

# Planning Commission **December 6, 2018**

1:00 PM – **City Hall St. James Building, 1<sup>st</sup> 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**

- |   |  |
|---|--|
| <b>I. Call to Order /<br/>Verification of Quorum</b><br>a) Pledge of Allegiance<br>b) Submittal of Speaker's Cards<br>c) Agenda Organization<br>1. Adopt Previous Meeting Minutes<br>2. Deferrals<br>3. Proof of Publications | <b>V. Conventional Rezoning</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   |
| <b>II. Exceptions, Variances and Waivers and<br/>Administrative Deviations</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   | <b>VI. Minor Modifications and<br/>Administrative Deviation Appeals</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items |
| <b>III. Cellular Antenna Reviews</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items   | <b>VII. Planned Unit Developments</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items                                   |
| <b>IV. Land Use Amendments,<br/>Companion Rezoning, Text Amendments</b><br>a) Deferrals<br>b) Deferred Items to be Heard<br>c) New Items  | <b>VIII. Ordinances</b>  |
|   | <b>IX. Old Business</b>  |
|   | <b>X. New Business</b>   |
|   | <b>XI. Appeals Update</b>  |
|   | <b>XII. Information</b><br>a) 11/08/2018 Minutes   |
|   | <b>XIII. Adjournment</b>   |

**NOTE:** The next regular meeting of the **Planning Commission** will be held on **Thursday, January 3, 2019** in the **City Hall – St. James Building, 1<sup>st</sup> Fl. Lynwood Roberts Room, 117 West Duval Street, Jacksonville, Florida 32202.**

**NOTE:** The next regular meeting of the **Land Use & Zoning Committee** will be held on **Thursday, January 3, 2019.**

### **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    3. **Read the rules** on the back of the card.  
   2. Sign-In on the Sign-In Sheet    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: A

Planning Commission: A/AMD/C

A = Approval	DF = Defer	D = Deny	W = Withdraw	A/C = Approve / Conditions
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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: A/C  
 Planning Commission: A/C

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: A  
 Planning Commission: A

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-18-89  
 CD-5 / PD-3 5719 Cagle Road  
 Request: Multi-Family Residential  
 Owner(s): Jared Remington  
 Agent(s): Jessica Douglas  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: D

2. E-18-94 (companion AD-18-51)  
 CD-5 / PD-3 2805 Wycombe Drive West  
 Request: Daycare in CRO Zoning District  
 Owner(s): Joe Uribe  
 Agent(s): Michelle Wadsworth  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: W

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**3. AD-18-51 (companion E-18-94)**  
**CD-5 / PD-3 2805 Wycombe Drive West**  
**Request: Reduce minimum off-street parking spaces from 11 to 0**  
**Owner(s): Joe Uribe**  
**Agent(s): Michelle Wadsworth**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: D**  
**Planning Commission: W**

**4. E-18-95**  
**CD-8 / PD-5 8932 Johnson Terrace**  
**Request: Animal Slaughter House / Dressing**  
**Owner(s): Johnson 8932, LLC**  
**Agent(s): Jim Farah, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: D**  
**Planning Commission: W**

**5. E-18-96**  
**CD-14 / PD-1 1521 Margaret Street**  
**Request: 4 COP – Retail Sales and Service of all Alcoholic Beverages**  
**Owner(s): Westwood Properties Partners, LLC**  
**Agent(s): Marah Brewing Company**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: DF – No Report**  
**Planning Commission: DF**

**6. V-18-13**  
**CD-12 / PD-4 7228 Worthington Road**  
**Request: Increase Accessory Structure from 50% to 145% of Primary Structure**  
**Owner(s): Jason Inman**  
**Agent(s): Chuck Hiers – Ash-Brooke Construction**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: DF – No Report**  
**Planning Commission: DF**

**7. WLD-18-22**  
**CD-8 / PD-1 4250 Moncrief Road**  
**Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 385**  
**Owner(s): Atef Jabbar and Fakhreddine Haouati**  
**Agent(s): Zach Miller, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: D**  
**Planning Commission: DF**

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8. WAAR-18-01

CD-3 / PD-2 13732 Betty Drive

Request: Reduce square feet of residential dwelling from 850 to 336 square feet

Owner(s): Daniel Callahan

Agent(s): None

Signs Posted:  Yes  No

Staff Recommendation: DF – No Report

Planning Commission: DF

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 103<sup>rd</sup> 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 103<sup>rd</sup> Street  
 Request: PUD to PUD  
 Owner(s): Vincent Serrano  
 Agent(s): Lara Hipps  
 Signs Posted:  Yes  No  
 Staff Recommendation: D  
 Planning Commission: DF

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**New Items –**

**1. 2018-696 (L-5309-18A)**  
**CD-11 / PD-3 – A.C. Skinner Parkway**  
**Request: CGC to HDR**  
**Owners: JTA**  
**Agent: Paul M. Harden, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: A**  
**Planning Commission: A**

**2. 2018-748 (L-5317-18A)**  
**CD-4 / PD-3 – J. Turner Butler Blvd.**  
**Request: CGC & BP to RPI**  
**Owners: Banyanwood Partners, LLC**  
**Agent: Steve Diebenow, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: A**  
**Planning Commission: A**

**3. 2018-749 (L-5316-18C) (companion 2018-750)**  
**CD-11 / PD-3 – Westlake at Southside Blvd**  
**Request: BP to MDR**  
**Owner(s): AOC Properties, Inc.**  
**Agent(s): Wyman Duggan, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: A**  
**Planning Commission: A**

**4. 2018-750 (companion 2018-749)**  
**CD-11 / PD-3 – Westlake at Southside Blvd**  
**Request: IBP to PUD**  
**Owner(s): AOC Properties, Inc.**  
**Agent(s): Wyman Duggan, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: A/C**  
**Planning Commission: A/C**

**5. 2018-751 (L-5318-18C) (companion 2018-752)**  
**CD-5/ PD- 3 – San Marco Crossing**  
**Request: CGC to HDR**  
**Owner(s): Chance Olevia, LLC, Patricia A. Dowling, Robert W. Durham & David E. Durham**  
**Agent(s): William Michaelis, Esq.**  
**Signs Posted:  Yes  No**  
**Staff Recommendation: A**  
**Planning Commission: A**

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6. 2018-752 (companion 2018-751)  
 CD-5/ PD-3 – San Marco Crossing  
 Request: CO / CCG-2 / PUD to PUD  
 Owner(s): Chance Olevia, LLC, Patricia A. Dowling, Robert W. Durham & David E. Durham  
 Agent(s): William Michaelis, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/C

7. 2018-753 (L-5315-18C) (companion 2018-754)  
 CD-3/ PD-3 – 14190 Beach Blvd.  
 Request: RPI to CGC  
 Owner(s): Sea Lion Real Estate, LLC  
 Agent(s): James John, P.E.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

8. 2018-754 (companion 2018-753)  
 CD-3 / PD-3 – 14190 Beach Blvd.  
 Request: RLD-60 to CN  
 Owner(s): Sea Lion Real Estate, LLC  
 Agent(s): James John, P.E.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

### V. Conventional Rezoning

a) Deferrals – None

b) Deferred Items To Be Heard –

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

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2. 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

c) New Items –  
 1. 2018-758  
 CD-13 / PD-2 – 2057 Sallas Lane  
 Request: RR-Acre to RLD-40  
 Owner(s): Starfish Group Properties, Inc.  
 Agent(s): Lara Hipps  
 Signs Posted:  Yes  No  
 Staff Recommendation: A  
 Planning Commission: DF to 01/17/19

**VI. Minor Modifications and Administrative Deviation Appeals**

a) Deferrals – None  
 b) Deferred Items To Be Heard – None  
 c) New Items –  
 1. MM-18-29  
 CD-7 / PD-6 Lady Lake Road  
 Request: Revise Site Plan  
 Owner(s): Duval Station Outparcel 4, LLC  
 Agent(s): Steve Diebenow, Esq.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A  
  
 2. MM-18-30  
 CD-7 / PD-6 Bradley Cove Road  
 Request: Revise Site Plan  
 Owner(s): Duval Station Developers, Inc.  
 Agent(s): Steve Diebenow, Esq.  
 Signs Posted  Yes  No  
 Staff Recommendation: A  
 Planning Commission: A

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3. MM-18-31

CD-8 / PD-6 Dunns Crossing II

Request: Revise Uses & Site Plan

Owner(s): John Evasius – HH Dunns Crossing, LLC

Agent(s): Wyman Duggan, Esq.

Signs Posted  Yes  No

Staff Recommendation: A/C

Planning Commission: A/C

4. MM-18-32

CD-8 / PD-5 Fish Road

Request: Solar Farm

Owner(s): Malcolm Roop

Agent(s): Brian Dawes, Esq.

Signs Posted  Yes  No

Staff Recommendation: DF – No Report

Planning Commission: DF

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

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): Eric Almond, P.E.

Signs Posted:  Yes  No

Staff Recommendation: DF – No Report

Planning Commission: DF

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2. 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: DF – No Report  
 Planning Commission: DF

3. 2018-670  
 CD-7 / PD-1 – Hubbard Street  
 Request: CCG-S to PUD  
 Owner(s): Tarrowise Homes, Inc.  
 Agent(s): David Schacter  
 Signs Posted:  Yes  No  
 Staff Recommendation: DF – No Report  
 Planning Commission: DF

c) New Items –

1. 2018-759  
 CD-1 / PD-2 – Episcopal School  
 Request: PUD to PUD  
 Owner(s): Episcopal School of Jacksonville, Inc. & St. Johns Episcopal Church  
 Agent(s): Steve Diebenow, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/AMD/C

2. 2018-760  
 CD-12 / PD-4 – Panther Creek  
 Request: Co & PUD to PUD  
 Owner(s): Panther Creek Preserve, LLC & Panther Creek Golf Club, Inc.  
 Agent(s): Wyman Duggan, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: A/AMD/C

3. 2018-761  
 CD-6 / PD-2 – Trafalger  
 Request: PUD to PUD  
 Owner(s): JRL Investments, LLC & Starratt Road Developers, LLC  
 Agent(s): Emily Pierce, Esq.  
 Signs Posted:  Yes  No  
 Staff Recommendation: A/C  
 Planning Commission: DF

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**VIII. Ordinances**

**1. 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**

**2. Ordinance 2018-712**

**Prohibit Approval or Issuance of certain Zoning Permits**

**Staff Recommendation: DF – No Report**

**Planning Commission: DF**

**3. Ordinance 2018-769**

**Add Parks and Marinas to Downtown Overlay and CCBD Zoning District**

**Staff Recommendation: A**

**Planning Commission: A**

**IX. Old Business**

**X. New Business**

**XI. Appeals Update**

**XII. Information**

**a) Planning Commission Minutes for November 8, 2018 - A**

**XIII. Adjournment**

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