

# City of Jacksonville



## Planning Commission Agenda

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup>. Floor – Hearing Room 1002

Thursday, May 23, 2024

1:00 P.M.

## Jacksonville Planning Commissioners

Charles Garrison, Chair  
Tina Meskel, Vice Chair  
Michael McGowan, Secretary

Lamonte Carter  
Amy Fu  
Julius Harden  
Moné Holder  
Ali Marar  
Jack Meeks

Mark McManus, Military Representative  
Randy Gallup, School District Representative

**NOTE:** The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, June 6, 2024**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, June 4, 2024**

## WELCOME

## PLEDGE OF ALLEGIANCE

## ATTENDANCE

**APPROVE MINUTES** of regular meeting on May 9, 2024 -

## ORGANIZATION OF AGENDA

### QUASI-JUDICIAL

#### EXCEPTIONS (E), VARIANCES (V), WAIVER OF MINIMUM DISTANCE REQUIREMENTS FOR LIQUOR LICENSE LOCATION (W L D), AND WAIVER OF ARCHITECTURAL AND ASTHETIC REQUIREMENTS (WAAR)

#### EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS

##### Deferrals –

##### Ex-Parte

1. E-15-20 (companion W L D-15-05)  
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes  
Request: Retail Sales of Alcohol for Off-Premises Consumption  
Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

##### Ex-Parte

2. W L D-15-05 (companion E-15-20)  
Council District-5 – Planning District-2. 4022 Atlantic Boulevard Signs Posted: Yes  
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: Paul M. Harden, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

##### Ex-Parte

3. E-23-35 (Companion AD-23-36)  
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes  
Request: Auto Laundry  
Owner(s): TDC JAX LLC Agent: Driven Brands  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

##### Ex-Parte

4. AD-23-36 (Companion E-23-35)  
Council District-1 – Planning District-2 930 University Boulevard North Signs Posted: Yes  
Request: Reduce Land Use Buffer  
Owner(s): TDC JAX LLC Agent: Driven Brands  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

**Deferred Items to be Heard –**

- Ex-Parte** 1. E-23-83  
Council District-1 – Planning District-2 2948 Justina Road Signs Posted: Yes  
Request: Daycare  
Owner(s): Monir Yazgi Agent: Monique Williams  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte** 2. V-23-17  
Council District-5 – Planning District-3 2172 Asland Street Signs Posted: Yes  
Request: Reduce side and rear yards for the Accessory Dwelling Unit  
Owner(s): Jaime Rodrigo Mora Dutan Agent: Elie Assi  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**New Items –**

- Ex-Parte** 1. WLD-24-10 (companion AD-24-32)  
Council District-7 – Planning District-4 2902 Corinthian Ave. Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 500 feet to 322.5 feet  
Owner(s): William Gardner Agent: Jenilyn Brown  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation:
- Ex-Parte** 2. AD-24-32 (companion WLD-24-10)  
Council District-7 – Planning District-4 2902 Corinthian Ave Signs Posted: Yes  
Request: Reduce minimum number of off-street parking spaces from 48 to 0  
Owner(s): William Gardner Agent: Jenilyn Brown  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation:

**CELLULAR ANTENNA REVIEWS**

**Deferrals – None**

**Deferred Items to be Heard – None**

**New Items –**

- Ex-Parte** 1. CTW-23-07  
Council District-4 – Planning District-3 6621 Barnes Road Signs Posted: Yes  
Request: 140 foot Track II Camouflaged Cell Tower  
Owner(s): City of Jacksonville Agent: Michael Sittner, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

## MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

### Deferrals –

#### Ex-Parte

1. MM-22-08  
Council District-3 – Planning District-3 12800 Beach Boulevard Signs Posted: Yes  
Request: Increase school capacity by 300 students  
Owner(s): Ken Haiko and St. John the Divine Greek Orthodox Church of Jacksonville, Florida, Inc.  
Agent: Emily Pierce, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

### Deferred Item to be Heard –

#### Ex-Parte

1. MM-24-05  
Council District-3 – Planning District-2 13301 Beach Boulevard Signs Posted: Yes  
Request: Electronic Sign  
Owner(s): Jay Mullally Agent: Paul T. Moore  
Staff Recommendation: **DENY**  
Planning Commission Recommendation:

### New Items –

#### Ex-Parte

1. MM-24-07  
Council District-8 – Planning District-6 0 Broward Road Signs Posted: Yes  
Request: Revise site plan and reduce minimum lot area  
Owner(s): DCP JAX, LLC Agent: Hayden Phillips, Esq.  
Staff Recommendation: **APPROVE with CONDITION**  
Planning Commission Recommendation:
2. MM-24-08  
Council District-12 – Planning District-5 0 Jones Road Signs Posted: Yes  
Request: Revise site plan to add four lots  
Owner(s): CGJR 1, LLC Agent: Nick Powell  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
3. MM-24-09  
Council District-3 – Planning District-3 10261, 4781, 4668 Town Center Pkwy  
Signs Posted: Yes  
Request: Revise sign regulations  
Owner(s): St Johns Town Center, LLC Agent: Babette Ashley, Esq.  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,  
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

**LAND USE AMENDMENTS AND COMPANIONS REZONINGS**

**Deferrals –**

1. 2022-0888 (L-5715-22C) (companion 2022-0889)  
Council District-13 – Planning District-3 4915 San Pablo Road South Signs Posted: Yes  
Request: C G C to R P I  
Owner(s): Steinemann San Pablo, LLC Agent: Steve Diebenow, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

**Ex-Parte**

2. 2022-0889 (companion 2022-0888)  
Council District-13 – Planning District-3 4915 San Pablo Road South Signs Posted: Yes  
Request: P U D to P U D  
Owner(s): Steinemann San Pablo, LLC Agent: Steve Diebenow, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:
3. 2024-0225 (L-5909-24C) (companion 2024-0226)  
Council District-5 – Planning District-3 0 Clydo Road Signs Posted: Yes  
Request: L I to H I  
Owner(s): Flo-Gas Corp Agent: Fred Atwill  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:
4. 2024-0273 (L-5860-23C) (companion 2024-0274)  
Council District-7 – Planning District-1 851 North Market Street Signs Posted: Yes  
Request: R O S to C G C  
Owner(s): City of Jacksonville Agent: T. R. Hainline, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**Ex-Parte**

5. 2024-0274 (companion 2024-0273)  
Council District-7 – Planning District-1 851 North Market Street Signs Posted: Yes  
Request: P B F-1 to P U D  
Owner(s): City of Jacksonville Agent: T. R. Hainline, Esquire  
Staff Recommendation: **APPROVE with CONDITIONS**  
Planning Commission Recommendation:

**Deferred Items to be Heard – None**

**New Items –**

1. 2024-0306 (L-5902-24C) (companion 2024-0307)  
Council District-1 – Planning District-2 226 Jackson Road Signs Posted: Yes  
Request: M D R to R P I  
Owner(s): David Willis - 226 Jackson Road LLC Agent: Zach Miller, Esquire  
Staff Recommendation: **DENY**  
Planning Commission Recommendation:

**Ex-Parte**

2. 2024-0307 (companion 2024-0306)  
Council District-1 – Planning District-2 226 Jackson Road Signs Posted: Yes  
Request: R M D-A to P U D  
Owner(s): David Willis - 226 Jackson Road LLC Agent: Zach Miller, Esquire  
Staff Recommendation: **DENY**  
Planning Commission Recommendation:
3. 2024-0308 (L-5912-24C) (companion 2024-0309)  
Council District-12 – Planning District-5 9061 West Beaver Street Signs Posted: Yes  
Request: C G C to L I  
Owner(s): R. Louise Kittrell, LLC Agent: Curtis Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**Ex-Parte**

4. 2024-0309 (companion 2024-0308)  
Council District-12 – Planning District-5 9061 West Beaver Street Signs Posted: Yes  
Request: C C G-1 & C C G-2 to I L  
Owner(s): R. Louise Kittrell, LLC Agent: Curtis Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
5. 2024-0310 (L-5926-24C) (companion 2024-0311)  
Council District-5 – Planning District-3 5310 Philips Highway Signs Posted: Yes  
Request: C G C to L I  
Owner(s): Philips Center Plaza, LLC Agent: Jasmin Hadziabdic  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**Ex-Parte**

6. 2024-0311 (companion 2024-0310)  
Council District-5 – Planning District-3 5310 Philips Highway Signs Posted: Yes  
Request: C C G-2 to I L  
Owner(s): Philips Center Plaza, LLC Agent: Jasmin Hadziabdic  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**TEXT AMENDMENTS**

**Deferrals – None**

**Deferred Items to be Heard – None**

**New Items – None**

## CONVENTIONAL REZONINGS

## Deferrals – None

### Deferred Items to be Heard – None

## New Items – None

## PLANNED UNIT DEVELOPMENTS

**Deferrals – None**

### Deferred Items to be Heard –

<b>Ex-Parte</b>	1. 2024-0279		
	Council District-9 – Planning District-5	4810 North McDuff Avenue	Signs Posted: yes
	Request: C C G-1 to P U D		
	Owner(s): T & T Capital Holdings Inc.	Agent: Curtis Hart	
	Staff Recommendation: <b>DENY</b>		
	Planning Commission Recommendation:		

## New Items –

Ex-Parte	1.	2024-0312		
		Council District-3 – Planning District-3	4500 San Pablo Road South	Signs Posted: yes
		Request: PUD to P U D		
		Owner(s): Mayo Clinic Jacksonville	Agent: Tony Robbins, AICP	
		Staff Recommendation: <b>APPROVE</b> with <b>CONDITIONS</b>		
		Planning Commission Recommendation:		

## ORDINANCES –

## OLD BUSINESS –

## NEW BUSINESS –

1. Appeal of Written Interpretation by the Planning Director  
Applicant: Devin J. Reed, CCO  
Jacksonville Aviation Authority  
Applicant's Attorney: Stearns Weaver Miller, P.A.  
Planning Commission: **DEFER** to 6/20/24

## APPEALS UPDATE –

**ADJOURNMENT –**