

Planning Commission August 9, 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) 07/19/2018 Minutes
- XIII. **Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, August 23, 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, August 21, 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

c) New Items –

1. E-18-47
 CD-4 / PD-3 6211 Terry Road
 Request: School
 Owner(s): Holliday Family Enterprise Inc.
 Agent(s): Meltonia Wright
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. E-18-48
 CD-6 / PD-3 10991 San Jose Blvd., Unit 2913
 Request: Retail sale of all alcoholic beverages for off-premises consumption
 Owner(s): Retail Strategies LLC
 Agent(s): Rana: J.K. LLC / Firas Yazeji
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. E-18-49

CD-11 / PD-3 12525 Philips Hwy

Request: Sale of beer and wine

Owner(s): David Zorn

Agent(s): David Zorn

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

4. E-18-50 (WLD-18-08)

CD-11 / PD-3 8129 Point Meadows Way

Request: Retail sale of all alcoholic beverages for on-premises consumption

Owner(s): Sticky Jax, LLC

Agent(s): Steve Diebenow, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

5. WLD-18-08 (E-18-50)

CD-11 / PD-3 8129 Point Meadows Way

Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 8 feet

Owner(s): Sticky Jax, LLC

Agent(s): Steve Diebenow, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

6. E-18-51

CD-5 / PD-3 6365 Philips Hwy

Request: Day Labor Pool

Owner(s): Alterman Properties, Inc.

Agent(s): Steve Diebenow, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

7. E-18-52

CD-3 / PD-3 San Pablo Parkway

Request: Retail sale of all alcoholic beverages for on-premises consumption

Owner(s): Jed Davis

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

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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8. E-18-53

CD-11 / PD-3 9846 Old Baymeadows Rd

Request: Retail sale of all alcoholic beverages including liquor, beer or wine for on-premises consumption

Owner(s): Deerwood Village Mall, LLC

Agent(s): Prakash Patel

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

9. E-18-54

CD-11 / PD-2 13201 Atlantic Blvd

Request: Permanent or restricted outside sale and service in conjunction with a restaurant

Owner(s): Austin Simmons

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

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

10. E-18-55

CD-3 / PD-2 13529 Beach Blvd

Request: Facility includes retail sale and service of beer or wine for on-premises consumption

Owner(s): CHR Hodges Station LLC & JLR Hodges Station LLC

Agent(s): Ted Ricks

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

11. V-18-06

CD-4 / PD-2 322 Spring Forest Ave

Request: Accessory structure (detached garage) from 50% to 95%

Owner(s): Travis Slaughter

Agent(s): Chuck Horn

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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12. V-18-07
 CD-12 / PD-4 17785 Beaver St.
 Request: Family Homestead Partition for 10 acres or less
 Owner(s): Pamela McElroy
 Agent(s): None
 Signs Posted: Yes No
 Staff Recommendation: A
 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): Nextower Development Group, LLC
 Land Owner(s): Medjax Beach LLP
 Agent(s): Gary Hunter, Esq.
 Signs Posted Yes No
 Staff Recommendation: W
 Planning Commission: W
- c) New Items – None

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

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
 - 1. 2018-404 (L-5300-18C) (companion 2018-405)
 CD-10 / PD-4 – 8050 103rd Street
 Request: MDR to CGC
 Owner(s): Tzadik Acquisitions, LLC
 Agent(s): Steve Diebenow, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AMD

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2. 2018-405 (companion 2018-404)

CD-10 / PD-4 – 8050 103rd Street

Request: MDR-D to CCG-1

Owner(s): Tzadik Acquisitions, LLC

Agent(s): Steve Diebenow, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-406 (L-5292-18C) (companion 2018-407)

CD-10 / PD-4 – Firestone Road Storage

Request: LDR to BP

Owner(s): Jean Robert, Monise Dorcene & My EZ Storage, LLC

Agent(s): T.R. Hainline, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A/AMD

4. 2018-407 (companion 2018-406)

CD-10 / PD-4 – Firestone Road Storage

Request: RR-Acre to PUD

Owner(s): Jean Robert, Monise Dorcene & My EZ Storage, LLC

Agent(s): T.R. Hainline, Esq.

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/AMD/C

V. Conventional Rezoning

a) Deferrals – None

b) Deferred Items To Be Heard – None

c) New Items –

1. 2018-415

CD-13 / PD-3 – 5187 Dixie Landing Dr.

Request: CO to CRO

Owner(s): Walter D Dickinson Family Trust & Marina San Pablo Place, LLC

Agent(s): Michael Holbrook

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: DF

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2. 2018-417

CD-14 / PD-4 – 4716 & 4777 Collins Rd.

Request: IBP to IL

Owner(s): The Donald M. Partridge, Jr. Revocable Trust

Agent(s): Brenna Durden, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-418

CD-13 / PD-2 – Sallas Ln.

Request: RR-Acre to RLD-100A

Owner(s): Michael A. Townsend

Agent(s): Matthew Chmura

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: W

Planning Commission: W

c) New Items –

1. MM-18-22

CD-3 / PD-3 San Pablo Parkway

Request: Increase parking spaces

Owner(s): Jed Davis

Agent(s): Paul M Harden, Esq.

Signs Posted Yes No

Staff Recommendation: A/C

Planning Commission: A/AMD

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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. 2018-419

CD-11 / PD-3 – Baymeadows Commercial

Request: PUD to PUD

Owner(s): D.R. Horton, Inc.

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

Signs Posted: Yes No

Staff Recommendation: A/C

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VIII. Ordinances

1. Ordinance 2016-676

Prohibit rezoning approval for unpaid fines

Staff Recommendation: DF – No Report

Planning Commission: DF

2. Ordinance 2017-842

Textile Recycling Bins

Staff Recommendation: DF – No Report

Planning Commission: DF

3. Ordinance 2018-074

Off premises consumption of alcohol

Staff Recommendation: DF – No Report

Planning Commission: DF

4. Ordinance 2018-271

Amend Chapter 654 Code of Subdivision Regulations

Staff Recommendation: DF – No Report

Planning Commission: DF

5. 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

6. 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 July 19, 2018 - Approved

XIII. Adjournment

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