

Planning Commission June 7, 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 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) 05/17/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, June 21, 2018** in the **City Hall – St. James Building, 1st Fl. 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, June 19, 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-18-32
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

c) New Items –

1. E-18-39 (companion AD-18-24)
CD- 14 / PD-4 5344 Ortega Boulevard
Request: Retail sale and service of all alcoholic beverages in conjunction with a full-service restaurant
Owner(s): First Coast Energy LLP
Agent(s): Steve Diebenow and Cyndy Trimmer
Signs Posted: Yes No
Staff Recommendation: DF – No Report
Planning Commission: DF

2. AD-18-24 (companion E-18-39)
CD-14 / PD-4 5344 Ortega Boulevard
Request: Reduce front yard setbacks, off-street parking, driveway width, and the landscape buffer
Owner(s): First Coast Energy LLP
Agent(s): Steve Diebenow and Cyndy Trimmer
Signs Posted: Yes No
Staff Recommendation: DF – No Report
Planning Commission: DF

3. E-18-40
CD-6 / PD-3 9825 San Jose #1
Request: Retail sale and service of all alcoholic beverages
Owner(s): Kyson Inc.
Agent(s): Kyson Inc. dba Kim’s Korean BBQ
Signs Posted: Yes No
Staff Recommendation: DF – No Report
Planning Commission: DF

4. E-18-41
CD-5 / PD-3 6601 Executive Park Court North
Request: Restaurant including service of beer and wine
Owner(s): LSOP 3 FL 3 LLC
Agent(s): Steve Diebenow, Esq.
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

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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 –
 - 1. CTW-18-04
 CD-8 / PD-5 4700 Walgreen Road
 Request: 155 foot Pine Tree
 Tower Owner(s): Eco-Site
 Land Owner(s): PKOS6, LLC
 Agent(s): Brenna Durden, Esq. / Richard Littlewood
 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. 2018-284 (companion 2018-285)
 CD-7 / PD-6 – 671 Pecan Park Road
 Request: BP & CGC to LDR
 Owner(s): Pecan Park Road Investments LLC
 Agent(s): Wyman Duggan, Esq.
 Signs Posted: Yes No
 Staff Recommendation: DF – No Report
 Planning Commission: DF

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2. 2018-285 (companion 2018-284)
 CD-7 / PD-6 – 671 Pecan Park Road
 Request: PUD to PUD
 Owner(s): Pecan Park Road Investments LLC
 Agent(s): Wyman Duggan, Esq.
 Signs Posted: Yes No
 Staff Recommendation: DF – No Report
 Planning Commission: DF

3. 2018-287 (L5284-18C) (companion 2018-288)
 CD-8 / PD-5 – 8905 1st Avenue
 Request: CGC to LDR
 Owner(s): BCEL 7, LLC
 Agent(s): Katrina Lemendola
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A

4. 2018-288 (companion 2018-287)
 CD-8 / PD-5 – 8905 1st Avenue
 Request: CCG-1 to RLD-60
 Owner(s): BCEL 7, LLC
 Agent(s): Katrina Lemendola
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A

V. Conventional Rezonings

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

1. 2018-299
 CD-5 / PD-3 – 2101 Jerusalem Street
 Request: CO to CCG-2
 Owner(s): L & A, LLC
 Agent(s): Marcus DePasquale
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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2. 2018-300
 CD-6 / PD-3 – 2770 Loretto Road
 Request: RR-Acre to RLD-100B
 Owner(s): Escobar Homes, LLC
 Agent(s): Marbin Escobar
 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: DF – No Report
 Planning Commission: DF

c) New Items –

1. MM-18-15
 CD-11/ PD-3 7500 Centurion Parkway
 Request: Reduce the side and rear setbacks
 Owner(s): Vistokon
 Agent(s): Abigail Weiss
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

2. MM-18-16
 CD-11/ PD-3 RG Skinner Parkway
 Request: Include Townhome Development Standards
 Owner(s): Eastland Timber, LLC
 Agent(s): Paul M. Harden, Esq.
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. MM-18-17

CD-14/ PD-5 Shircliff Way

Request: Increase maximum building height

Owner(s): St. Vincent’s Medical Center

Agent(s): Steve Diebenow, Esq.

Signs Posted Yes No

Staff Recommendation: A

Planning Commission: A

4. MM-18-18

CD-8/ PD-5 Westlake PUD

Request: Exchange the locations of LI and CBR Uses

Owner(s): Westlake Land Management, Inc.

Agent(s): Babette Ashley, 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

b) Deferred Items To Be Heard –

1. 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. 2018-289

CD-7 / PD-6 – Dunn Avenue (between Blossom Ridge Drive and Irma Road)

Request: PUD to PUD

Owner(s): International General Dev., Inc.

Agent(s): Lara Diettrich

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. 2018-290

CD-5 / PD-3 – 830 Lasalle Street

Request: RMD-D to PUD

Owner(s): RNMB Investments, LLC

Agent(s): Zach Miller, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-303

CD-11 / PD-3 – 14965 Old St. Augustine

Request: PUD to PUD

Owner(s): Beemer & Assoc. XX, LLC

Agent(s): Jack Shad

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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 2017-842
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

7. Ordinance 2018-306
Amend Part 8 (Alcoholic Beverages), Chapter 656 (Zoning Code) to Increase the Notification for Requests Re: Alcoholic Beverages to Commensurate with the Distance Limitations for Establishments Selling or Service Alcoholic Beverages.
Staff Recommendation: DF – No Report
Planning Commission: DF

8. Ordinance 2018-310
Creating a New Sec 320.202 to require Commercially Leased Parcels to require a Building Letter of Confirmation or Architect’s Certificate.
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 17, 2018** - Approved

XIII. Adjournment

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