

City of Jacksonville



Planning Commission Agenda

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

Thursday, July 17, 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

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, August 7, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, August 5, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 20, 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-25-23
Council District-2 – Planning District-6
Request: K-8 Charter School
Owner(s): Spirit of Life Church, Inc.
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 2636 New Berlin Road | Signs Posted: Yes

Agent: Folks M. Huxford |
| Ex-Parte | 2. | E-25-26
Council District-9 – Planning District-4
Request: Schools Meeting the Performance Standards of Part 4
Owner(s): Mohamed Arab
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 4441 Wesconnett Boulevard | Signs Posted: Yes

Agent: Mohamed Arab |
| Ex-Parte | 3. | E-25-27 (Companion V-25-10)
Council District-14 – Planning District-4
Request: Daycare / School
Owner(s): Argyle Church of Christ, Inc
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 7310 Collins Road | Signs Posted: Yes

Agent: Jessica Boulos |
| Ex-Parte | 4. | V-25-10 (Companion E-25-27)
Council District-14 – Planning District-4
Request: Increase capacity of children for Daycare from 50 to 150
Owner(s): Argyle Church of Christ, Inc
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 7310 Collins Road | Signs Posted: Yes

Agent: Jessica Boulos |
| Ex-Parte | 5. | E-25-28 (Companion AD-25-44)
Council District-5 – Planning District-3
Request: Service Garages for Minor Repairs, provided that all work is conducted indoors and no outside storage or display is allowed
Owner(s): COT In Portfolio LLC
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 6002 St. Augustine Road | Signs Posted: Yes

Agent: Cyndy Trimmer, Esquire |
| Ex-Parte | 6. | AD-25-44 (Companion E-25-28)
Council District-5 – Planning District-3
Request: Reduce minimum number of off-street parking spaces from 9 to 7
Reduce the dumpster setback from 3 feet to 0 feet along the West Property Line
Owner(s): COT In Portfolio LLC
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 6002 St. Augustine Road | Signs Posted: Yes

Agent: Cyndy Trimmer, Esquire |

- Ex-Parte** 7. V-25-07
Council District-12 – Planning District-5 0 Cisco Drive West (RE:003322-0037)
Signs Posted: Yes
Request: Increase fence height from 6 feet to 8 feet
 Reduce 95% Opacity to 75% for Outdoor Storage
Owner(s): Tim Ryczek Agent: Jessica Piedrahita
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 8. V-25-08
Council District-2 – Planning District-2 12705 Ft. Caroline Road Signs Posted: Yes
Request: Increase the size of an Accessory Structure from 50% to 115%
Owner(s): Lisa Sessions Agent: Lisa Sessions
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 9. V-25-09
Council District-14 – Planning District-4 6218 Countryman Lane East Signs Posted: Yes
Request: Group Care Home within 1,000 feet of another Group Care Home Location
Owner(s): Brian Pinckney Agent: Kevin Oun
Staff Recommendation: **WITHDRAWN**
- Ex-Parte** 10. WLD-25-06
Council District-7 – Planning District-1 1748 8th Street West, Units 14 & 16
Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
 from 1,500 feet to 70 feet
Owner(s): Futuristic Investments Inc Agent: Loyal Thurman
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 –

- Ex-Parte** 1. MM-25-03
Council District-11 – Planning District-3 1400 Citicards Way Signs Posted: Yes
Request: Update Site Plan and clarify Written Description adding Residential Uses within Parcel 45,
as further described in the Minor Modification Written Description
Owner(s): Chris Wideman Agent: Ray Spofford
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. 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:

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
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Michael Herzberg

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
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Michael Herzberg

New Items – None

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. 2025-0417
Council District-6 – Planning District-3 11013 Hood Road South
Request: AGR to RLD-90
Owner(s):Blendi Zeneli
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Blendi Zeneli

Ex-Parte

2. 2025-0418
Council District-9 – Planning District-4 8301 103rd Street
Request: CO to CCG-1
Owner(s): Maechel Safar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Lara Hipps

- Ex-Parte** 3. 2025-0419
Council District-10 – Planning District-5 0 Golfbrook Drive Signs Posted: Yes
Request: RLD-60 & RMD-B to RMD-D
Owner(s): Wellsen Limited, Inc. Agent: Saleh Aldhuraïs
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – None

Deferred Items to be Heard –

- Ex-Parte** 1. 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: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2025-0131 (companion 2025-0130)
Council District-12 – Planning District-4 4370 Old Middleburg Road Signs Posted: Yes
Request: RR-Acre to PUD
Owner(s): Barati Enterprise, Inc. Agent: Patrick Honore
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

- Ex-Parte** 2. 2025-0416
Council District-11 – Planning District-3 0 Bonneval Road Signs Posted: Yes
Request: PUD to PUD
Owner(s): CVP Phillips, LLC Agent: Hayden Phillips, Esq.,
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

1. 2025-0394
Amend Secs 656.331 (Agriculture) & 656.334 (Recreation & Open Space Category), Subpart E (Miscellaneous Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.401 (Performance Standards & Development Criteria), Subpart A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Allow for Camping Grounds & Travel Trailer Parks as Permitted Uses, Prov Performance Standards & Dev Criteria in Agriculture & Recreation Open Space Zoning District & Prov Definitions; Prov for Codification Instructions
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

2. 2025-0448

Amend Secs 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Modify the Parking Requirements for Industrial Wholesale, Warehouse, Storage and Similar Uses; Amend Section 656.1209 (Applicability), Subpart C (Landscaping Requirements), Part 12 (Landscape and Tree Protection Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Modify Landscaping Requirements for Industrial Development; Provide for Codification Instructions

Staff Recommendation: **APPROVE** with **AMENDMENT**

Planning Commission Recommendation:

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT –