

City of Jacksonville



Planning Commission Agenda

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

Thursday, November 21, 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, December 5, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, December 3, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 7, 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. E-24-55
Council District-11 – Planning District-3 11374 Etown Parkway Signs Posted: No
Request: Multi-family Residential Integrated with a Permitted Use
Owner(s): Robert Pritchard Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. 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:
- Ex-Parte** 3. V-24-22
Council District-12 – Planning District-5 620 Chaffee Road South Signs Posted: Yes
Request: Increase Parking, Eliminate Impervious Surface and Reduce Uncomplimentary Buffer
Owner(s): First Coast Energy, LLP Agent: Mike Sittner, Esquire
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-24-20
Council District-8 – Planning District-6 3701 Hemlock Street Signs Posted: Yes
Request: Modify section (V)(B)(2) Vehicular Access (A) of the PUD
Owner(s): Philip A. Fremento Agent: Brian Small
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. 2024-0720 (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

4. 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:

New Items –

1. 2024-0819 (L-5968-24C) (companion 2024-0820 & 2024-0821)
Council District-9 – Planning District-5 1077 Odessa Drive North Signs Posted: Yes
Request: C G C to L I
Owner(s): PC Realty-Jax, LLC Agent: Babette Ashley, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2024-0820 (companion 2024-0819 & 2024-0821)
Council District-9 – Planning District-5 1077 Odessa Drive North Signs Posted: Yes
Request: R L D-60 to I L
Owner(s): PC Realty-Jax, LLC Agent: Babette Ashley, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. 2024-0821 (companion 2024-0819 & 2024-0820)
Council District-9 – Planning District-5 1077 Odessa Drive North Signs Posted: Yes
Request: Reduce the Area of Situational Compatibility Overlay Zone Buffer from 150 feet to 15 feet
Owner(s): PC Realty-Jax, LLC Agent: Babette Ashley, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

4. 2024-0822 (L-5975-24C) (companion 2024-0823)
Council District-8 – Planning District-6 0 Owens Road Signs Posted: Yes
Request: L I to M D R
Owner(s): U S A Express, Inc. Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 5. 2024-0823 (companion 2024-0822)
Council District-8 – Planning District-6 0 Owens Road Signs Posted: Yes
Request: I L to P U D
Owner(s): U S A Express, Inc. Agent: Josh Cockrell
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
6. 2024-0824 (L-5979-24C) (companion 2024-0825)
Council District-12 – Planning District-4 5440, 5446 & 5438 Old Middleburg Road South
Signs Posted: Yes 8944 103RD Street
Request: L D R & R P I to M D R
Owner(s): Kelly M James, Gloria James and Dawn Motes Agent: Greg Matovina
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 7. 2024-0825 (companion 2024-0824)
Council District-12 – Planning District-4 5440, 5446 & 5438 Old Middleburg Road South
Signs Posted: Yes 8944 103RD Street
Request: R R-Acre & C O to R M D-D
Owner(s): Kelly M James, Gloria James and Dawn Motes Agent: Greg Matovina
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
8. 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** 9. 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:

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. 2024-0830
Council District-14 – Planning District-4 5570 118th Street and 0, 6601, Signs Posted: Yes
Request: R R-Acre to R L D-40 6621 & 6627 Seaboard Avenue
Owner(s): Ronald Hartley and John M. Hamilton, Jr. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. 2024-0831
Council District-3 – Planning District-2 1709, 1719 & 1739 Girvin Road Signs Posted: Yes
Request: R R-Acre to R L D-70
Owner(s): Chris Hionedes Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. 2024-0832
Council District-1 – Planning District-2 3625 Townsend Boulevard Signs Posted: Yes
Request: R M D-D to C N
Owner(s): Abdo Yazigi Agent: Abdo Yazigi
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. 2024-0828
Council District-3 – Planning District-3 0 & 4920 San Pablo Road South Signs Posted: Yes
Request: C O to P U D
Owner(s): SP 1776, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte 2. 2024-0829
Council District-11 – Planning District-3 0 Phillips Highway Signs Posted: Yes
Request: P U D to P U D
Owner(s): Tri Lake Investments, LLC Agent: Hayden Phillips
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: **DEFER – NO REPORT**
Planning Commission Recommendation:

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT –