

City of Jacksonville



Planning Commission Agenda

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

Thursday, October 9, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Charles Garrison, Chair,
Moné Holder, Vice Chair
Michael McGowan, Secretary
Lamonte Carter
Amy Fu
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 23, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 21, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 18, 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-25-41
Council District-12 – Planning District-4 0 Maxville MacClenny Highway Signs Posted: Yes
Request: Excavation and Mineral Resource Extraction
Owner(s): William Agricola Agent: Patrick Krechowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte 2. E-25-43
Council District-1 – Planning District-2 9920 Regency Square Boulevard Signs Posted: Yes
Request: Schools meeting the performance standards and development criteria set forth in part 4
Owner(s): Greenwood School, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte 3. E-25-45
Council District-4 – Planning District-3 6043 Terry Road Signs Posted: Yes
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4
Owner(s): Sensational Kids Learning Academy, Inc. Agent: Jewel's Christian Academy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. E-25-46
Council District-4 – Planning District-3 4237 Salisbury Road Bldg. #4 Signs Posted: Yes
Request: Churches meeting the performance standards and development criteria set forth in part 4
Owner(s): POKY Management, LLC Agent: Kevin Candlish
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 5. E-25-47
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4
Owner(s): James Gordon Agent: James Gordon
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

- Ex-Parte** 6. V-25-19
Council District-4 – Planning District-2 45 Hay Avenue Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% to 97% of the primary structure, increase the building height from 15 feet to 15 feet 11 inches, and reduce rear yard setback from 10 feet to 6.2 feet
Owner(s): Roy Dove Agent: Roy Dove
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 7. V-25-20
Council District-4 – Planning District-3 8225 Newton Road Signs Posted: Yes
Request: Increase the maximum allowable square footage of an accessory structure from 50% to 79%
Owner(s): Brando Prato Agent: Brandon Prato
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 8. V-25-21
Council District-8 – Planning District-6 11432 West Court Boulevard Signs Posted: Yes
Request: Increase the fence height from 4 feet to 6 feet, increase the size of an accessory structure from 50% to 75% (1,125 square feet), decrease the north property line setback from 5 feet to 2 feet 3 inches and decrease the west property line setback from 5 feet to 4 feet 11 inches
Owner(s): Cathrine Proot-Pro Agent: Catherine Proot-Pro
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 9. V-25-22
Council District-10 – Planning District-1 15 25th East Street Signs Posted: Yes
Request: Reduce distance requirements between a day care and sexual predators from required 2,500 feet required to 1,980, reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 Zoning District from a minimum of 15 feet to 6.7 feet, reduce the uncomplimentary land use buffer width from 10 feet on the east property boundary to 6.7 feet, reduce parking from 8 spaces to 1 and reduce loading zone spaces from 1 required to 0
Owner(s): Tonya Brock Agent: Tonya Brock
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 10. WLD-25-09
Council District-7 – Planning District-5 947 Edgewood Avenue Signs Posted: Yes
Request: Reduce the required minimum distance between liquor license location and church from 500 feet to 365 feet
Owner(s): Glocal Lee, LLC Agent: Brandon Stanko
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals – None

Deferred Item to be Heard – None

New Items –

Ex-Parte

1. MM-25-09
Council District-11 – Planning District-3 14000 Citicards Way Signs Posted: Yes
Request: Update Site Plan and increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table, amend the minimum parking requirements to two (2.0) spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit, as further described in the Minor Modification written description
Owner(s): Jax LC Owner 2, LLC and Jax LC Owner 3, LLC 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. 2025-0487 (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 Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

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:

Deferred Items to be Heard –

1. 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: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 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: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

3. 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: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 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): 425 Stockton Street Land Trust Agent: Muhammed Tuncer
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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 –

- 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:
- 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:

New Items –

- Ex-Parte** 1. 2025-0675
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes
Request: R R-Acre to R L D-60
Owner(s): Industrial Park Investments, Inc. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – None

Deferred Items to be Heard –

- 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: **WITHDRAW**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2025-0673
Council District-3 – Planning District-3 4920 San Pablo Road South Signs Posted: Yes
Request: C O to P U D
Owner(s): SP 1776, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte 2. 2025-0674
Council District-7 – Planning District-1 1636 North Main Street Signs Posted: Yes
Request: C C G-S & P U D to P U D
Owner(s): Normandy Stratton LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES – NONE

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –