s): Retail Strategies, LLC

Agent(s): Kishori Patel

Signs Posted:  Yes  No

Staff Recommendation: D

Planning Commission: DF

6. 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

c) New Items –

1. E-18-21

CD-10 / PD-4 6733 103<sup>rd</sup> Street

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

Owner(s): Ming Lin Zhang

Agent(s): None

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

2. E-18-22 (companion WLD-18-05)

CD-14 / PD-1, 5 1049 Park Street

Request: Sale and service of beer and wine for on-premises consumption

Owner(s): 1049 Park Street LLC

Agent(s): Rec Room LLC

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

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3. WLD-18-05 (companion E-18-22)  
CD-14 / PD-1, 5 1049 Park Street  
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 455 feet

Owner(s): 1049 Park Street LLC

Agent(s): Rec Room LLC

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

4. V-18-02

CD-2 / PD-6 14800 Edwards Creek Road

Request: Increase maximum permitted size for an accessory structure

Owner(s): Charles U Chitty Jr.

Agent(s): None

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(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 –

1. CTW-18-03

CD-11 / PD-3 7556 Salisbury Road

Request: 130 foot Monopole

Tower Owner(s): NexTower Development Group

Land Owner(s): Southpoint Community Church

Agent(s): Gary Hunter, Esq.

Signs Posted  Yes  No

Staff Recommendation: A

Planning Commission: A

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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. 2018-182 (L-5277-18C) (companion 2018-183)  
 CD-2 / PD-6 – Cedar Point Road  
 Request: RR to LDR  
 Owner(s): Mohamed Arab  
 Agent(s): Zach Miller, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF
  - 2. 2018-183 (companion 2018-182)  
 CD-2 / PD-6 – Cedar Point Road  
 Request: RR-Acre to PUD  
 Owners: Mohamed Arab  
 Agent: Zach Miller, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF

**V. Conventional Rezoning**

- 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(s): The Episcopal School of Jacksonville, Inc.  
 Agent(s): Eric Almond, P.E.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: DF

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- c) New Items –
  - 1. MM-18-10  
 CD-4 / PD-3 8808 Beach Boulevard  
 Request: Change Sign Regulations  
 Owner(s): Zack Pollard  
 Agent(s): Amy Miles  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A
  - 2. MM-18-11  
 CD-2 / PD-6 Faye Road  
 Request: Amend Site Plan  
 Owner(s): Elaine Ashourian  
 Agent(s): Randall Whitfield  
 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(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

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3. 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  
 Planning Commission: A

4. 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

c) New Items –

1. 2018-188  
 CD-5 / PD-2 – Little Pottsburg Creek  
 Request: PUD to PUD  
 Owner(s): Lionheart Venture Group, LLC  
 Agent(s): Wyman Duggan, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

**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

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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: A

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

IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for April 5, 2018 - Approved

XIII. Adjournment

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