

City of Jacksonville



Planning Commission Results Agenda

117 West Duval Street, City Hall – St. James Building, 1st. Floor – Council Chamber

Thursday, March 21, 2024

1:00 P.M.

Jacksonville Planning Commissioners

Charles Garrison, Chair
Tina Meskel, Vice Chair
Michael McGowan, Secretary

Lamonte Carter
Amy Fu
Julius Harden
~~Moné Holder~~
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, April 4, 2024**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, April 2, 2024**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on March 7, 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**

Ex-Parte 5. V-23-17
Council District-5 – Planning District-3 2172 Ashland Street Signs Posted: Yes
Request: Reduce side and rear yards for the Accessory Dwelling Unit
Owner(s): Jaime Rodrigo Mora Dutan Agent: Elie Assi
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 6. E-23-83
Council District-1 – Planning District-2 2948 Justina Road Signs Posted: Yes
Request: Daycare
Owner(s): Monir Yazgi Agent: Monique Williams
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

Ex-Parte 1. E-24-07
Council District-11 – Planning District-3 9974 Old Baymeadows Road Signs Posted: Yes
Request: Drive-thru ATM
Owner(s): Deerwood Village Mall LLC Agent: Optivia, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

Ex-Parte 1. E-24-10
Council District-2 – Planning District-6 0 Cedar Point Road Signs Posted: Yes
Request: Reduce minimum Lot Area for Church to 2.0 Acres
Owner(s): Muntaz Hussein Agent: Reynold D Peterson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. E-24-11
Council District-11 – Planning District-3 9000 Cypress Green Drive Signs Posted: Yes
Request: K-12 School
Owner(s): Jason McDonald, Fresh Jax Agent: Vernita Coleman
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with CONDITIONS**

Ex-Parte 3. V-24-05
Council District-4 – Planning District-3 3444 Bowden Road South Signs Posted: Yes
Request: Increase Accessory Building from 50% (1,135 square feet) to 79% (1,800 square feet)
Owner(s): Susan R. Dowling/ Johnie L. Dowling Agent: None
Staff Recommendation: **DENY**
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-24-03
Council District-14 – Planning District-4 7932 Morse Avenue Signs Posted: Yes
Request: Revise Site Plan
Owner(s): Brett Rothberg Agent: Blair Knighting
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. MM-24-04
Council District-12 – Planning District-4 0 Arrow Lane Signs Posted: Yes
Request: Revise Site Plan to reflect Townhomes instead of Apartments
Owner(s): Stefan Cosa, Daniel Grosu and Guy Ratzlaff Agent: Nate Day
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

**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 – None

New Items –

1. 2024-0141 (L-5905-24C) (companion 2024-0142)
Council District-12 – Planning District-4 0 Oakleaf Plantation Parkway Signs Posted: Yes
Request: R O S to R P I
Owner(s): North East District, Florida Annual Conference, United Methodist Church, Inc.
Agent: Staci Rewis, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2024-0142 (companion 2024-0141)
Council District-12 – Planning District-4 0 Oakleaf Plantation Parkway Signs Posted: Yes
Request: P U D to P U D
Owner(s): North East District, Florida Annual Conference, United Methodist Church, Inc.
Agent: Staci Rewis, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
3. 2024-0144 (L-5876-24C) (companion 2024-0145)
Council District-3 – Planning District-2 12636 & 12640 Ivylena Road Signs Posted: Yes
Request: L D R to M D R and C S V
Owner(s): Cortez Pointe Inc. Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 4. 2024-0145 (companion 2024-0144)
Council District-3 – Planning District-2 12636 & 12640 Ivylena Road Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): Cortez Pointe Inc. Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
5. 2024-0146 (L-5899-23C) (companion 2024-0147)
Council District-12 – Planning District-5 7850 Cranbrooke Road Signs Posted: Yes
Request: A G R to L D R
Owner(s): Diego Raul Bermudez Agent: Lara Higgs
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 6. 2024-0147 (companion 2024-0146)
Council District-12 – Planning District-5 7850 Cranbrooke Road Signs Posted: Yes
Request: A G R to R L D-100A
Owner(s): Diego Raul Bermudez Agent: Lara Higgs
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
7. 2024-0148 (L-5900-23C) (companion 2024-0149)
Council District-11 – Planning District-3 0 J. Turner Butler Boulevard and 3702 Sans Pareil Street
Signs Posted: Yes
Request: A G R (*in the Rural Dev Area*) to R P I (*in the Suburban Dev Area*)
Owner(s): Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee)
Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 8. 2024-0149 (companion 2024-0148)
Council District-11 – Planning District-3 0 J. Turner Butler Boulevard and 3702 Sans Pareil Street
Signs Posted: Yes
Request: A G R to R L D-60
Owner(s): Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee)
Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
9. 2024-0150 (L-5901-23C) (companion 2024-0151)
Council District-3 & 11 – Planning District-3 3702 Sans Pareil Street Signs Posted: Yes
Request: A G R (*in the Rural Dev Area*) to L D R (*in the Suburban Dev Area*)
Owner(s): Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee)
Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 10. 2024-0151 (companion 2024-0150)
Council District-3 & 11 – Planning District-3 3702 Sans Pareil Street Signs Posted: Yes
Request: A G R to R L D-60
Owner(s): Kernan R. Hodges Revocable Trust Dated 1/23/81 (c/o John R. Cathey, Trustee)
Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals –

- Ex-Parte** 1. 2023-0328
Council District-1 – Planning District-2 0 Merrill Road Signs Posted: Yes
Request: P B F-2 to R M D-A
Owner(s): Lakefront Church Property, LLC Agent: Patrick Krewchowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – None

New Items –

- Ex-Parte** 1. 2024-0154
Council District-8 – Planning District-5 6930 Garden Street Signs Posted: Yes
Request: R R-Acre to R L D - 40
Owner(s): Ronald S. Gressman and Bradford Marcus Gressman
Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

PLANNED UNIT DEVELOPMENTS

Deferrals –

- Ex-Parte** 1. 2023-0422
Council District-10 – Planning District-5 6242 Old Soutel Court Signs Posted: Yes
Request: P U D to P U D
Owner(s): Camp Allen, LLC Agent: Gary Crumley
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

- Ex-Parte** 1. 2024-0098
Council District-12 – Planning District-5 0 Beaver Street, 152 & 258 Chaffee Road South,
0, 11230, 11240, 11270, 11371 & 11272 Gurtler Road
Signs Posted: Yes
Request: P U D & I L to P U D
Owner(s): Lugas, LLC & Chaffee Palms, LLC Agent: Blair Knighting
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **DEFERRED**

New Items –

- Ex-Parte** 1. 2024-0153
Council District-2 – Planning District-2 10786 Craig Boulevard Signs Posted: Yes
Request: P U D to P U D
Owner(s): Jax Aviation Authority, A Body Politic and Corp (f/k/a the Jacksonville, Airport Authority)
Agent: Mark Shelton
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS –

1. Appeal of Written Interpretation by the Planning Director
Applicant: Devin J. Reed, CCO
Jacksonville Aviation Authority
Applicant's Attorney: Stearns Weaver Miller, P.A.
Planning Commission: **DEFERRED** to **5/9/24**

APPEALS UPDATE –

ADJOURNMENT –