

City of Jacksonville



Planning Commission Agenda

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

Thursday, May 9, 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, May 23, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 21, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 18 -

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:

- Ex-Parte** 5. V-23-17
Council District-5 – Planning District-3 2172 Ashland 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: **DENY**
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. WLD-24-06
Council District-7 – Planning District-1 1352 North Main Street Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1,500 feet to 749 feet
Owner(s): Shoppes of Lakeside Inc Agent: Hector Zayas
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. E-24-24
Council District-9 – Planning District-5 0 Line Street Signs Posted: Yes
Request: Off-street Parking Lot meeting the Performance Standards and Development criteria set
forth in Part 4 of the Zoning Code
Owner(s): Gateway Community Services, Inc. Agent: Marshall Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 2. E-24-26
Council District-5 – Planning District-3 5308 University Boulevard West Signs Posted: Yes
Request: Sale and Service of New and Used Tires
Owner(s): Mahesh Doshi Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 3. V-24-07
Council District-12 – Planning District-4 632 Pinebrook Drive East Signs Posted: Yes
Request: Increase maximum square feet of Accessory Structure from 1,098 square feet (50%) to
2,400 square feet (109%)
Owner(s): Ricky Rigdon Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 4. WLD-24-08 (companion AD-24-29)
Council District-5 – Planning District-3 1980 San Marco Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1,500 feet to 400 feet
Owner(s): Marco Square Land LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
- Ex-Parte** 5. AD-24-29 (companion WLD-24-08)
Council District-5 – Planning District-3 1980 San Marco Boulevard Signs Posted: Yes
Request: Reduce minimum number of off-street parking spaces from 58 to 0
Owner(s): Marco Square Land LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 6. WLD-24-09
Council District-5 – Planning District-3 3921 Hendricks Avenue Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1,500 feet to 640 feet
Owner(s): Peter Jaghab Agent: Fred Atwill, Jr.
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

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-24-06
Council District-10 – Planning District-5 2150 Soutel Drive Signs Posted: Yes
Request: Revise Site Plan to show Outdoor Boat and RV Storage
Owner(s): Navin Chadha Agent: Navin Chadha
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:

Deferred Items to be Heard – None

New Items –

1. 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

2. 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:

3. 2024-0275 (L-5840-23C) (companion 2024-0276)
Council District-10 – Planning District-5 0 Pritchard Road and 6453 Robinson Road
Signs Posted: Yes
Request: L D R to L I
Owner(s): Shaw’s Land Properties, LLC Agent: Chris Hagan
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 4. 2024-0276 (companion 2024-0275)
Council District-10 – Planning District-5 0 Pritchard Road and 6453 Robinson Road
Signs Posted: Yes
Request: R R-Acre and R L D-60 to I L
Owner(s): Shaw’s Land Properties, LLC Agent: Chris Hagan
Staff Recommendation: **DENY**
Planning Commission Recommendation:
5. 2024-0277 (L-5916-24C) (companion 2024-0278)
Council District-7 – Planning District-5 618 Stockton Street Signs Posted: Yes
Request: M D R to C G C
Owner(s): Jax Association of Firefighters, IAFF Local No. 122, Inc. Agent: Michael Lesniak
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 6. 2024-0278 (companion 2024-0277)
Council District-7 – Planning District-5 618 Stockton Street Signs Posted: Yes
Request: R M D-B to C C G-1
Owner(s): Jax Association of Firefighters, IAFF Local No. 122, Inc. Agent: Michael Lesniak
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 –

- Ex-Parte** 1. 2024-0280
Council District-5 – Planning District-3 3694 Grandy Avenue Signs Posted: Yes
Request: C O to R O
Owner(s): Emerson Office Complex II, LLC Agent: Stephen Smith
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 2. 2024-0281
Council District-6 – Planning District-3 12373 Hood Landing Road Signs Posted: Yes
Request: R R-Acre to R L D-90
Owner(s): Antionette Bennett, Brandon Bennett and Johnique Bennett Agent: Randolph Island
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – None

Deferred Items to be Heard –

- Ex-Parte** 1. 2024-0231
Council District-1 – Planning District-2 6200 and 6240 Fort Caroline Road
Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Beemer and Associates XIII, L.C. Agent: Douglas Burnett
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2024-0279
Council District-9 – Planning District-5 810 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: **DENY**
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**

APPEALS UPDATE –

ADJOURNMENT –