

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, June 20, 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, July 18, 2024**

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

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 6, 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**

Deferred Items to be Heard –

- Ex-Parte** 1. 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: **DENY**
Planning Commission Recommendation: **WITHDRAWN**

New Items – None

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 –

- 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: **APPROVED with CONDITION**

New Items –

- Ex-Parte** 1. MM-24-10
Council District-7 – Planning District-5 2063 Gilmore Street Signs Posted: Yes
Request: Modify Lot Requirements
Owner(s): Nicholas Wagner Agent: Kaylee Higginbotham
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

**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 –

1. 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: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

1. 2024-0395 (L-5810-23C) (companions 2024-0396)
Council District-13 – Planning District-2 13911 Atlantic Boulevard Signs Posted: Yes
Request: C G C (*pursuant to Ordinance 2009-621-E, adopting a remedial amendment to the 2010 Comp Plan*) to C G C
Owner(s): Jacksonville Interacoastal, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2024-0396 (companions 2024-0395)
Council District-13 – Planning District-2 13911 Atlantic Boulevard Signs Posted: Yes
Request: P U D to P U D
Owner(s): Jacksonville Interacoastal, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVED with AMENDED CONDITIONS**

3. 2024-0397 (L-5929-24C) (companion 2024-0398)
Council District-4 – Planning District-2 2168 St. Johns Bluff Road South, 0 & 10468 Bradley Rd.
Signs Posted: Yes
Request: R P I to B P
Owner(s): 2168 St. Johns Bluff, LLC, Hung Van Nguyen and Christine Bunag
Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 2024-0398 (companion 2024-0397)
Council District-4 – Planning District-2 2168 St. Johns Bluff Road South, 0 & 10468 Bradley Rd.
Signs Posted: Yes
Request: C R O to P U D
Owner(s): 2168 St. Johns Bluff, LLC, Hung Van Nguyen and Christine Bunag
Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
5. 2024-0399 (L-5934-24C) (companion 2024-0400)
Council District-8 – Planning District-6 15453 Main Street North Signs Posted: Yes
Request: L D R to C G C
Owner(s): Self Storage Pecan Park, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 6. 2024-0400 (companion 2024-0399)
Council District-8 – Planning District-6 15453 Main Street North Signs Posted: Yes
Request: C C G-1 & R LD-100A to P U D
Owner(s): Self Storage Pecan Park, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
7. 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 8. 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte** 9. 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
10. 2024-0404 (L-5930-24C) (companion 2024-0405)
Council District-12 – Planning District-5 302 & 306 Center Avenue Signs Posted: Yes
Request: L D R to L I
Owner(s): Joseph J. and Lisa J. Echols Agent: Chris Hagan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 11. 2024-0405 (companion 2024-0404)
Council District-12 – Planning District-5 302 & 306 Center Avenue Signs Posted: Yes
Request: R R-Acre to I L
Owner(s): Joseph J. and Lisa J. Echols Agent: Chris Hagan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
12. 2024-0406 (L-5936-24C) (companion 2024-0407)
Council District-7 – Planning District-1 0 & 2044 Liberty Street Signs Posted: Yes
Request: N C to R P I
Owner(s): Hoose Homes & Investments, Inc and Hoose A, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 13. 2024-0407 (companion 2024-0406)
Council District-7 – Planning District-1 0 & 2044 Liberty Street Signs Posted: Yes
Request: C N-S to C R O-S
Owner(s): Hoose Homes & Investments, Inc and Hoose A, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
14. 2024-0408 (L-5933-24C) (companion 2024-0409)
Council District-8 – Planning District-6 3653 Newcomb Road Signs Posted: Yes
Request: R R to M D R
Owner(s): Newcomb Terrace, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 15. 2024-0409 (companion 2024-0408)
Council District-8 – Planning District-6 3653 Newcomb Road Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): Newcomb Terrace, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

16. 2024-0410 (L-5927-24C) (companion 2024-0411)
Council District-9 – Planning District-4 5570 Plymouth Street Signs Posted: Yes
Request: L I to M D R
Owner(s): John and Elizabeth Pecott Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 17. 2024-0411 (companion 2024-0410)
Council District-9 – Planning District-4 5570 Plymouth Street Signs Posted: Yes
Request: I B P to R M D-A
Owner(s): John and Elizabeth Pecott Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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. 2024-0416
Council District-14 – Planning District-4 9107, 9119, 9125, 9131 & 9149 Joannes Way
Signs Posted: Yes
Request: R R-Acre to R L D-60
Owner(s): ET Kaeleigh’s Crossing, LP Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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: **DEFERRED** to 07/18/2024

New Items –

- Ex-Parte** 1. 2024-0412
Council District-2 – Planning District-2 1249 St. Johns Bluff Road North Signs Posted: Yes
Request: I B P to P U D
Owner(s): Temple Holdings, LLC Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 2024-0413
Council District-8 – Planning District-6 Owens Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): PAAL I-95, LLC Agent: Staci Rewis, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **AMENDED CONDITIONS**
- Ex-Parte** 3. 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: **DEFERRED**
- Ex-Parte** 4. 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: **DEFERRED** to 07/18/2024

ORDINANCES – NONE

OLD BUSINESS – Voted on updated Planning Commission Bylaws - APPROVED

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 3:41pm