

City of Jacksonville



Planning Commission Agenda

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

Thursday, October 3, 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 Meek

Mark McManus, Military Representative

Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, October 17, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 15, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 19, 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-24-47 (companion AD-24-63)
Council District-5 – Planning District-3 5913 St. Augustine Road Signs Posted: Yes
Request: Retail Sales of all types of merchandise not to exceed 50% of the building
Owner(s): Marrand Properties, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

2. AD-24-63 (companion E-24-47)
Council District-5 – Planning District-3 5913 St. Augustine Road Signs Posted: Yes
Request: Reduce yards, reduce landscaping and reduce bicycle parking
Owner(s): Marrand Properties, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

3. V-24-18
Council District-2 – Planning District-6 1403 Elmar Road Signs Posted: Yes
Request: Increase accessory structure from 50% to 141%
Owner(s): Carla Mathews Agent: Josh Cockrell
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-24-15
Council District-8 – Planning District-6 14158 Lem Turner Road Signs Posted: No
Request: Modify Site Plan and Residential Product Types
Owner(s): Lem Turner Road Developers, LLC Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. MM-24-16
Council District-8 – Planning District-6 0 Newcomb Road Signs Posted: No
Request: To permit connectivity to a portion of the Thomas Creek PUD to the North
Owner(s): Alterra Partners, LLC Agent: Wyman Duggan, 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:

New Items –

1. 2024-0715 (L-5967-24A)
Council District-11 – Planning District-3 0 Baymeadows Rd, 0 Freedom Commerce Parkway,
Signs Posted: Yes 0, 8375, 8381 Dix Ellis Trail, 8900, 8928, 8935 Prominence
Parkway, 8875 Liberty Ridge Drive and 8880 Freedom
Commerce Trail
Request: M U subject to FLUE Site Specific Policy 4.3.6 and C G C to R P I
Owner(s): D F H Prominence, LP Agent: Paul Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
2. 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**
3. 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:
 4. 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: **DEFER – NO REPORT**
Planning Commission Recommendation:

- Ex-Parte**
5. 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: **DEFER – NO REPORT**
Planning Commission Recommendation:
 6. 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: No
Owner(s): Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte**
7. 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: No
Owner(s): Sharon Simms Bishop, Sheila Simms Kennedy, Tandra Kennedy Shurley, Donna Kay
Simms Rodriguez and Ralph A Rodriguez Agent: Curtis Hart
Staff Recommendation: **DEFER – NO REPORT**
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. 2024-0725
Council District-10 – Planning District-5 6039 Gilchrist Road Signs Posted: Yes
Request: R R-Acre to RLD-60
Owner(s): LaGrace White Agent: LaGrace White
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte**
2. 2024-0726
Council District-14 – Planning District-4 6920 Camfield Street Signs Posted: Yes
Request: R L D-60 to R L D-50
Owner(s): Travis Moss Agent: Travis Moss
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. 2024-0536
Council District-12 – Planning District-5 0 & 9423 Crystal Springs Road Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): Dao Nguyen Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. 2024-0679
Council District-11 – Planning District-3 0, 7407 & 7447 Salisbury Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Butler Creek Owner, LLC & Orion Investments Enterprise, LLC
Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
- Ex-Parte** 4. 2024-0680
Council District-12 – Planning District-4 0 & 7175 Justamere Road Signs Posted: Yes
Request: R M D-A & P U D to P U D
Owner(s): Justamere Development, LLC Agent: Nate Day
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
- New Items –**
- Ex-Parte** 1. 2024-0722
Council District-12 – Planning District-4 3257 & 3259 Stratton Road Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): Sandra Snowden Agent: Brian Small
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

Ex-Parte 2. 2024-0723
Council District-12 – Planning District-5 0 & 7264 Jones Branch Circle Signs Posted: Yes
Request: P U D to P U D
Owner(s): Jones Creek Commercial Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 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:

ORDINANCES –

1. 2024-0373
Amend Chapter 656 (Zoning Code), Part 3 (Schedule of District Regulations), Subpart F (Planned Unit Development), Section 656.341 (Procedures), Ordinance Code, to Add a New Subparagraph (f) to Prohibit PUD Zoning Applications Which Allow Deviations from Zoning Overlays Unless Appvd by a 2/3 Vote of the Full Council; Provide Codification Instructions
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –