

City of Jacksonville



Planning Commission Results 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~~

Lara Diettrich (Alternate Member)

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 - APPROVE

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-24-55
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: **APPROVED**
- 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: **DEFERRED**
- 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: **APPROVED**

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 – 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: **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. 2024-0524 (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. 2024-0720 (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: **DEFERRED**

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: **DEFERRED**

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: **APPROVED**

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: **APPROVED**

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: **APPROVED**

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: **APPROVED**

- 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: **APPROVED** with **CONDITION**
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: **APPROVED**
- 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: **APPROVED**
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: **DEFERRED**
- 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: **DEFERRED**

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: **APPROVED**
- 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: **APPROVED**
- 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: **APPROVED**

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 –

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: **APPROVED** with **CONDITION**

Ex-Parte 2. 2024-0829
Council District-11 – Planning District-3 0 Philips 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: **APPROVED**

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: **DEFERRED**

OLD BUSINESS –

NEW BUSINESS – Selection of new members to the Tower Review Committee – Commissioner Tina Meskel
Commissioner Charles Garrison

APPEALS UPDATE –

ADJOURNMENT –