

Planning Commission September 6, 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 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) 08/23/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, September 20, 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, September 18, 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 –

1. 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

2. 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

3. V-18-08 (companion WLD-18-11 & 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

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

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				CD = Council District

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: A
Planning Commission: A/AMD/C

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

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c) New Items –

1. E-18-63

CD- 7 / PD- 1 1602 Walnut Street

Request: Retail sale of beer or wine for on-premises consumption in conjunction with the service of food

Owner(s): J Properties II, LLC

Agent(s): Hipps Group, Inc.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. E-18-64

CD- 8 / PD- 6 2100 Dunn Avenue

Request: Daycare facility for 200 children

Owner(s): Benjamin Norton

Agent(s): Fred Atwill

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

3. E-18-65 (companion V-18-09)

CD- 9 / PD- 5 5450 Ramona Boulevard

Request: Adult Day Care

Owner(s): Community Hospice of Northeast Florida, Inc.

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

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: A

4. V-18-09 (companion E-18-65)

CD- 9 / PD- 5 5450 Ramona Boulevard

Request: Reduce distance from sexual predator from 2,500 feet to 1,887 feet

Owner(s): Community Hospice of Northeast Florida, Inc.

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

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: A

III. Cellular Antenna Reviews

a) Deferrals – None

b) Deferred Items To Be Heard – None

c) New Items – None

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

a) Deferrals – None

b) Deferred Items To Be Heard –

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: A

Planning Commission: A

c) New Items –

1. 2018-513 (L-5286-18A)

CD-12 / PD-4 – 0 Yellow Water Road

Request: AGR III to AGR IV

Owner(s): Yellow Water Pines, Inc.

Agent(s): Fred Atwill, Atwill LLC

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. 2018-514 (L-5293-18C) (companion 2018-515)

CD-11 / PD-3 – AC Skinner Parkway

Request: BP to CGC

Owner(s): Jacksonville Transportation Authority

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

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-515 (companion 2018-514)

CD-11 / PD-3 – AC Skinner Parkway

Request: IBP & CO to PUD

Owner(s): Jacksonville Transportation Authority

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

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/C

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4. 2018-516 (L-5295-18C) (companion 2018-517)
 CD-11 / PD-3 – 8050 Baymeadows Circle West
 Request: CGC to RPI
 Owner(s): Alunity Investments, LLC
 Agent(s): Wyman Duggan, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

5. 2018-517 (companion 2018-516)
 CD-11 / PD-3 – 8050 Baymeadows Circle West
 Request: CCG-1 to PUD
 Owner(s): Alunity Investments, LLC
 Agent(s): Wyman Duggan, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/C

V. Conventional Rezoning

a) Deferrals – None

b) Deferred Items To Be Heard –

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: A

c) New Items –

1. 2018-520

CD-10 / PD-4 – 8303, 8307, and 8235 Noroad

Request: RR-Acre to RLD-60

Owner(s): Rex James Mangum, Helen Mary Mangum, Kenneth Paul Pate, and
Berna Grace Pate

Agent(s): Curtis Hart

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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2. 2018-521

CD-1 / PD-2 – 8300 Merrill Road

Request: PBF-2 to RLD-50

Owner(s): Lakeview Christian Fellowship, Inc.

Agent(s): Wyman Duggan, Esq.

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

3. 2018-522

CD-5 / PD-3 – 1785 Emerson Road

Request: CO to CRO

Owner(s): C. Brian Harbin

Agent(s): Carlton Harbin

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

VI. Minor Modifications and Administrative Deviation Appeals

a) Deferrals –

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

b) Deferred Items To Be Heard –

1. 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

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c) New Items –

1. MM-18-25

CD-11 / PD-3 14550 Old St. Augustine Road

Request: Revise Sign Dimensions

Owner(s): Southern Baptist Hospital of Florida, Inc.

Agent(s): Paul M Harden, Esq.

Signs Posted Yes No

Staff Recommendation: A/C

Planning Commission: A/AMD/C

2. MM-18-26

CD-14 / PD-4 Parramore Road

Request: Revise Sign Regulations

Owner(s): Harmony Farms of Jacksonville, Inc.

Agent(s): Robert Hanson

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

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2. 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: A
 Planning Commission: A

c) New Items –

1. 2018-523
 CD-8 / PD-5 – Tarragon
 Request: PUD to PUD
 Owner(s): Highland Chase, LLC
 Agent(s): Zach Miller, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/AMD/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

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

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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 2018-537

Chapter 656 (Zoning Code), Ordinance code; creating new Section 656.112 (Suspension, Revocation or Modification of a Development Order.

Staff Recommendation: DF – No Report

Planning Commission: DF

8. Ordinance 2018-538

Chapter 656 (Zoning Code), Ordinance code; Amend Section 656.313 to revise uses permitted by right and exception.

Staff Recommendation: DF – No Report

Planning Commission: DF

IX. Old Business

X. New Business

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for August 23, 2018 - Approve

XIII. Adjournment

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