

Planning Commission October 4, 2018

1:00 PM – **City Hall St. James Building, 1st Floor – Council Chambers, 117 West Duval Street, Jacksonville, Florida 32202**

- ✓ Nicole Sanzosti Padgett, Chair
 - ✓ Marshall Adkison
 - ✓ David Hacker
 - ✓ Joshua Garrison, Vice Chair
 - ✓ Daniel Blanchard
 - ✓ Chris Hagan
 - ✓ Dawn Motes, Secretary
 - ✓ Ben Davis
 - ✓ 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) 09/20/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, October 18, 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, October 16, 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

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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-18-64
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

7. 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: D
Planning Commission: A

8. 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: D
Planning Commission: A

9. 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: A

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c) New Items –

1. E-18-76

CD-8 / PD-6 1036 Dunn Avenue

Request: An establishment or facility, which includes the retail sale and service of all alcoholic beverages for on premises consumption

Owner(s): Highland Square SC, LLC

Agent(s): Sea Crab Inc.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. E-18-77

CD-1 / PD-2 Arlington Expressway Service Road

Request: Building Trades Contractor with Outside Storage

Owner(s): Stacy Durance

Agent(s): Stacy Durance

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: DF

3. E-18-78

CD-14 / PD-5 4007 Post Street

Request: Retail Sale of New and Used Automobiles

Owner(s): Glocal Lee, LLC

Agent(s): Lucas DelRocco

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

4. E-18-79

CD-9 / PD-5 3533 Commonwealth Avenue

Request: Name change for Daycare Center

Owner(s): Solomon Olopade

Agent(s): Patrice Walker

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

5. E-18-81 (companion WLD-18-17)

CD-5 / PD-3 2012 San Marco Boulevard

Request: On-premises consumption of all alcoholic beverages with restaurant

Owner(s): Thomas Gray

Agent(s): Jessica Tyree

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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7. WLD-18-17 (companion E-18-81)
CD-5 / PD-3 2012 San Marco Boulevard
Request: Reduce distance between liquor license location and church or school
from 500 to 360 feet
Owner(s): Thomas Gray
Agent(s): Jessica Tyree
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

8. E-18-82 (companion WLD-18-18 & AD-18-46)
CD-5 / PD-3 2018 Hendricks Avenue
Request: On-premises beer & wine consumption without food
Owner(s): Joyce S. Kimball, et al
Agent(s): Michael Saylor
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

9. WLD-18-18 (companion E-18-82 & AD-18-46)
CD-5 / PD-3 2018 Hendricks Avenue
Request: Reduce distance between liquor license location and church or school
from 1500 feet to 194 feet
Owner(s): Joyce S. Kimball, et al
Agent(s): Michael Saylor
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

10. AD-18-46 (companion E-18-82 & WLD-18-18)
CD-5 / PD-3 2018 Hendricks Avenue
Request: Reduce parking from 26 to 0
Owner(s): Joyce S. Kimball, et al
Agent(s): Michael Saylor
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 –
 - 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
- c) New Items – None

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

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
 - 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 & CRO
 Owner(s): David & Jennie Lyn Steeg
 Agent(s): Lara Diettrich
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: A
 - 3. 2018-605 (L-5306-18C) (companion 2018-606)
 CD-6 / PD-3 – San Jose Commercial
 Request: RPI to BP
 Owner(s): M&C Real Ventures, Inc.
 Agent(s): Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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4. 2018-606 (companion 2018-605)
 CD-6 / PD-3 – San Jose Commercial
 Request: CRO to PUD
 Owner(s): M&C Real Ventures, Inc.
 Agent(s): Paul M. Harden, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

5. 2018-607(L-5303-18C) (companion 2018-608)
 CD-12 / PD-4 – 10062 103rd Street
 Request: MDR to CGC
 Owner(s): Vincent Serrano
 Agent(s): Lara Hipps
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: DF

6. 2018-608 (companion 2018-607)
 CD-12 / PD-4 – 10062 103rd Street
 Request: PUD to PUD
 Owner(s): Vincent Serrano
 Agent(s): Lara Hipps
 Signs Posted: Yes No
 Staff Recommendation: D
 Planning Commission: DF

7. 2018-609(L-5310-18C) (companion 2018-610)
 CD-10 / PD-5 – Soutel Drive
 Request: LDR to LI
 Owner(s): Soutel 1, Inc
 Agent(s): Dan Boswell
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

8. 2018- 610 (companion 2018-609)
 CD-10 / PD-5 – Soutel Drive
 Request: RR-Acre to IL
 Owner(s): Soutel 1, Inc
 Agent(s): Dan Boswell
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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9. 2018-611 (L-5307-18C) (companion 2018-612)
 CD-9 / PD-4 – 6046 Wesconnett Blvd. & 6021 Blanding Blvd.
 Request: MDR to CGC
 Owner(s): The Leo Martinez, Sr. Trust and Marie Martinez, Life Estate, Et Al
 Agent(s): Eric Almond, P.E.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

10. 2018-612 (companion 2018-611)
 CD-9 / PD-4 – 6046 Wesconnett Blvd. & 6021 Blanding Blvd.
 Request: RMD-A to CCG-1
 Owner(s): The Leo Martinez, Sr. Trust and Marie Martinez, Life Estate, Et Al
 Agent(s): Eric Almond, P.E.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AM (from CCG-1 to CN)

V. Conventional Rezonings

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

1. 2018-613
 CD-12 / PD-4 – 7268 Exline Road
 Request: RR-Acre to RLD-60
 Owner(s): Exline Road, LLC
 Agent(s): Stephen Starke
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

2. 2018-614
 CD-12 / PD-4 – 9055 Taylor Field Road
 Request: RR-Acre to RLD-60
 Owner(s): James Hendry, Connie Harrison, Carolyn Allen and Catherine Wrigley
 Agent(s): Bill Schaeffer, P.E.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

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3. 2018-615

CD-12 / PD-4 – 0 Chapfield Place, 0 Monroe Smith Rd, & 4408 Monroe Smith Rd

Request: RR-Acre to RLD-50

Owner(s): GLP Homes, LLC

Agent(s): Stephen Starke

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

4. 2018-616

CD-12 / PD-4 – 1501 Normandy Village Parkway

Request: CCG-1 to CCG-2

Owner(s): Jackmart Limited Partnership

Agent(s): Moses Eason

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

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

b) Deferred Items To Be Heard – None

c) New Items – None

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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 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

c) New Items –

1. 2018-617

CD-13/ PD-2 – 2152 Mayport Road and 2156 Mayport Road

Request: RMD-MH and CCG-2 to PUD

Owner(s): Bosco Enterprises, LLC

Agent(s): Todd Bosco

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 2018-271

Amend Chapter 654 Code of Subdivision Regulations

Staff Recommendation: DF – No Report

Planning Commission: DF

4. 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 **September 20, 2018** - Approve

XIII. Adjournment

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