

Planning Commission November 8, 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) 10/18/2018 Minutes
- XIII. Adjournment**

NOTE: The next regular meeting of the **Planning Commission** will be held on **Thursday, December 6, 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, November 20, 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-18-64
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

c) New Items –

1. E-18-86 (companion WLD-18-21)
CD-5 / PD-3 1959-1961-1963 San Marco Blvd.
Request: On-Premises Consumption of all Alcoholic Beverages
Owner(s): Burr Investments, Inc.
Agent(s): Caribbean SIG, Inc.
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

2. WLD-18-21 (companion E-18-86)
CD-5 / PD-3 1959-1961-1963 San Marco Blvd.
Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 280 feet
Owner(s): Burr Investments, Inc.
Agent(s): Caribbean SIG, 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

3. E-18-87

CD-4 / PD-3 9720 Deer Lake Court

Request: On-Premises Consumption of all Alcoholic Beverages with Outside Sales and Service

Owner(s): Aine McClung, Mary Jane, Michelle, and Lynda Culhane

Agent(s): Jessica Tyree

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

4. E-18-88

CD-5 / PD-3 3030 Powers Avenue

Request: Fitness Center

Owner(s): Zack Phillips

Agent(s): Zack Phillips

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

5. E-18-90

CD-5 / PD-2 1746 Art Museum Drive

Request: Single Family Dwelling in a CRO Zoning District

Owner(s): JWB Real Estate Capital, LLC

Agent(s): Katrina Lamendola

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: A

6. E-18-91

CD-8 / PD-5 Southside of Pritchard Road

Request: Outside Storage set forth in Part 4

Owner(s): Brett Tremaine

Agent(s): Babette L. Ashley, Esq.

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

7. E-18-92

CD-14 / PD-5 2253 Oak Street 1-5

Request: Retail Bake Shop

Owner(s): K & E Properties, LLC

Agent(s): Anita Adams

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

8. E-18-93
 CD-12 / PD-5 0 Lakeland Street
 Request: New Single Family Dwelling
 Owner(s): BCEL 10 LLC
 Agent(s): Samuel Bellock
 Signs Posted: Yes No
 Staff Recommendation: A
 Planning Commission: A

III. Cellular Antenna Reviews

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

<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>
--	---

New Items –

1. 2017-382 (2017C-008) (companion 2017-383)

CD-9 / PD-4 – 6215 Wilson Blvd

Request: LDR & MDR to RPI & CSV

Owners: Florida Title Group, Inc.

Agent: Laura Hipps

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

2. 2017- 383 (companion 2017-382)

CD-9 / PD-4 – 6215 Wilson Blvd

Request: RMD-A, RMD-D & RLD-60 to RMD-D, CRO & CSV

Owners: Florida Title Group, Inc

Agent: Laura Hipps

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

V. Conventional Rezoning

a) Deferrals – None

b) Deferred Items To Be Heard – None

c) New Items –

1. 2018-664

CD-11 / PD-3 – Philips Highway

Request: IL to CCG-1

Owner(s): Westland Timber, LLC

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

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

2. 2018-665

CD1 / PD-2 – 175 Arlington Road North

Request: CN to CRO

Owner(s): Atlas Building Services, Inc.

Agent(s): Ava Bulter

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

3. 2018-666
CD-8 / PD-6 – Thunder Road
Request: RR to RLD-50
Owner(s): Douglas R. Radcliffe, Trustee
Agent(s): Greg Kupperman
Signs Posted: Yes No
Staff Recommendation: DF – No Report
Planning Commission: DF

4. 2018-698
CD-5 / PD-4 – 3200 Emerson Street
Request: CO to CCG-2
Owner(s): Christopher Campione
Agent(s): Christopher Campione
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

5. 2018-699
CD-5 / PD-3 – 3651 Crown Point Road
Request: CO to CRO
Owner(s): 1750 N. Bayshore Drive, #1904
Agent(s): Susan Pollak
Signs Posted: Yes No
Staff Recommendation: A
Planning Commission: A

6. 2018-700
CD-12 / PD-4 – 6590, 6614, 6622, & 6646 Alvin Road
Request: RR-Acre to RLD-60
Owner(s): James K. Lindsey, Teresa Lindsey, EASCO Group II, LLC, & Kracor South, Inc.
Agent(s): Curtis Hart
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 – None
- c) New Items – 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
---	------------------------------

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 –

1. 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

c) New Items –

1. 2018-667

CD-2/ PD-6 – Faye Road Industrial

Request: PUD to PUD

Owner(s): Arwood-Dunn Creek Management, LLC

Agent(s): L. Charles Mann

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: D

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

2. 2018-668

CD-2/ PD-6 – Logan Point Plantation

Request: RR-Acre and PUD to PUD

Owner(s): New Berlin 832, Inc., Gary T. Gilder & Dorothy Gilder

Agent(s): Dan Boswell

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

3. 2018-669

CD-4 / PD-3 – Hogan Road

Request: CRO to PUD

Owner(s): RCW Properties, Inc.

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

Signs Posted: Yes No

Staff Recommendation: D

Planning Commission: DF

4. 2018-670

CD-7 / PD-1 – Hubbard Street

Request: CCG-S to PUD

Owner(s): Tarrawise Homes, Inc.

Agent(s): David Schacter

Signs Posted: Yes No

Staff Recommendation: DF – No Report

Planning Commission: DF

5. 2018-671

CD-11 / PD-3 – E-Town Residential

Request: RLD-50 to PUD

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

Agent(s): Lindsey Haga

Signs Posted: Yes No

Staff Recommendation: A/C

Planning Commission: A/AMD/C

6. 2018-701

CD-2 / PD-2 – Villages of Kernan West

Request: PUD to PUD

Owner(s): Atlantic North, LLC

Agent(s): Michael Herzberg

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

7. 2018-702

CD-2 / PD-6 – Yellow Bluff Road

Request: RR-Acre to PUD

Owner(s): James K. Shronce, William P. Dekle, III, Irma Iva S. Dekle, and Sarah Dean

Agent(s): Curtis Hart

Signs Posted: Yes No

Staff Recommendation: A

Planning Commission: A

VIII. Ordinances

1. Ordinance 2016-676

Prohibit rezoning approval for unpaid fines

Staff Recommendation: DF – No Report

Planning Commission: DF

2. 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 18, 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