

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, October 17, 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 7, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, November 5, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 3, 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 – None

New Items –

- 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: **DEFERRED**
- Ex-Parte** 2. E-24-50
Council District-1 – Planning District-2 0 University Boulevard Signs Posted: Yes
Request: Day Care Center
Owner(s): Robert Bialas Agent: Kyle Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. 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: **DEFERRED**
- Ex-Parte** 4. 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: **DEFERRED**
- Ex-Parte** 5. 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: **DEFERRED**
- Ex-Parte** 6. 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: **DEFERRED**

- Ex-Parte** 7. WLD-24-15
Council District-13 – Planning District-2 2989 Mayport Road Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 500 feet to 0 feet
Owner(s): 2995 Mayport Road, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED** with **CONDITION**
- Ex-Parte** 8. V-24-20
Request: Increase Accessory Garage footprint from 50% to 406%
Owner(s): Jason and Lynn Harrell Agent: Mike Sittner, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- Ex-Parte** 1. CTW-23-06
Council District-8 – Planning District-6 1347 Menlo Avenue Signs Posted: Yes
Request: 140-foot Camouflage Pine Tree Tower
Tower Owner: NexTower Development Group II, LLC
Agent: Steve Diebenow, Esquire / Michael Sittner, Esquire
Property Owner: City of Jacksonville
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. CTW-24-01
Council District-4 – Planning District-2 0 Alden Road Signs Posted: Yes
Request: 140-foot Mono-Pine Tower
Tower Owner: NexTower Development Group II, LLC
Agent: Steve Diebenow, Esquire / Michael Sittner, Esquire
Property Owner: City of Jacksonville
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. CTW-24-03
Council District-10 – Planning District-5 796 Bunker Hill Boulevard Signs Posted: Yes
Request: 130-foot Low Impact Monopole Tower
Tower Owner: NexTower Development Group II, LLC
Agent: Steve Diebenow, Esquire / Michael Sittner, Esquire
Property Owner: George and Salim Kassab
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 4. CTW-24-04
Council District-1 – Planning District-2 6350 Fort Caroline Road Signs Posted: Yes
Request: 130-foot low-impact monopole
Tower Owner: NexTower Development Group II, LLC
Agent: Steve Diebenow, Esquire / Michael Sittner, Esquire
Property Owner: Arlington Lions Foundation, Inc.
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

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. MM-24-17
Council District-10 – Planning District-5 7775 Old Kings Road Signs Posted: Yes
Request: Modify the 8-foot Masonry Wall requirement to a 6-foot Privacy Fence
Owner(s): Alex Moye Agent: Alex Moye
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. MM-24-18
Council District-10 – Planning District-5 0 Moncrief Road West Signs Posted: No
Request: Modify the 8-foot Masonry Wall requirements to a 6-foot Privacy Fence
Owner(s): Alex Moye Agent: Alex Moye
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**
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 Alcoa 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

4. 2024-0719 (companion 2024-0718)
Council District-12 – Planning District-4 12810 Normandy Boulevard
Signs Posted: Yes 3727, 3801 and 3821 Alcoa 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

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: **DEFERRED**

- 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: **DEFERRED**
 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: **DEFERRED**
- 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: **DEFERRED**
 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, Tambra Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**
- 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, Tambra Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **DEFERRED**
- New Items –**
1. 2024-0759 (L-5978-24C) (companion 2024-0760)
Council District-8 – Planning District-6 3707 Newcomb Road Signs Posted: Yes
Request: R R to M D R
Owner(s): William Leslie Howell and Minnie Lou Howell Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2024-0760 (companion 2024-0759)
Council District-8 – Planning District-6 3707 Newcomb Road Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): William Leslie Howell and Minnie Lou Howell Agent: Brian Small
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 – None

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**

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: **DEFERRED**

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: **DEFERRED**

New Items – None

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS – Selection of new members to the Tower Review Committee – *Deferred to 11/7/24*

APPEALS UPDATE –

ADJOURNMENT – 3:51pm