

City of Jacksonville



Planning Commission Agenda

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

Thursday, May 22, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Dorothy Gillette

Julius Harden

Ali Marar

Mark McManus, Military Representative

Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, June 5, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, June 3, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on May 8, 2025 -

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-25-11
Council District-12 – Planning District-5 4605 Magill Road Signs Posted: Yes
Request: Borrow Pit
Owner(s): Stone Mountain Industrial Park Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. E-25-16
Council District-5 – Planning District-3 3760 Dupont Avenue Signs Posted: Yes
Request: Residential Treatment Facility
Owner(s): Whitehall San Jose, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **WITHDRAW**
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 – None

Deferred Item to be Heard – None

New Items – None

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

Deferrals – None

Deferred Items to be Heard –

1. 2025-0242 (L-6019-25C) (companion 2025-0243)
Council District-10 – Planning District-5 0 Owen Avenue
Request: L D R to M D R Signs Posted: Yes
Owner(s): Christiana Forest SJ, LLC Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0243 (companion 2025-0242)
Council District-10 – Planning District-5 0 Owen Avenue
Request: R L D-60 to P U D Signs Posted: Yes
Owner(s): Christiana Forest SJ, LLC Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

1. 2025-0267 (L-6024-25C) (companion 2025-0268)
Council District-12 – Planning District-4 0, 10050 and 10144 Noroad,
0 103rd Street and 0 Connie Jean Road
Request: ROS to LDR Signs Posted: Yes
Owner(s): Noroad Development, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0268 (companion 2025-0267)
Council District-12 – Planning District-4 0 Rancho Road, 4743 and 4779 Iron Forge Lane,
0, 3116, 3120, 3124 and 3126 Stratton Road,
0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad,
0 103rd Street & 0 Connie Jean Road
Request: P U D & P U D & RR-Acre to PUD Signs Posted: Yes
Owner(s): William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr.,
Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A.
Cooner, Hellen A Ferrell as Personal Representative of the Estate of Wealthy A. Stratton
and Noroad Development, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

3. 2025-0269 (L-6030-25C) (companion 2025-0270)
Council District-7 – Planning District-5 612 Florence Street
Request: L I to M D R Signs Posted: Yes
Owner(s): BCEL 10D, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2025-0270 (companion 2025-0269)
Council District-7 – Planning District-5 612 Florence Street
Request: I L to R M D-A Signs Posted: Yes
Owner(s): BCEL 10D, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2025-0271 (L-6023-25C) (companion 2025-0272)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R (*in the Rural Area*) to L D R (*in the Suburban Area*) Signs Posted: Yes
Owner(s): Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr.,
John P. Stevens & Ronald D. Mosley, Jr Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

6. 2025-0272 (companion 2025-0271)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R to P U D Signs Posted: Yes
Owner(s): Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr.,
John P. Stevens & Ronald D. Mosley, Jr Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals –

Ex-Parte

1. 2025-0091
Council District-8 – Planning District-6 6113 Quiet Country Lane Signs Posted: Yes
Request: R R-Acre to R L D-70
Owner(s): John and Angela Schultz Agent: Hayden Phillips, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – None

New Items –

1. 2025-0273
Council District-7 – Planning District-1 0 & 36 6th Street West Signs Posted: Yes
Request: C C G-S to C R O-S
Owner(s): Harmony Family Group, LLC Agent: Lara Higgs
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:

Ex-Parte

2. 2025-0247

Council District-8 – Planning District-6 0 Broward Road

Signs Posted: Yes

Request: C O to P U D

Owner(s): A-B Distributors, Inc

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:

New Items – None

ORDINANCES – None

OLD BUSINESS –

NEW BUSINESS – Blueprint for Responsible Growth Task Force Kickoff – DEFERRED UNTIL FURTHER NOTICE

APPEALS UPDATE – None

ADJOURNMENT –