

# **Planning Commission September 20, 2018**

1:00 PM – **City Hall St. James Building, 1<sup>st</sup> 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) 09/07/2018 Minutes
- XIII. Adjournment**

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, October 4, 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, October 2, 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-18-39 (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

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District

5. 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

6. 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: A

7. 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: A

8. 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: A

9. 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

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			CD = Council District

c) New Items –

1. E-18-60

CD-6 / PD-3 4298 Livingston Road  
Request: Care Facility Meeting Part 4  
Owner(s): Florida Conference Association of Seventh-day Adventists  
Agent(s): Robin Slater  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

2. E-18-66 (companion AD-18-39)

CD-14 / PD-5 2000 Forbes Street  
Request: Outside sale and service of food, beer and wine  
Owner(s): Sara Smith  
Agent(s): Jack Shad  
Signs Posted:  Yes  No  
Staff Recommendation: DF – No Report  
Planning Commission: DF

3. AD-18-39 (companion E-18-66)

CD-14 / PD-5 2000 Forbes Street  
Request: Reduce required parking spaces from 24 to 4  
Owner(s): Sara Smith  
Agent(s): Jack Shad  
Signs Posted:  Yes  No  
Staff Recommendation: DF – No Report  
Planning Commission: DF

4. E-18-67

CD-1 / PD-2 986 North Street  
Request: New Single Family Dwelling  
Owner(s): JWB Real Estate Capital, LLC  
Agent(s): Katrina Lamendola  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

5. E-18-68

CD-14 / PD-4 5850 Collins Road  
Request: Church  
Owner(s): Polish American Club  
Agent(s): Jorge Reyes, Arquicon Inc.  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District

6. E-18-69

CD-3 / PD2 1161 Girvin Road  
Request: Recreational Pond on Residential Property  
Owner(s): Gilbert Moore  
Agent(s): Steve Diebenow, Esq.  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/AMD/C

7. E-18-70

CD-14 / PD-4 8428 and 8436 Manresa Avenue  
Request: Trades Contractor with Outside Storage  
Owner(s): KSL Florida, LLC  
Agent(s): Wyman R. Duggan, Esq.  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

8. E-18-71 (companion WLD-18-14 & AD-18-43)

CD-5 / PD-3 1988 San Marco Boulevard  
Request: Retail sales of all alcoholic beverages for on premise consumption in conjunction with a restaurant including outside sale and service of food and alcoholic beverages  
Owner(s): John Curington / Keith Kimball  
Agent(s): Kiley Efron  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/AMD/C

9. WLD-18-14 (companion E-18-71 & AD-18-43)

CD-5 / PD-3 1988 San Marco Boulevard  
Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 345 feet  
Owner(s): John Curington & Keith Kimball  
Agent(s): Kelly Efron  
Signs Posted:  Yes  No  
Staff Recommendation: A  
Planning Commission: A

10. AD-18-43 (companion E-18-71 & WLD-18-14)

CD-5 / PD-3 1988 San Marco Boulevard  
Request: Reduce minimum number of off-street parking spaces from 92 to 0  
Owner(s): John Curington & Keith Kimball  
Agent(s): Kelly Efron  
Signs Posted:  Yes  No  
Staff Recommendation: A/C  
Planning Commission: A/C

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			CD = Council District

11. E-18-72  
 CD-14 / PD-4 8647 Blanding Boulevard  
 Request: Service garage for minor repairs  
 Owner(s): James Swanson  
 Agent(s): Robert White, PE  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

12. E-18-73  
 CD-12 / PD-4 0 Argyle Forest Boulevard  
 Request: Helicopter Landing Site, Pursuant to 656.418  
 Owner(s): John Metcalf  
 Agent(s): Paul M. Harden, Esq  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

13. E-18-74  
 CD-2 / PD-6 2467 Faye Road, Units 12&13  
 Request: Daycare Expansion  
 Owner(s): Justin Ashourion  
 Agent(s): Olga Rozhkov  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

14. E-18-75  
 CD-5 / PD-3 6016 St. Augustine Road  
 Request: Pawn Shop  
 Owner(s): Samuel Green  
 Agent(s): Kelly Mosley  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: DF

15. V-18-10  
 CD-6 / PD-3 12632 Old St. Augustine Road  
 Request: Accessory Structure Use greater than 50% of Principle Structure  
 Owner(s): John Joyce  
 Agent(s): F.A. Barthlow  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District

16. V-18-11  
 CD-12 / PD-4 0 Shindler Drive  
 Request: Delete required sidewalk  
 Owner(s): Kaye’s Hideaway LLC  
 Agent(s): Wyman Duggan, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: A

17. V-18-12  
 CD-10 / PD-5 2139 Imeson Road  
 Request: Delete required sidewalk  
 Owner(s): Pritchard Pointe II, LLC  
 Agent(s): Wyman Duggan, 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 –
  - 1. CTW-18-08  
 CD-4/ PD-3 2115 Dean Road  
 Request: 150 foot Monopole Tower  
 Tower Owner(s): Nextower Development Group, LLC  
 Land Owner(s): City of Jacksonville  
 Agent(s): Gary Hunter, Esq.  
 Signs Posted  Yes  No  
 Staff Recommendation: D  
 Planning Commission: DF

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

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
  - 1. 2018-558 (L-5304-18C) (companion 2018-559)  
 CD-10 / PD-4 – 7439 Wilson Blvd & 7443 Wilson Blvd.  
 Request: RPI to CGC  
 Owner(s): City of Jacksonville  
 Agent(s): Joe Namey  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

<p>A = Approval    DF = Defer    D = Deny    W = Withdraw    A/C = Approve / Conditions          A/AMD = Approve/ Amend    A/AMD/C = Approved/Amend/Conditions</p>	<div style="border: 1px solid black; display: inline-block; padding: 2px 10px;">CD = Council District</div>
--	---

**2. 2018-559 (companion 2018-558)**

**CD-10 / PD-4 – 7439 Wilson Blvd & 7443 Wilson Blvd.**

**Request: PBF-1 to PUD**

**Owner(s): City of Jacksonville**

**Agent(s): Joe Namey**

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

**3. 2018-560 (L-5298-18A)**

**CD-8 / PD-6 – 0 Newcomb Road**

**Request: LI to LDR**

**Owner(s): Suncap Southeast Industrial Joint Venture, LLC**

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

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

**4. 2018-561 (L-5296-18C) (companion 2018-562)**

**CD-5 / PD- 3 – 3821, 3823 and 3847 Zion Road**

**Request: LDR to CGC**

**Owner(s): Arthur Aguilar, Tracey Moore, Sherry Duerr, Libby Jarvinen, Geoff Koch,  
and Ersell Reed**

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

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

**5. 2018-562 (companion 2018-561)**

**CD-5 / PD- 3 – 3821, 3823 and 3847 Zion Road**

**Request: RLD-60, CO, CCG-1 & CCG-2 to PUD**

**Owner(s): Arthur Aguilar, Tracey Moore, Sherry Duerr, Libby Jarvinen, Geoff Koch,  
and Ersell Reed**

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

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: A/AMD/C**

<b>A = Approval</b>	<b>DF = Defer</b>	<b>D = Deny</b>	<b>W = Withdraw</b>	<b>A/C = Approve / Conditions</b>
<b>A/AMD = Approve/ Amend</b>	<b>A/AMD/C = Approved/Amend/Conditions</b>			
				<b>CD = Council District</b>



**V. Conventional Rezoning**

a) Deferrals – None

b) Deferred Items To Be Heard –

1. 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: A

Planning Commission: A

c) New Items –

1. 2018-568

CD-2 / PD-2 – 11170 Monument Landing Boulevard

Request: CO to RO

Owner(s): Ernest Newkirk & Danyuell Newkirk

Agent(s): Hilton Meadows

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

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District

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

c) New Items –

1. MM-18-23

CD- 11/ PD-3 Flagler Center Boulevard

Request: Increase number of multi-family units from 2,150 to 2,350

Owner(s): Kolleen Cobb

Agent(s): Ray Spofford, 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 until unknown date

2. 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 to unknown date

b) Deferred Items To Be Heard – None

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District

**c) New Items –**

**1. 2018-564**

**CD-11 / PD-3 – E-Town**

**Request: CCG-1 to PUD**

**Owner(s): Eastland Timber, LLC & E-Town Development, Inc.**

**Agent(s): Ray Spofford, AICP**

**Signs Posted:  Yes  No**

**Staff Recommendation: A**

**Planning Commission: A**

**2. 2018-565**

**CD-6 / PD-3 – Sunbeam Road / Kevin Road**

**Request: PUD to PUD**

**Owner(s): Donald Freeman**

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

**Signs Posted:  Yes  No**

**Staff Recommendation: A/C**

**Planning Commission: A/AMD**

**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**

<b>A = Approval</b>	<b>DF = Defer</b>	<b>D = Deny</b>	<b>W = Withdraw</b>	<b>A/C = Approve / Conditions</b>
<b>A/AMD = Approve/ Amend</b>	<b>A/AMD/C = Approved/Amend/Conditions</b>			
				<b>CD = Council District</b>

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: A

Planning Commission: D

8. Ordinance 2018-538

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

Staff Recommendation: A

Planning Commission: D

IX. Old Business

X. New Business

a) Selection of new offices for FY 2018 / 2019

- Chair – Nicole Sanzosti Padgett
- Vice Chair – Joshua Garrison
- Secretary – Dawn Motes

XI. Appeals Update

XII. Information

a) Planning Commission Minutes for September 6, 2018 - Approve

XIII. Adjournment

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
A/AMD = Approve/ Amend	A/AMD/C = Approved/Amend/Conditions			
				CD = Council District