

# **Planning Commission June 21, 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~~  
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) **06/07/2018 Minutes**
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, July 19, 2018** in the **City Hall – St. James Building, 1<sup>st</sup> Fl. Council Chambers, 117 West Duval Street, Jacksonville, Florida 32202.**

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

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 13<sup>th</sup> Street  
Request: Ownership Change / Daycare  
Owner(s): Max Suter  
Agent(s): Jennifer Dews  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

6. 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

7. 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

8. 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

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c) New Items –

1. E-18-42

CD-1 / PD-2 644 Cesery Blvd

Request: Adult Daycare in CRO Zoning District

Owner(s): 644 Cesery Corporation

Agent(s): Paul M. Harden, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

2. E-18-43

CD-5 / PD-3 4146 Spring Park Road

Request: Building Trades Contractor with Outside Storage Yards, Meeting Part 4

Owner(s): Mark Miller

Agent(s): Barry Rohrer

Signs Posted:  Yes  No

Staff Recommendation: D

Planning Commission: A

3. E-18-44

CD-5 / PD-3 O Spring Glen Road

Request: Building Trades Contractor with Outside Storage Yards

Owner(s): Stacey Warming

Agent(s): Barry Rohrer

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 Rezonings, and Text Amendments**

a) Deferrals – None

b) Deferred Items To Be Heard –

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

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

c) New Items –

1. 2018-333 (L-5294-18C) (companion 2018-334)  
CD-5 / PD-3 – San Marco Crossing  
Request: CGC to HDR  
Owner(s): Walter Ott, Charles G. Durham, Ellen Watterson, Paul G. Kinser,  
Nilka Landers Kinser, Et Al., Jonathan M. Hammond & Watterson  
Properties, LLC  
Agent(s): TR Hainline, Esq.  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

2. 2018-334 (companion 2018-333)  
CD-5 / PD-3 – San Marco Crossing  
Request: PUD to PUD  
Owner(s): Walter Ott, Charles G. Durham, Ellen Watterson, Paul G. Kinser,  
Nilka Landers Kinser, Et Al., Jonathan M. Hammond & Watterson  
Properties, LLC  
Agent(s): TR Hainline, Esq.  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

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**3. 2018-336 (L-5291-18C) (companion 2018-337)**

**CD-11 / PD-3 – S-10 / Burnt Mill**

**Request: RPI to CGC**

**Owner(s): Arthur Chester Skinner, II, Et Al.**

**Agent(s): TR Hainline, Esq.**

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: DF**

**4. 2018-337 (companion 2018-336)**

**CD-11 / PD-3 – S-10 / Burnt Mill**

**Request: RMD-A & CO to PUD**

**Owner(s): Arthur Chester Skinner, II, Et Al.**

**Agent(s): TR Hainline, Esq.**

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: DF**

**V. Conventional Rezoning**

**a) Deferrals – None**

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

**c) New Items –**

**1. 2018-348**

**CD-10 / PD-5 – New Kings Rd & Gilchrist Rd**

**Request: CCG-1 & CO to ROS**

**Owner(s): Rufus & Roxy, LLC & Blue Ribbon Realty, LLC**

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

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

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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: D  
 Planning Commission: DF
- c) New Items – None

**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  
 Planning Commission: DF

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- c) New Items –
  - 1. 2018-357  
 CD-7 / PD-6 – Broxton Bay Apartments  
 Request: PUD to PUD  
 Owner(s): RCM Acquisition, LLC  
 Agent(s): Steve Diebenow  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/AMD/C

**VIII. Ordinances**

- 1. 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
- 2. Ordinance 2016-676  
 Prohibit rezoning approval for unpaid fines  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF
- 3. Ordinance 2017-842  
 Textile Recycling Bins  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF
- 4. Ordinance 2018-074  
 Off premises consumption of alcohol  
 Staff Recommendation: A  
 Planning Commission: No Action – Discharged by LUZ
- 5. Ordinance 2018-075  
 Medical Marijuana  
 Staff Recommendation: A  
 Planning Commission: A
- 6. Ordinance 2018-271  
 Amend Chapter 654 Code of Subdivision Regulations  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF

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**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 **June 7, 2018**

**XIII. Adjournment**

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