

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, April 4, 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, April 18, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, April 16, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on March 21, 2024 - APPROVED

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: **DEFERRED**

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: **DEFERRED**

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: **DEFERRED**

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**

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**

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**

Deferred Items to be Heard – None

New Items –

Ex-Parte 1. E-24-15
Council District-4 – Planning District-3 6043 Terry Road Signs Posted: Yes
Request: Daycare
Owner(s): Sensational Kids Learning Academy Inc. Agent: Courtney Nelson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. E-24-17
Council District-8 – Planning District-6 1871 Staggerwing Court Signs Posted: Yes
Request: Car Rental Agency
Owner(s): Anthony Cugno Agent: Alexander D. Harris
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 4. E-24-19
Council District-5 – Planning District-3 4314 St. Augustine Road Signs Posted: Yes
Request: Pet Crematory
Owner(s): 3620 St. Augustine Road, LLC Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 5. E-24-21 (companion V-24-06 & AD-24-17)
Council District-12 – Planning District-5 7142 Commonwealth Avenue Signs Posted: Yes
Request: Filling Station
Owner(s): WAWA FL LLC Agent: Mitch Lal
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 6. V-24-06 (companion E-24-21 & AD-24-17)
Council District-12 – Planning District-5 7142 Commonwealth Avenue Signs Posted: Yes
Request: Outdoor Sales and Service
Owner(s): WAWA FL LLC Agent: Mitch Lal
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 7. AD-24-17 (companion E-24-21 & V-24-06)
Council District-12 – Planning District-5 7142 Commonwealth Avenue Signs Posted: Yes
Request: Increase number of off-street parking spaces from 18 to 54
Owner(s): WAWA FL LLC Agent: Mitch Lal
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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**

Deferred Item to be Heard – None

New Items –

Ex-Parte

1. ADAO-24-01
Council District-5 – Planning District-3 1054 South Shores Road Signs Posted: Yes
Request: Appeal of final order from the Zoning Administrator denying AD-23-83, an application requesting to reduce the required rear yard from 10 feet to 1 foot and 11.5 Inches; also reduce required side yard from 5 feet to 3.5 feet for a two-story garage
Owner: G & S Next Level Investments, Inc. Appellant: Jonathan Garza
Planning Commission Recommendation: **Upheld Decision of Zoning Administrator**

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: **DEFERRED**

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**

Deferred Items to be Heard – None

New Items –

1. 2024-0192 (L-5892-23C) (companion 2024-0193)
Council District-8 – Planning District-6 0 and 10042 New Kings Road Signs Posted: Yes
Request: H I and L D R to C G C, L I , and B P
Owner(s): New Kings Truck Yard, LLC Agent: Chris Hagan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. 2024-0193 (companion 2024-0192)
Council District-8 – Planning District-6 0 and 10042 New Kings Road Signs Posted: Yes
Request: P U D and R R-Acre to P U D
Owner(s): New Kings Truck Yard, LLC Agent: Chris Hagan
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items –

1. 2024-0191
Proposed 2024B Series Text Amendment to the FLUE Map Series and the Transportation Element Map Series of the 2045 Comp Plan of the City to Amend the Coastal High Hazard Areas and Hurricane Evacuation Zones Map 4, for Transmittal to the State of FL’s Various Agencies for Review.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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**

Deferred Items to be Heard – None

New Items – None

PLANNED UNIT DEVELOPMENTS

Deferrals –

- Ex-Parte** 1. 2023-0422
Council District-10 – Planning District-5 6242 Old Soutel Court Signs Posted: Yes
Request: P U D to P U D
Owner(s): Camp Allen, LLC Agent: Gary Crumley
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

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: **DEFERRED**

New Items –

- Ex-Parte** 1. 2024-0194
Council District-6 – Planning District-3 9600 San Jose Boulevard Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Onoudidnt Inc. Agent: Karl Sanders, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. 2024-0195
Council District-8 – Planning District-6 832 & 842 New Berlin Road and
Signs Posted: Yes 12661 Camden Road
Request: P U D to P U D
Owner(s): Cortez Pointe Inc. Agent: Josh Cockrell
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

ORDINANCES – None

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 –