

City of Jacksonville



Planning Commission Agenda

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

Thursday, April 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

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 8, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 6, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 3, 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 –

- Ex-Parte** 1. E-25-09
Council District-10 – Planning District-1 3550 Westlake Avenue Signs Posted: Yes
Request: Care Centers meeting the performance standards and development criteria set forth in Part 4
Owner(s): Dorian T. Jones Agent: Bernadette Fields
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items – None

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-25-02
Council District-6 – Planning District-3 4280 Oldfield Crossing Drive Signs Posted: Yes
Request: Revise Site Plan and Clarify Written Description
Owner(s): Jax Meadows LLC Agent: Michael D. Sittner, 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 – None

Deferred Items to be Heard – None

New Items –

1. 2025-0208 (L-6020-25C) (companion 2025-0209)
Council District-12 – Planning District-5 9239, 9321 & 9325 Garden Street
Request: A G R to L D R Signs Posted: Yes
Owner(s): William C. Glover, Pearl H. Boles,
Jennie R. Atkinson & Marilyn C. Atkinson Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0209 (companion 2025-0208)
Council District-12 – Planning District-5 9239, 9321 & 9325 Garden Street
Request: A G R to P U D Signs Posted: Yes
Owner(s): William C. Glover, Pearl H. Boles,
Jennie R. Atkinson & Marilyn C. Atkinson Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
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 –

Ex-Parte

1. 2025-0213
Council District-8 – Planning District-6 11759, 11777 & 11811 Armsdale Road
Request: R R-Acre to R L D-40 Signs Posted: Yes
Owner(s): Leonard Liddell, Cassandra Meyer, Agent: Cyndy Trimmer, Esquire
Timothy Liddell & Brian Liddell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0214
Council District-8 – Planning District-6 7642 Woodley Road Signs Posted: Yes
Request: I B P to I L
Owner(s): D & D Roofing, LLC Agent: Barry Snyder
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. 2025-0215
Council District-2 – Planning District-6 0, 1326, 1340, 1344 & 1354 Starratt Road
Request: R R-Acre & R LD-100B to R M D-A Signs Posted: Yes
Owner(s): Lupoli Properties, LLC, Ming Chi Chan &
Ronnie C. & Joyce L. Plymill Agent: Cyndy Trimmer, Esquire
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:

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. 2025-0210
Council District-4 – Planning District-3 6600 Corporate Center Parkway Signs Posted: Yes
Request: I B P to P U D
Owner(s): Jax Costa (FL), LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0211
Council District-11 – Planning District-3 10550 Deerwood Park Boulevard Signs Posted: Yes
Request: P UD to P U D
Owner(s): Greystone Jacksonville LLC,
400 DWP LLC & 10550 Deerwood Park LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. 2025-0212

Council District-10 – Planning District-5

0 Soutel Drive

Signs Posted: Yes

Request: C C G-1 to P U D

Owner(s): DDT&L, LLC

Agent: Josh Cockrell, Esquire

Staff Recommendation: **DENY**

Planning Commission Recommendation:

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS – Blueprint for Responsible Growth Task Force Kickoff

APPEALS UPDATE –

ADJOURNMENT –