

City of Jacksonville



Planning Commission Agenda

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

Thursday, September 18, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Dorothy Gillette

Ali Marar

D.R. Repass

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 9, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 7, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 4, 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:

Ex-Parte 5. E-25-29
Council District-12 – Planning District-4 0 & 9747 Noroad Signs Posted: Yes
Request: Excavation for Pond in RR-Acre Zoning District
Owner(s): Shawronda Jordan Agent: Shawronda Jordan
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. E-25-42
Council District-10 – Planning District-5 8374 New Kings Road Signs Posted: Yes
Request: Semi-Tractor (but not trailer) or truck parking and / or storage
Owner(s): Tammy Bennett Agent: Paul Harden,, Esquire
Staff Recommendation: **DENY**
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-25-08
Council District-12 – Planning District-4 0 53RD Street West Signs Posted: Yes
Request: To allow flexibility in the ratio of 50 foot Lots, 40 foot Lots and Townhomes
Clarify that Townhomes can be either attached or detached (Cottages)
Owner(s): William Boyd Agent: Paul M Harden, 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. 2025-0487 (L-6043-25C) (companion 2025-0488)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: C G C & L D R to CGC & LI

Owner(s): My Jax, LLC
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Agent: Cyndy Trimmer, Esquire

Ex-Parte

2. 2025-0488 (companion 2025-0487)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: R L D-60 & C C G-2 to P U D
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

3. 2025-0495 (L-6041-25C) (companion 2025-0496)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: R P I to C G C Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

4. 2025-0496 (companion 2025-0495)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: P U D to P U D Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

5. 2025-0623 (L-6049-25C) (companion 2025-0624)
Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes
Request: R M D-A to P U D
Owner(s): Florida Land Holders, LLC Agent: Muhammed Tuncer
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte

6. 2025-0624 (companion 2025-0623)
Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes
Request: R M D-A to P U D
Owner(s): Florida Land Holders, LLC Agent: Muhammed Tuncer
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 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
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Michael Herzberg

New Items –

1. 2025-0625 (L-6053-25C) (companion 2025-0626)
Council District-10 – Planning District-5 0 Springrove Street
Request: L D R to L I
Owner(s): Habitat for Humanity of Jacksonville, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

Ex-Parte

2. 2025-0626 (companion 2025-0625)
Council District-10 – Planning District-5 0 Springrove Street
Request: R L D-60 to P U D
Owner(s): Habitat for Humanity of Jacksonville, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

3. 2025-0627 (L-6061-25C) (companion 2025-0628)
Council District-10 – Planning District-5 5713 Moncrief Road
Request: M D R to C G C
Owner(s): TNY Investment Corporation
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Michael Herzberg

Ex-Parte

4. 2025-0628 (companion 2025-0627)
Council District-10 – Planning District-5 5713 Moncrief Road
Request: R L D-60 & C C G-2 to P U D
Owner(s): TNY Investment Corporation
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Signs Posted: Yes
Agent: Michael Herzberg

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals –None

Deferred Items to be Heard –

Ex-Parte

1. 2025-0516
Council District-9 – Planning District-4 5868 Lenox Avenue Signs Posted: Yes
Request: C O to C C G-1
Owner(s): Blue Nile, LLC Agent: Solomon Siyoum
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. 2025-0629
Council District-10 – Planning District-5 0 Wakefield Avenue Signs Posted: Yes
Request: C C G-1 to C R O
Owner(s): Hajrudin Mesic, Trustee Agent: Hajrudin Mesic
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0630
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes
Request: R L D-60 to RM D-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

3. 2025-0631
Council District-8 – Planning District-6 0 Woodley Road Signs Posted: Yes
Request: I B P to I L
Owner(s): Grover Cheshire, III Agent: Grover Cheshire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte

1. 2025-0590
Council District-2 – Planning District-6 0 Yellow Bluff Road and Signs Posted: Yes
Request: R R-Acre to P U D 2726 Starratt Road
Owner(s): Michael L. Mari Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. 2025-0449
Council District-9 – Planning District-4 0 Normandy Boulevard Signs Posted: Yes
Request: R M D-A to P U D
Owner(s): Coalition Partnership, LLP Agent: Leah Goryl
Staff Recommendation: **APPROVE W/ CONDITIONS**
Planning Commission Recommendation:

New Items – NONE

ORDINANCES – NONE

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

NEW BUSINESS – Selection of New Offices for Fiscal Year 2025-2026

APPEALS UPDATE –

ADJOURNMENT –