

Planning Commission May 17, 2018

1:00 PM – Edward Ball Building, 1st Floor – Training Room,
214 North Hogan Street, Jacksonville, Florida 32202

- ✓ Daniel Blanchard, Chair
- ✓ Nicole Sanzosti Padgett, Vice Chair
- ✓ Joshua Garrison, Secretary
- ✓ Marshall Adkison
- ✓ Ben Davis
- ✓ David Hacker
- ✓ Chris Hagan
- ✓ Dawn Motes
- ✓ David Ward
- ✓ 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) 05/03/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, June 7, 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, June 5, 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-18-28
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: A
Planning Commission: A

6. 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: W

c) New Items –

1. E-18-32
CD-9 / PD-5 2188 West 13th Street
Request: Ownership Change / Daycare
Owner(s): Max Suter
Agent(s): Jennifer Dews
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: DF

2. E-18-33
CD-11 / PD-3 11241 E-Town Parkway
Request: Multi-Family Residential Integrated with a Permitted Use
Owner(s): Eastland Timber, LLC
Agent(s): Paul M. Harden, Esq.
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

3. E-18-34
CD-2 / PD-6 2467 Faye Road (Units 1 and 2)
Request: Sale and services of all alcoholic beverages in conjunction
with a restaurant
Owner(s): Justin Ashourian
Agent(s): Roderick Smith
Signs Posted: Yes No
Staff Recommendation: A/C
Planning Commission: A/AMD/C

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4. E-18-35

CD-3 / PD-2 13700 Fario Road
Request: Retail sales of automobiles
Owner(s): Konstantinos Manidakis
Agent(s): Stephan Steward
Signs Posted: Yes No
Staff Recommendation: W
Planning Commission: W

5. E-18-36

CD-9 / PD-4 6423 Wilson Boulevard
Request: Ownership Change / Daycare Center
Owner(s): WT & LL Investments
Agent(s): Andrea Burke
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

6. E-18-37

CD-4 / PD-3 9726 Touchton Road
Request: Retail sale and service of all alcoholic beverages including liquor, beer,
and wine for on-premises consumption (4COP)
Owner(s): Tinseltown Partners, LLC
Agent(s): Benjamin Porter
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

7. E-18-38

CD-10 / PD-4 7540 103rd Street, Units 211-212
Request: Service Garage for minor repairs – Auto Painting
Owner(s): 103rd St. Commercial Park, LLC
Agent(s): Michael Koerner, AICP
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

8. V-18-03

CD-14 / PD-4 1242 Ingleside Avenue
Request: Increase size of accessory structure from 363 square feet to
648 square feet
Owner(s): Jeffery Dawkins
Agent(s): John Allmand, JAA Architecture, Inc.
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

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9. V-18-04

CD-14 / PD-5 3306 Knight Street

Request: Increase size of accessory structure from 750 square feet to 940 square feet

Owner(s): Neil R. McWhorter Revocable Trust

Agent(s): John Allmand, JAA Architecture, Inc.

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: A

10. V-18-05

CD-14 / PD-4 4615 Fremont Street

Request: Increase height of accessory structure from 15 feet to 17 feet, 7 inches

Owner(s): Joshua and Kathleen Murray

Agent(s): None

Signs Posted: Yes No

Staff Recommendation: D

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): Nexttower 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 –
 - 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
- c) New Items –
 - 1. 2018-254 (L-5283-18C) (companion 2018-255)
 CD-4 / PD-3 – Bowden Road Townhomes
 Request: NC to RPI
 Owner(s): Payne Roberts, LLC
 Agent(s): L. Charles Mann
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A
 - 2. 2018-255 (companion 2018-254)
 CD-4 / PD-3 – Bowden Road Townhomes
 Request: CN & CRO to PUD
 Owner(s): Payne Roberts, LLC
 Agent(s): L. Charles Mann
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A

V. Conventional Rezoning

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

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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-18-14

CD-3/ PD-2 11034 Atlantic Boulevard

Request: Add parking and reduce landscaping

Owner(s): Enterprise Leasing Company

Agent(s): Kristin Knopf / Elsy Perez

Signs Posted Yes No

Staff Recommendation: A/C

Planning Commission: A/C

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: A/AMD/C

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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

Planning Commission: DF

4. 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: A

Planning Commission: A

c) New Items –

1. 2018-260

CD-7 / PD-6 – Dunn Avenue

Request: PUD to PUD

Owner(s): Mimage Invest, LLC

Agent(s): Dan Boswell

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/C

2. 2018-261

CD-14 / PD-4 – Youngerman Circle

Request: PUD to PUD

Owner(s): 295 Venture, LLC

Agent(s): Steve Diebenow, 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

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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 2017-842

Textile Recycling Bins

Staff Recommendation: DF – No Report

Planning Commission: DF

5. Ordinance 2018-074

Off premises consumption of alcohol

Staff Recommendation: A

Planning Commission: DF

6. Ordinance 2018-271

Amend Chapter 654 Code of Subdivision Regulations

Staff Recommendation: DF – No Report

Planning Commission: DF

IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

- a) Planning Commission Minutes for **May 3, 2018** - Approve

XIII. Adjournment

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