

City of Jacksonville



Planning Commission Agenda

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

Thursday, April 18, 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 9, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 7, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 4, 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:

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:

Ex-Parte 6. 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: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. E-24-18
Council District-8 – Planning District-6 7709 Woodley Road Signs Posted: Yes
Request: Animal Slaughterhouse
Owner(s): Whitaker Estates Management, LLC Agent: Andre Bahri
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-24-20
Council District-11 – Planning District-3 11901 Fayal Drive Signs Posted: Yes
Request: To Extend Recycling Clean Debris Use
Owner(s): Emir Hrustic Agent: Edward Hughes
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. E-24-22
Council District-12 – Planning District-4 2305 US301 Highway North Signs Posted: Yes
Request: Borrow Pit, *subject to the regulation contained in Part 9*
Owner(s): Thomas Harper Agent: Lara D. Hipps
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. WLD-24-01
Council District-6 – Planning District-3 10131 San Jose Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 500 feet to +/- 50 feet
Owner(s): Crown Point Plaza Land Trust ET AL Agent: Mark Shelton, AICP
Staff Recommendation: **APPROVE**
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 – None

New Items –

- Ex-Parte** 1. MM-24-01
Council District-7 – Planning District-1 1105 Albert Street Signs Posted: Yes
Request: Revise the Landscaping Regulations
Owner(s): City of Jacksonville and Barbara Jaffe Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. 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:

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. 2024-0223 (L-5904-24C) (companion 2024-0224)
Council District-12 – Planning District-4 13525 Beaver Street West Signs Posted: Yes
Request: C G C to L I and R O S
Owner(s): First Coast Electric, LLC Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. 2024-0224 (companion 2024-0223)
Council District-12 – Planning District-4 13525 Beaver Street West Signs Posted: Yes
Request: C C G-1 to I L and R O S
Owner(s): First Coast Electric, LLC Agent: Curtis Hart
Staff Recommendation: **APPROVE**
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:
- Ex-Parte** 4. 2024-0226 (companion 2024-0225)
Council District-5 – Planning District-3 0 Clydo Road Signs Posted: Yes
Request: I B P to I L
Owner(s): Flo-Gas Corp Agent: Fred Atwill
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2024-0227 (L-5913-24C) (companion 2024-0228)
Council District-12 – Planning District-5 9260 Lockwood Signs Posted: Yes
Request: L D R to M D R
Owner(s): Joseph Patrick McAnallen, III Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 6. 2024-0228 (companion 2024-0227)
Council District-12 – Planning District-5 9260 Lockwood Signs Posted: Yes
Request: R R Acre to R M D-A
Owner(s): Joseph Patrick McAnallen, III Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals –

Ex-Parte 1. 2023-0328
Council District-1 – Planning District-2 0 Merrill Road Signs Posted: Yes
Request: P B F-2 to R M D-A
Owner(s): Lakefront Church Property, LLC Agent: Patrick Krewchowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – None

New Items –

Ex-Parte 1. 2024-0232
Council District-11 – Planning District-3 0 J. Turner Butler Boulevard Signs Posted: Yes
Request: C O to C C G-1
Owner(s): Arthur Chester Skinner, III Agent: Eric Hires
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2024-0233
Council District-7 – Planning District-4 4714 Sehelby Avenue Signs Posted: Yes
Request: P U D to R L D-40
Owner(s): Episcopal Church in the Diocese of Florida, Inc. Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 2024-0234
Council District-8 – Planning District-6 0 & 12433 Gillespie Avenue Signs Posted: Yes
Request: R L D -60 to R L D-40
Owner(s): BCEL 8C LLC and Essa Hashem Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard –

- Ex-Parte** 1. 2024-0098
Council District-12 – Planning District-5 0 Beaver Street, 152 & 258 Chaffee Road South,
0, 11230, 11240, 11270, 11371 & 11272 Gurtler Road
Signs Posted: Yes
Request: P U D & I L to P U D
Owner(s): Lugas, LLC & Chaffee Palms, LLC Agent: Blair Knighting
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2024-0229
Council District-5 – Planning District-3 0 Sunbeam Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Aterro, LLC amd Jeremy's Hill, LLC Agent: Jeremy Hill
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
- Ex-Parte** 2. 2024-0230
Council District-10 – Planning District-5 0 Francis Road and 0 West Edgewood Avenue
Signs Posted: Yes
Request: C R O and C C G-1 to P U D
Owner(s): St. Johns Trading Company, Inc Agent: Shalene Estes
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. 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:

ORDINANCES –

1. 2024-256 Amend Section 656.311(Residential – Professional – Institutional Category), Subpart C (Commercial Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to include All Single Family Dwellings on the List of Permissible Uses and Structures in the Commercial, Residential and Office Zoning District; Amend Section 656.704 (Nonconforming Lots of Record and Infill Lots - Residential), Part 7 (Nonconforming Lots, Uses and Structures), Chapter 656 Zoning Code), Ordinance Code, to address Modular and Mobile Homes and to Reduce the Minimum square feet required for Infill Lots from 2,500 Square feet to 1,500 square feet; Amend Section 656.1601 (Definitions), Part 16 (Definitions), Chapter 656 (Zoning Code), Ordinance Code, to define “Cottage” and to Amend Certain Other Definitions; Provided for Codification Instructions
Staff Recommendation:**APPROVE**
Planning Commission Recommendation:

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: **DEFERRED** to 5/9/24

APPEALS UPDATE –

ADJOURNMENT –