

City of Jacksonville



Planning Commission Agenda

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

Thursday, May 8, 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, May 22, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 20, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 17, 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. V-25-04
Council District-12 – Planning District-5 9028 Snellgrove Avenue Signs Posted: Yes
Request: Increase the size of an Accessory Structure from 50% of the Primary Structure to 71%
Owner(s): Lorenzo Butler Jr and Lauren Butler Agent: None
Staff Recommendation: **APPROVE**
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 – None

New Items –

1. 2025-0238 (L-6026-25C) (companion 2025-0239)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R to R P I Signs Posted: Yes
Owner(s): Hoose Homes & Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0239 (companion 2025-0238)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R to C R O Signs Posted: Yes
Owner(s): Hoose Homes & Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0240 (L-6022-25C) (companion 2025-0241)
Council District-8 – Planning District-6 0 Hyatt Road
Request: R P I to C G C
Owner(s): Brunello Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

Ex-Parte

4. 2025-0241 (companion 2025-0240)
Council District-8 – Planning District-6 0 Hyatt Road
Request: P U D to P U D
Owner(s): Brunello Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

5. 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
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DENY**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Michael Herzberg

Ex-Parte

6. 2025-0243 (companion 2025-0242)
Council District-10 – Planning District-5 0 Owen Avenue
Request: R L D-60 to P U D
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DENY**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Michael Herzberg

7. 2025-0244 (L-6016-25C) (companion 2025-0245)
Council District-14 – Planning District-4 7403 Argyle Forest Boulevard
Request: L D R to C G C & C S V
Owner(s): Argyle Property Group, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Garrett George

Ex-Parte

8. 2025-0245 (companion 2025-0244)
Council District-14 – Planning District-4 7403 Argyle Forest Boulevard
Request: P U D to P U D
Owner(s): Argyle Property Group, Inc.
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: Signs Posted: Yes
Agent: Garrett George

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 – 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 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 –

Ex-Parte

1. 2025-0246
Council District-5 – Planning District-3 2107 Hendricks Avenue Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): D & M Associates, LLC Agent: Chris Hagan
Staff Recommendation: **APPROVE**
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:
- Ex-Parte** 3. 2025-0248
Council District-7 – Planning District-5 0 & 729 Edgewood Avenue South Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): 729 Edge, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 4. 2025-0249
Council District-3 – Planning District-3 4901 Gate Parkway Signs Posted: Yes
Request: P U D to P U D
Owner(s): Costco Wholesale Corp Agent: Edward McDonald
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES –

1. 2025-0255
Amend Section 656.313 (Community / General Commercial Category), Subpart C (Commercial Use Categories & Zoning Districts), Part 3 (Schedule of District Regulations) & Section 656.805 (Distance Limitations), Part 8 (Alcoholic Beverages), Chapter 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Alcoholic Beverages, Provide for Codification Instructions.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT –