

Planning Commission July 19, 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~~
~~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) **06/21/2018 Minutes**
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, August 9, 2018** in the **City Hall – St. James Building, 1st 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, August 7, 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-18-39 (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

6. 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

7. E-18-40 (companion WLD-18-06)
 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: A
 Planning Commission: A

c) New Items –

1. WLD-18-06 (companion E-18-40)
 CD-6 / PD-3 9825 San Jose #1
 Request: Reduce required minimum distance between liquor license location and Church or School from 500 feet to 140 feet
 Owner(s): Kyson Inc.
 Agent(s): Kyu Kim
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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2. E-18-45
 CD-14 / PD-5 954 Edgewood Avenue South
 Request: Private Club
 Owner(s): Edgewood & Post LLC
 Agent(s): Nicholas E. Nicolaides, II
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: D

3. E-18-46
 CD-4 / PD-3 8787 Perimeter Park Blvd
 Request: Retail Sales
 Owner(s): Chad Perce
 Agent(s): Curtis Hart
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/C

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-18-05
 CD-4/ PD-3 Packard Drive
 Request: 130 foot Monopine Tower
 Tower Owner(s): NexTower Development Group, LLC
 Land Owner(s): Deerwood Park North Owners Association, Inc.
 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 –

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: A

Planning Commission: A

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: A

Planning Commission: A

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: A

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

Planning Commission: A/AMD

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- c) New Items –
 - 1. 2018-362 (L-5290-18C) (companion 2018-363)
 CD-2 / PD-6 – Heckscher Drive
 Request: CGC to LDR
 Owner(s): David & Jennie Lyn Steeg
 Agent(s): Lara Diettrich
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A
 - 2. 2018-363 (companion 2018-362)
 CD-2 / PD-6 – Heckscher Drive
 Request: CCG-2 to RLD-100A
 Owner(s): David & Jennie Lyn Steeg
 Agent(s): Lara Diettrich
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A

V. Conventional Rezoning

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
 - 1. 2018-366
 CD-12 / PD-4 – Alvin Road
 Request: RR-Acre to RLD-60
 Owner(s): Estate Options, LLC
 Agent(s): Curtis Hart
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A
 - 2. 2018-374
 CD-1/ PD-2 – Los Santos Way
 Request: CO to RMD-D
 Owner(s): Group 77, Inc
 Agent(s): David Adeeb
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. 2018-375
 CD-11/ PD-3 – Kernan Blvd, South
 Request: CO to CCG-1
 Owner(s): Arthur Chester Skinner, III, ET AL
 Agent(s): TR Hainline, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

4. 2018-376
 CD-6/ PD-3 – 9903 Hood Road South
 Request: RR-Acre to RLD-70
 Owner(s): Eula Kotulski Estate
 Agent(s): Curtis Hart
 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: A
 Planning Commission: DF

c) New Items –

1. MM-18-19
 CD-11 / PD-3 Philips Highway
 Request: Convert 125 Single Family Lots to 125 Townhomes
 Owner(s): Wells Creek, LLC, Ramus Holdings, LLLP & Mattamy Jacksonville, LLC
 Agent(s): TR Hainline, Esq.
 Signs Posted Yes No
 Staff Recommendation: A
 Planning Commission: A

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2. MM-18-20
 CD-12 / PD-4 McClelland Road
 Request: Reposition the location of the Medium Density Neighborhood on the Site Plan
 Owner(s): R. Lee Smith
 Agent(s): Michael J. Saylor, AICP
 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
 Planning Commission: DF

- c) New Items –
 - 1. 2018-377
 CD-9/ PD-4 – 7589 Plantation Bay Drive
 Request: PUD to PUD
 Owner(s): Redus Florida Land, LLC
 Agent(s): Thomas O. Ingram, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/AMD/C

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2. 2018-378
 CD-4/ PD-2 – 8107 & 8109 Oden Avenue
 Request: CO and RMD-MH to PUD
 Owner(s): American Classic Homes, LLC
 Agent(s): Chris Hagan, James Gilmore
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

3. 2018-379
 CD-2 / PD-2 – Cobblestone Plaza
 Request: PUD to PUD
 Owner(s): Cobblestone Plaza, LLC
 Agent(s): Tony Robbins, AICP
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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: DF – No Report
 Planning Commission: DF

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5. Ordinance 2018-271

Amend Chapter 654 Code of Subdivision Regulations

Staff Recommendation: DF – No Report

Planning Commission: DF

6. 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

7. 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

a) Appointment of Tower Review Committee Members

- Commissioner David Ward
- Commissioner David Hacker

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for **June 21, 2018 -**

XIII. Adjournment

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