

City of Jacksonville



Planning Commission Agenda

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

Thursday, July 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, August 8, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, August 6, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 20, 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 – None

New Items –

- Ex-Parte** 1. V-24-09
Council District-4 – Planning District-3 8786 Perimeter Park Boulevard Signs Posted: Yes
Request: Parking
Owner(s): FRI Orlando Holdings, LLC Agent: Mike Herzberg or Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. V-24-10
Council District-9 – Planning District-4 4562 Colonial Avenue Signs Posted: Yes
Request: Increase Accessory Structure Height and Footprint
Owner(s): John B. Goodman Agent: None
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 3. V-24-11
Council District-3 – Planning District-3 12068 Grasse Street Signs Posted: Yes
Request: Increase Accessory Structure footprint and reduce front yard setbacks
Owner(s): Aaron Vandivort Agent: None
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte** 4. V-24-12
Council District-4 – Planning District-2 7625 Tara Lane Signs Posted: Yes
Request: Increase Accessory Structure footprint and locate in front of the Primary Structure
Owner(s): Sage Sullivan Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 5. V-24-13
Council District-1 – Planning District-2 115 Arlington Road Signs Posted: Yes
Request: Church
Owner(s): The Southside Baptist Church of Jax, FL Inc. Agent: Folks M Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 6. WLD-24-11 (Companion AD-24-46)
Council District-7 – Planning District-4 4323 Herschel Street Signs Posted: Yes
Request: Reduce the distance between the liquor license location and church or school from 500 feet to 0 feet
Owner(s): San Juan Corner LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte 7. AD-24-46 (Companion WLD-24-11)
Council District-7 – Planning District-4 4323 Herschel Street Signs Posted: Yes
Request: Reduction of Parking and Landscaping
Owner(s): San Juan Corner, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 8. WLD-24-12
Council District-7 – Planning District-1 1534 Oak Street Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 500 feet to 450 feet
Owner(s): Margaret and Oak Street LLC Agent: Bartaco Jacksonville LLC
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 – None

**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 –

1. 2024-0401 (L-5920-24C) (companion 2024-0402 and 2024-0403)
Council District-10 – Planning District-5 8905 1st Avenue Signs Posted: Yes
Request: C G C to R P I
Owner(s): Hoose Homes and Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2024-0402 (companion 2024-0401 and 2024-0403)
Council District-10 – Planning District-5 8905 1st Avenue Signs Posted: Yes
Request: C C G-1 to R O
Owner(s): Hoose Homes and Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. 2024-0403 (companion 2024-0401 and 2024-0402)
Council District-10 – Planning District-5 8905 1st Street Signs Posted: Yes
Request: Single Family Dwelling
Owner(s): Hoose Homes and Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2024-0454
Council District-8 – Planning District- 6 0 Main Street & 0 Pecan Park Road Signs Posted: Yes
Request: M U subject to FLUE Site Specific Policy 4.3.15 & L I in the Rural and Suburban Dev. Areas
to L I, C G C, C S V, L D R and M D R
Owner(s): Rum East, LLC, Rum East A, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC,
Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan
Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC &
PecPar-E, LLC Agent: Blair Knighting
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 –

- Ex-Parte** 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: **DENY**
Planning Commission Recommendation:

- Ex-Parte** 2. 2024-0414
Council District-1 – Planning District-2 0 Peeler Road & 5900 Ft. Caroline Road
Signs Posted: Yes
Request: P U D to P U D
Owner(s): Jacksonville Classical Academy East, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

- Ex-Parte** 3. 2024-0415
Council District-11 – Planning District-3 Valley Ridge Boulevard Signs Posted: Yes
Request: P U D to P U D
Owner(s): Sonoc Company, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items – None

ORDINANCES – None

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –