

City of Jacksonville



Planning Commission Agenda

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

Thursday, November 7, 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, November 21, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, November 19, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 17, 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 –

- Ex-Parte** 1. E-24-49
Council District-12 – Planning District-4 5110 US 301 Highway South Signs Posted: Yes
Request: Essential Services
Owner(s): City of Jacksonville Agent: Mark W. Shelton
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. E-24-51 (companion AD-24-69)
Council District-10 – Planning District-1 4024 Moncrief Road Signs Posted: Yes
Request: School Use
Owner(s): Zeboye Doctor Agent: Kyle Davis
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:
- Ex-Parte** 3. AD-24-69 (companion E-24-51)
Council District-10 – Planning District-1 4024 Moncrief Road Signs Posted: Yes
Request: Reduction of Lot Area
Owner(s): Zeboye Doctor Agent: Kyle Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 4. E-24-52 (companion AD-24-70)
Council District-4 – Planning District-2 6565 Beach Boulevard Signs Posted: Yes
Request: Private School
Owner(s): OKY Property Management Services LLC Agent: Dubel Agosto
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
- Ex-Parte** 5. AD-24-70 (companion E-24-52)
Council District-4 – Planning District-2 6565 Beach Boulevard Signs Posted: Yes
Request: Reduction of Lot Area
Owner(s): OKY Property Management Services LLC Agent: Dubel Agosto
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. WLD-24-16
Council District-5 – Planning District-3 1996 San Marco Boulevard Signs Posted: Yes
Request: Reduce Required Minimum Distance between liquor license location and church or school
from 500 feet to 350 feet
Owner(s): Normandy Stratton LLC Agent: Cyndy Trimmer / Mike Sittner, Esquire
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

- Ex-Parte** 2. WLD-24-17
Council District-5 – Planning District-3 2006 San Marco Boulevard Signs Posted: Yes
Request: Reduce Required Minimum Distance between liquor license location and church or school
from 500 feet to 330 feet
Owner(s): Patrick Ryan Davis Agent: David Christopher Hagan
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
- Ex-Parte** 3. WLD-24-18
Council District-4 – Planning District-3 9735 Deer Lake Court Signs Posted: Yes
Request: Reduce Required Minimum Distance between liquor license location and church or school
from 500 feet to 200 feet
Owner(s): Acadian Enterprises, Inc. Agent: IAG Group LLC
Staff Recommendation: **APPROVE** with **CONDITION**
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-24-19
Council District-11 – Planning District-3 0 Grand Street Signs Posted: Yes
Request: To increase the height of Townhomes and modify buffer requirements in E2
Owner(s): Harry D. Francis Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
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. 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**
2. 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:

3. 2024-0716 (L-5872-23A) (companion 2024-0717)
Council District-8 – Planning District-6 0 Pecan Park Road & 0 Arnold Road Signs Posted: Yes
Request: A G R & P B F to L I
Owner(s): Subema, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte**
4. 2024-0717 (companion 2024-0716)
Council District-8 – Planning District-6 0 Pecan Park Road & 0 Arnold Road Signs Posted: Yes
Request: P B F-2, P B F-3 & I L to P U D
Owner(s): Subema, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

3. 2024-0718 (L-5952-24C) (companion 2024-0719)
Council District-12 – Planning District-4 12810 Normandy Boulevard
Signs Posted: Yes 3727, 3801 and 3821 Alcoy Road
Request: R R to M D R
Owner(s): TD & MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, John Moncrief and
Albert P. Nicklaus, Jr. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2024-0719 (companion 2024-0718)
Council District-12 – Planning District-4 12810 Normandy Boulevard
Signs Posted: Yes 3727, 3801 and 3821 Alcoy Road
Request: R R-Acre to P U D
Owner(s): TD & MD Properties, LLC, Melvin J. Selasky, Karen Nicklaus Browning, John Moncrief and
Albert P. Nicklaus, Jr. Agent: Hayden Phillips, Esquire
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, Sheila Simms Kennedy, Tamba Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
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, Sheila Simms Kennedy, Tamba Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

New Items –

1. 2024-0785 (L-5959-24C) (companion 2024-0786)
Council District-4 – Planning District-2 0 Beach Boulevard Signs Posted: Yes
Request: L D R to C G C
Owner(s): Modwelling, LLC Agent: Anes Dracic
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2024-0786 (companion 2024-0785)
Council District-4 – Planning District-2 0 Beach Boulevard Signs Posted: Yes
Request: R L D-90 & C C G-1 to P U D
Owner(s): Modwelling, LLC Agent: Anes Dracic
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

3. 2024-0787 (L-5971-24C) (companion 2024-0788)
Council District-12 – Planning District-5 0 Moncrief Road West and 6739 Utsey Road
Signs Posted: Yes
Request: A G R to L I
Owner(s): Stone Mountain Industrial Park, Inc. & Topo Chico, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2024-0788 (companion 2024-0787)
Council District-12 – Planning District-5 0 Moncrief Road West and 6739 Utsey Road
Signs Posted: Yes
Request: A G R to P U D
Owner(s): Stone Mountain Industrial Park, Inc. & Topo Chico, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2024-0789 (L-5976-24C) (companion 2024-0790)
Council District-8 – Planning District-6 0 Jennings Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Florida Conference Association of Seventh Day Adventists
Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

6. 2024-0790 (companion 2024-0789)
Council District-8 – Planning District-6 0 Jennings Road Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): Florida Conference Association of Seventh Day Adventists
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 – None

Deferred Items to be Heard – None

New Items –

Ex-Parte

1. 2024-0791
Council District-14 – Planning District-4 7701 Blanding Boulevard Signs Posted: Yes
Request: C O to C C G-2
Owner(s): Nisvet Gazibara & Amila Gazibara Agent: Nisvet Gazibara
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 – None

ORDINANCES –

1. 2024-0835
Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Amend the Capital Improvement Element Schedule of Projects to include the 301 Villages Water, Wastewater and Reuse Water Facilities and Updating the 2045 Mobility System Schedule of Projects within the Capital Improvements Element to include Braddock Road from Lem Turner Road to Dunn Avenue and Acree Road extension from New Kings Road to Old Kings Road as Mobility System Projects in the Corridor Mode to Mobility Zone 4.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS – Selection of new members to the Tower Review Committee –

APPEALS UPDATE –

ADJOURNMENT –