

City of Jacksonville



Planning Commission Agenda

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

Thursday, December 5, 2024

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Julius Harden

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, January 9, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, January 7, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 21, 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

Ex-Parte 1. V-24-21
Council District-2 – Planning District-6 15516 Bream Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% to 150.4%
Owner(s): Brandon Dumas Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-24-57
Council District-4 – Planning District-2 2375 St. Johns Bluff Road South #105
Signs Posted: Yes
Request: Church meeting Part 4
Owner(s): Gary Moreau Agent: Fil-AM Christian Ministry Inc / Leonardo Vicente
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. V-24-23
Council District-14 – Planning District-4 7717 Durrance Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% of the primary structure to 64%
Owner(s): David W. King, Jr. Agent: None
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-24-21
Council District-8 – Planning District-6 13958 Duval Road Signs Posted: Yes
Request: Modify Site Plan
Owner(s): Madhusudhan Nagireddy Agent: Autumn Martinage
Staff Recommendation: **APPROVE** with **CONDITION**
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 –

1. 2023-0325 (L-5997-23C) (companion 2023-0326)
Council District-12 – Planning District-4 0 Brandy Branch Road Signs Posted: Yes
Request: L D R to A G R
Owner(s): James M Coleman Agent: Paul Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2023-0326 (companion 2023-0325)
Council District-12 – Planning District-4 0 Brandy Branch Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): James M Coleman Agent: Paul Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2024-0524 (L-5937-24C) (companion 2024-0525)
Council District-12 – Planning District-5 1404 Blair Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Franck Ventures Company Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 4. 2024-0525 (companion 2024-0524)
Council District-12 – Planning District-5 1404 Blair Road Signs Posted: Yes
Request: A G R to P U D
Owner(s): Franck Ventures Company Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2024-0720 (L-5954-24C) (companion 2024-0721)
Council District-12 – Planning District-5 0 & 8962 Magill Road North and 8956 Magill Road
Request: A G R to L D R Signs Posted: Yes
Owner(s): Sharon Simms Bishop, Ralph A Rodriguez, Agent: Curtis Hart
Tambra Kennedy Shurley, Sheila Simms Kennedy
and Donna Kay Simms Rodriguez
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 6. 2024-0721 (companion 2024-0720)
Council District-12 – Planning District-5 0 & 8962 Magill Road North and 8956 Magill Road
Request: A G R to P U D Signs Posted: Yes
Owner(s): Sharon Simms Bishop, Ralph A Rodriguez, Agent: Curtis Hart
Tambra Kennedy Shurley, Sheila Simms Kennedy
and Donna Kay Simms Rodriguez
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
7. 2024-0826 (L-5966-24C) (companion 2024-0827)
Council District-11 – Planning District-3 0, 6810, 6820 Greenland Ridge Lane North &
Signs Posted: Yes 0 Greenland Road
Request: L D R to L I
Owner(s): Sharon Burnette, Linda Gilyard, Carolyn Gilyard Agent: Cyndy Trimmer, Esquire
Soloman Odom, Bobbie Ann Odom and Torr Gilyard
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 8. 2024-0827 (companion 2024-0826)
Council District-11 – Planning District-3 0, 6810, 6820 Greenland Ridge Lane North &
Signs Posted: Yes 0 Greenland Road
Request: R L D-90 & R R-Acre to P U D
Owner(s): Sharon Burnette, Linda Gilyard, Carolyn Gilyard Agent: Cyndy Trimmer, Esquire
Soloman Odom, Bobbie Ann Odom and Torr Gilyard
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

1. 2024-0859 (L-5972-24C) (companion 2024-0860)
Council District-9 – Planning District-4 0 Lane Avenue Signs Posted: Yes
Request: C G C to M D R
Owner(s): IPS Enterprises, Inc. Agent: Shalene Estes
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2024-0860 (companion 2024-0859)
Council District-9 – Planning District-4 0 Lane Avenue Signs Posted: Yes
Request: R M D-D & C C G-1 to P U D
Owner(s): IPS Enterprises, Inc. Agent: Shalene Estes
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

3. 2024-0861 (L-5960-24C) (companion 2024-0862)
Council District-8 – Planning District-6 1701, 3697 & 3731 Hemlock Street Signs Posted: Yes
Request: R R to M D R
Owner(s): Drew Donovan Hood, Terri L. Hood and David D. Hood Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2024-0862 (companion 2024-0861)
Council District-8 – Planning District-6 1701, 3697 & 3731 Hemlock Street Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): Drew Donovan Hood, Terri L. Hood and David D. Hood Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items –

1. 2024-0868
Proposed 2024 B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions and the Low Density Residential (LDR) and Medium Density Residential (MDR) Categories relating to Duplexes, Tri-plexes and Quad-plexes and Density in the Missing Middle and Adopting the Missing Middle Overlay Map, for transmittal to the State of FL's Various Agencies for Review.
Staff Recommendation: **DENY**
Planning Commission Recommendation:

CONVENTIONAL REZONINGS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- Ex-Parte** 1. 2024-0863
Council District-9 – Planning District-4 5800 San Juan Avenue Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Shakilla Ahmad & Noor Ahmad Agent: Noor Ahmad
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 2. 2024-0865
Council District-9 – Planning District-4 0, 1465 & 1515 North Old Middleburg Road and
Signs Posted: Yes 0 Chickasaw Avenue
Request: R M D-B to R M D-D
Owner(s): Donald Ray Taylor (Life Estate) Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. 2024-0866
Council District-2 – Planning District-6 0 Zoo Parkway Signs Posted: Yes
Request: P U D to I H
Owner(s): CK Investments Financing, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

- Ex-Parte** 1. 2024-0611
Council District-7 – Planning District-4 4218 and 4230 Ortega Boulevard Signs Posted: Yes
Request: C N to P U D
Owner(s): Bulls Dixon Equity Partners, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

- Ex-Parte** 1. 2024-0535
Council District-10 – Planning District-5 8374 New Kings Road Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): And Property, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte 2. 2024-0724
Council District-7 – Planning District-1 0, 207 & 216 6th Street West Signs Posted: Yes
Request: R M D-S to P U D
Owner(s): Greater New Jerusalem Baptist Church Corp. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. 2024-0864
Council District-8 – Planning District-6 3046 Capper Road Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Spa Smiley Trucking, Inc. Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte 2. 2024-0867
Council District-4 – Planning District-3 11000 Beach Boulevard Signs Posted: Yes
Request: C C G-2 & P U D to P U D
Owner(s): Pamela Equities Corp. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

1. 2024-0851
Establish the Northeast Development Review Board: Identifying Legislative Purpose and Intent; Amend Section 30.204 (Functions), Part 2 (Planning Commission), Chapter 30 (Planning & Development Department), Ordinance Code, to provide that the Northeast Development Review Board shall review and provide a Recommendation to the City Council regarding certain Rezoning Applications within the Northeast Development Area; Creating a New Part 9 (Northeast Development Review Board), Chapter 30 (Planning and Development Department), Ordinance Code, to Establish the Northeast Development Review Board.
Staff Recommendation: **DENY**
Planning Commission Recommendation:

2. 2024-0869
Amend Section 656.305 (Low Density Residential Category) and 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Provide for Duplexes, Tri-plexes and Quad-plexes as Permitted Uses in certain districts and development area; and amend Section 656.604 (number of Off-Street Parking Spaces) and 656.607 (Design Standards for Parking, On-Street Parking; and Loading Facilities), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-Street Parking and Loading Regulations), Chapter 656 Zoning Code, Ordinance Code to Provide Parking Standards for Duplexes, Tri-plexes and Quad-plexes
Staff Recommendation: **DENY**
Planning Commission Recommendation:

3. 2024-0870
Amend Section 656.306 (Medium Density Residential Category), Subpart B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Section 656.403 (Accessory Uses and Structures; Accessory Dwelling Units), Subpart B (Misc Regulations), Section 656.432 (Applicability), Subpart C (Architectural and Aesthetic Regulations for Single-Family Dwellings), Part 4 (Definitions), Chapter 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Cottages and Accessory Dwelling Units; provide for Codification Instructions
Staff Recommendation: **DENY**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –