

Planning Commission October 18, 2018

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

- ✓ Nicole Sanzosti Padgett, Chair
- ✓ Joshua Garrison, Vice Chair
- ✓ Dawn Motes, Secretary
- ✓ Marshall Adkison
- ✓ Daniel Blanchard
- ✓ Ben Davis
- ✓ David Hacker
- ✓ Chris Hagan
- ✓ 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) 10/08/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, November 8, 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 **Wednesday, November 7, 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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				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-18-64
 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-18-77
 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

8. 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: Withdraw w/return of fees
 Planning Commission: Withdraw w/ return of fees

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c) New Items –

1. E-18-80

CD-12 / PD-5 11043 Crystal Springs Road, Unit 2

Request: Retail Sale of All Alcoholic Beverages for On-premises Consumption

Owner(s): Arlington Land Trust

Agent(s): Charles L. Mann

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. E-18-83

CD-4 / PD-2 2115 University Boulevard South

Request: Retail Sales

Owner(s): Richard K. Ossi

Agent(s): Spotlight Apparel, Inc.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. E-18-84 (companion WLD-18-19)

CD-12 / PD-4 10731 103rd Street

Request: Dancing Entertainment with On-premises Consumption

Owner(s): 10731 103rd Street Corporation

Agent(s): Zach Miller, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

4. WLD-18-19 (companion E-18-84)

CD-12 / PD-4 10731 103rd Street

Request: Reduce Distance between Liquor License location and Church or School from 1,500 feet to 1,225 feet

Owner(s): 10731 103rd Street Corporation

Agent(s): Zach Miller, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

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5. E-18-85
 CD-7 / PD-1 1401 Main Street East
 Request: Inside / Outside Sale and Service of Beer and Wine in
 Conjunction with a Restaurant
 Owner(s): Trautmann & Company LLC
 Agent(s): Andrew Zarka
 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-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: A

c) New Items – None

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

a) Deferrals – None

b) Deferred Items To Be Heard –

1. 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

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2. 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

New Items –

1. 2018-638 (L-5314-18A)
 CD-3 / PD-2 – 13723 Atlantic Boulevard
 Request: LDR & CGC to MDR & CSV
 Owner(s): Neptune Baptist Church
 Agent(s): T.R. Hainline, Esq.
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A/AM

2. 2018-639 (companion 2018-640)
 CD-10 / PD-5 – 4750 Soutel Drive
 Request: NC to CGC
 Owner(s): Jacksonville Plaza 1, LLC
 Agent(s): L. Charles Mann
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

3. 2018-640 (2018-639)
 CD-10 / PD-5 – 4750 Soutel Drive
 Request: CN to PUD
 Owner(s): Jacksonville Plaza 1, LLC
 Agent(s): L. Charles Mann
 Signs Posted: Yes No
 Staff Recommendation: A/C
 Planning Commission: A/C

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V. Conventional Rezoning

- a) Deferrals – None
- b) Deferred Items To Be Heard – None
- c) New Items –
 - 1. 2018-641
 CD-1 / PD-2 – 8724 Lone Star Road
 Request: CN to CCG-1
 Owner(s): MVD Hamdeng, LLC
 Agent(s): Vida Congsav
 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-18-21
 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: A/AMD/C
 - 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: A
 Planning Commission: A

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c) New Items –

1. MM-18-27

CD-7 / PD-6 Airport Center Drive – Hubble Drive

Request: Modify Allowed Retail Monument Sign

Owner(s): Daniel Morris, Ramco Jacksonville, LLC

Agent(s): William Gibbs, Esq.

Signs Posted Yes No

Staff Recommendation: A

Planning Commission: A

2. MM-18-28

CD-2 / PD-6 Airport Center Drive East

Request: Divide Commercial Parcel

Owner(s): Thomas Jimenez

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

Signs Posted Yes No

Staff Recommendation: A/C

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

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c) New Items –

1. 2018-642

CD-11/ PD-3 – Brickell Motors

Request: PUD to PUD

Owner(s): Atlantis Holdings, LLLP, Et Al & Galleria Pointe Owners Assn, Inc.

Agent(s): Steve Diebenow, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A/AMD/C

2. 2018-643

CD-14/ PD-4 – 1705, 1711, 1717, and 1725 Cassat Avenue

Request: CCG-1 to PUD

Owner(s): Enterprise Leasing Company of Fl., LLC

Agent(s): Greg Kupperman

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-644

CD-1/ PD- 2 – 6761 Atlantic Boulevard

Request: CRO to PUD

Owner(s): The Episcopal School of Jacksonville, Inc.

Agent(s): Erick Almond, P.E.

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

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: A

Planning Commission: A/AMD

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3. Ordinance 2018-271

Amend Chapter 654 Code of Subdivision Regulations

Staff Recommendation: A

Planning Commission: A

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 October 4, 2018 - A

XIII. Adjournment

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