

# Planning Commission **August 23, 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 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 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) **08/09/2018 Minutes**
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, September 6, 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 **Wednesday, September 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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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-18-56  
 CD-4 / PD-3 4549 Southside Boulevard  
 Request: Restaurant with outside sale and service of food  
 Owner(s): Ideal Hospitality Investments, Inc.  
 Agent(s): Triforce Development, LLC  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

2. E-18-57 (companion WLD-18-11 & V-18-08)  
 CD-1 / PD-2 9039 Atlantic Boulevard  
 Request: Dancing establishment serving alcohol  
 Owner(s): Atlantic Building and Parking Corporation  
 Agent(s): Zach Miller, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: DF

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3. WLD-18-11 (companion E-18-57 & V-18-08)

CD-1 / PD-2 9039 Atlantic Boulevard

Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 420 feet

Owner(s): Atlantic Building and Parking Corporation

Agent(s): Zach Miller, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: DF

4. V-18-08 (companion WLD-8-11 & E-18-57)

CD-1 / PD-2 9039 Atlantic Boulevard

Request: Reduce distance from residential district

Owner(s): Atlantic Building and Parking Corporation

Agent(s): Zach Miller, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: DF

5. E-18-58

CD-10 / PD-4 7900 103<sup>rd</sup> Street

Request: To allow for retail sale of alcoholic beverages (beer, wine, liquor) for on and off-premises consumption

Owner(s): Lee Najjar

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

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

6. E-18-59

CD-2 / PD-2 172 St. Johns Bluff Road North

Request: Retail Auto Sales & Service Garage

Owner(s): STB-S, LLC

Agent(s): Charles E. Blumstein, Esq.

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

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7. E-18-61 (WLD-18-12)

CD-14 / PD-1 1023 Park Street

Request: 4-COP with outside sale and service of food and alcohol

Owner(s): Three by Five Retail Associates

Agent(s): Escape Restaurant & Bar, LLC

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

8. WLD-18-12 (E-18-61)

CD-14 / PD-1 1023 Park Street

Request: Reduce required minimum distance between a liquor license location and church or school from 500 feet to 222 feet

Owner(s): Three by Five Retail Associates

Agent(s): Escape Restaurant & Bar, LLC

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

9. E-18-62

CD-7 / PD-1 648 East Union Street

Request: Retail sales including outside display

Owner(s): G. Nicoli

Agent(s): Benjamin Hughlett

Signs Posted:  Yes  No

Staff Recommendation: A

Planning Commission: A

10. WLD-18-10

CD-14 / PD-5 2665 Park Street

Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 80 feet

Owner(s): Patricia Butts

Agent(s): Tom Corsano

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 – None
- c) New Items –

1. CTW-18-06  
 CD-9 / PD-5 Kings Road  
 Request: 115 foot Track II Camouflaged Tower (Pinetree)  
 Owner(s): Setzer Family Foundation, Inc.  
 Agent(s): Mary Doty Solik, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

2. CTW-18-07  
 CD-9 / PD-5 7009 Wilson Boulevard  
 Request: 105 foot Track II Camouflaged Tower (Pinetree)  
 Owner(s): Sweetwater Church of Christ of Jacksonville, Inc.  
 Agent(s): Mary Doty Solik, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

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

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

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c) New Items –

1. 2018-435 (L-5302-18A)  
 CD-8 / PD-5 – 0 Garden Street  
 Request: LDR to CSV  
 Owner(s): Highland Chase, LLC  
 Agent(s): Zach Miller, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF

2. 2018-436 (L-5305-18A)  
 CD-11 / PD-3 – 0 Philips Highway  
 Request: LI to CGC  
 Owner(s): Westland Timber, LLC  
 Agent(s): Paul M. Harden, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

3. 2018-437 (2017A-003) (companion 2018-438)  
 CD-12 / PD-4 – Saddlebrook Landing  
 Request: PBF to LDR  
 Owner(s): Saddle Brook Landings Annex, LLC  
 Agent(s): Paul M. Harden, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

4. 2018-438 (companion 2018-437)  
 CD-12 / PD-4 – Saddlebrook Landing  
 Request: PBF-1 to PUD  
 Owner(s): Saddle Brook Landings Annex, LLC  
 Agent(s): Paul M. Harden, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

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5. 2018-439 (L-5281-18A) (companion 2018-440)  
 CD-2 / PD-6 – Catty Shack Ranch  
 Request: LDR to ROS  
 Owner(s): Catty Shack Ranch Wildlife Sanctuary, Inc.  
 Agent(s): Steve Diebenow, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

6. 2018-440 (companion 2018-439)  
 CD-2 / PD-6 – Catty Shack Ranch  
 Request: RR-Acre to PUD  
 Owner(s): Catty Shack Ranch Wildlife Sanctuary, Inc.  
 Agent(s): Steve Diebenow, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

7. 2018-441 (L-5299-18AC) (companion 2018-442)  
 CD-11 / PD-3 – NWC Gate Parkway/ Point Meadows  
 Request: RPI to CGC  
 Owner(s): Arthur Chester Skinner, III, Trust  
 Agent(s): Paul M. Harden, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

8. 2018-442 (companion 2018-441)  
 CD-11 / PD-3 – NWC Gate Parkway/ Point Meadows  
 Request: PUD to PUD  
 Owner(s): Arthur Chester Skinner, III, Trust  
 Agent(s): Paul M. Harden, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/AMD/C

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**V. Conventional Rezonings**

**a) Deferrals –**

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 (DF to 9/6/18)  
 Planning Commission: DF

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

**c) New Items –**

1. 2018-443  
 CD-12 / PD-4 – 10440 Sandler Road  
 Request: RLD-120 & RR-Acre to RLD-60  
 Owner(s): Sandra K. Barfield, Enhanced life Estate and Patricia McAteer  
 Agent(s): Curtis Hart  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

2. 2018-444  
 CD-12 / PD-4 – 9490 Sandler Road  
 Request: RR-Acre to RLD-60  
 Owner(s): Joreta D. Carter  
 Agent(s): Curtis Hart  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

3. 2018-445  
 CD-6 / PD-3 – 5134 Lourcey Road  
 Request: RLD-100A to RLD-90  
 Owner(s): Aleksander and Oriola Lukaj  
 Agent(s): Mike Herzberg  
 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 – None

c) New Items –

1. MM-18-21

CD-11 / PD-3 8200 Cypress Plaza Drive

Request: Allow Commercial Use throughout the PUD

Owner(s): Justin Clark and Hormoz Khosravi

Agent(s): Justin Clark

Signs Posted  Yes  No

Staff Recommendation: A

Planning Commission: DF

2. MM-18-24

CD-12 / PD-4 Old Middleburg Road South

Request: To address the timeframe for the installation of a traffic signal

Owner(s): Gregory Matovina

Agent(s): Gregory Matovina

Signs Posted  Yes  No

Staff Recommendation: DF – No Report

Planning Commission: DF

**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

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**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. 2018-446**

**CD-6 / PD-3 – Deer Meadows II**

**Request: PUD to PUD**

**Owner(s): SRI Vista Enterprises, LLC.**

**Agent(s): Eric Almond, P.E.**

**Signs Posted:  Yes  No**

**Staff Recommendation: DF – No Report**

**Planning Commission: DF**

**2. 2018-447**

**CD-7 / PD-6 – Annies Walk II**

**Request: RLD-60 to PUD**

**Owner(s): Gary Bachara, Lawanda Bachara, Life Estate, Henry Bachara, Jr.,  
Teresa Bachara Turcker, Bradley Bachara and Christi Bachara Petrie**

**Agent(s): Zach Miller, Esq.**

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: A/C**

**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**

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**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**

**7. Ordinance 2018-463**

**Amend Subpart A (Wireless Communication Facilities), Part 15 (Communication Tower & Antenna Regulations), Chapter 656 (Zoning Code) Ord. Code to include reference to standards for small Wireless Facilities.  
Staff Recommendation: A  
Planning Commission: A**

**8. Ordinance 2018-464**

**Amend Section 30.203 (conduct of Business), Part 2 (Planning Commission) Chapter 30 (Planning and Development Department) to clarify that a Quorum is required for any action taken by the Planning Commission.  
Staff Recommendation: DF – No Report  
Planning Commission: DF**

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**IX. Old Business**

**X. New Business**

**XI. Appeals Update**

**XII. Information**

a) Planning Commission Minutes for **August 09, 2018** - Approved

**XIII. Adjournment**

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