

Planning Commission May 3, 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 Rezonings, Text Amendments**
 - a) Deferrals
 - b) Deferred Items to be Heard
 - c) New Items
- V. Conventional Rezonings**
 - 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) 04/19/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, May 17, 2018** in the **Edward Ball Building, 1st Fl. 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, May 15, 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

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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: A/AMD/C

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: A

c) New Items –

1. E-18-23
 CD-10 / PD-4 4565 Ricker Road
 Request: Church
 Owner(s): Eglise Evangelique Baptise
 Agent(s): Bernard Cherichel
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. E-18-24
 CD-9 / PD-1, 5 546 Myrtle Avenue North
 Request: Fitness Center in IL
 Owner(s): Out of Love, Inc.
 Agent(s): Marc Love
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. E-18-25

CD-4 / PD-3 6851 Southpoint Parkway

Request: Church

Owner(s): Sealy Bowden Buildings, LLC.

Agent(s): Milton Dykes

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

4. E-18-26

CD-11 / PD-3 8206 Philips Highway

Request: On premises consumption of beer, wine, liquor

Owner(s): Ash Properties, Inc.

Agent(s): Dennis Klee

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/AM

5. E-18-27 (companion AD-18-20)

CD-9 / PD-5 2100 Dennis Street

Request: Retail sales of all alcohol beverages for on premises consumption

Owner(s): HH Real Estate Investments, LLC

Agent(s): Jack Shad

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

6. AD-18-20 (companion E-18-27)

CD-9 / PD-5 2100 Dennis Street

Request: Reduce parking from 34 to 0

Owner(s): HH Real Estate Investments, LLC

Agent(s): Jack Shad

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

7. E-18-28

CD-1 / PD-2 2930 Justina Road

Request: Daycare

Owner(s): Hopes and Dreams Academy, LLC

Agent(s): Mary Williams

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

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8. E-18-29

CD-5 / PD-3 8650 Old Kings Road South

Request: Service garage for minor repair

Owner(s): SSKIB Corp.

Agent(s): Terrance Walton

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: DF

9. E-18-30 (companion AD-18-22)

CD-9 / PD-5 5417 Lenox Avenue

Request: Church and School

Owner(s): Broach School of Jacksonville, Inc.

Agent(s): Dewayne and LaTanya Hutchinson

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

10. AD-18-22 (companion E-18-30)

CD-9 / PD-5 5417 Lenox Avenue

Request: Reduce lot area from 2 acres to 1.5 acres

Owner(s): Broach School of Jacksonville, Inc.

Agent(s): Dewayne and LaTanya Hutchinson

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

11. E-18-31 (companion AD-18-21)

CD-11 / PD-3 3535 St. Johns Bluff Road

Request: Outside sales and service on food and alcohol

Owner(s): Tolemac, Inc.

Agent(s): Lavernous Coles

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: D

12. AD-18-21 (companion E-18-31)

CD-11 / PD-3 3535 St. Johns Bluff Road

Request: Reduce parking from 156 spaces to 84 spaces

Owner(s): Tolemac, Inc.

Agent(s): Lavernous Coles

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: D

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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

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

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

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- c) New Items –
 - 1. 2018-222 (L-5286-18A)
 CD-12 / PD- – Yellow Water Road
 Request: AGR-III to AGR-IV
 Owner(s): Yellow Water Pines, Inc.
 Agent(s): Fred Atwill, Jr.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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: DF – No Report
 Planning Commission: DF
- c) New Items –
 - 1. MM-18-12
 CD-1/ PD-2 9150 Lone Star Road
 Request: Revise Signage
 Owner(s): Miatlanta North, LLC, Indigo Shoppes, LLC,
 Richbuilt Group of Jacksonville
 Agent(s): Lara Diettrich
 Signs Posted Yes No
 Staff Recommendation: A/C
 Planning Commission: A/AM

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2. MM-18-13

CD-1 / PD-2 3412 University Blvd.

Request: Reconfigure parcels, Increase height parcel A

Owner(s): OLT II, Inc.

Agent(s): Emily Pierce, Esq.

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

3. 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

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- c) New Items –
 - 1. 2018-224
 - CD-10 / PD-4 – Ricker Road Group Home
 - Request: RR-Acre to PUD
 - Owner(s): P.I.C. Homes, Inc.
 - Agent(s): Fred Atwill, Jr.
 - Signs Posted: Yes No
 - Staff Recommendation: DF – No Report
 - 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: A
Planning Commission: A
- 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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IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for **April 19, 2018 - Approved**

XIII. Adjournment

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