

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, February 20, 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 (*Late Arrival 1:41*)

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, March 6, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, March 4, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on February 6, 2025 - APPROVE

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: **DEFERRED**

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: **DEFERRED**

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: **DEFERRED**

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**

Deferred Items to be Heard – None

New Items –

Ex-Parte

1. V-24-26
Council District-12 – Planning District-2 71 Dutton Island Road West Signs Posted: Yes
Request: Accessory Structure Increase (5 Buildings)
Owner(s): Atillio & Catherine Cerqueira Agent: Josh Cockrell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

2. WLD-25-01
Council District-7 – Planning District-1 1044 Park Street Signs Posted: Yes
Request: Reduce minimum distance from liquor license location to Church from
1,500 square feet to 470 square feet
Owner(s): Works of 5 Points, LLC Agent: Cyndy Trimmer, Esq. / Mike Sittner, Esq.
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items –

Ex-Parte

1. CTW-24-05
Council District-8 – Planning District-6 0 Woodley Road Signs Posted: Yes
Request: 190-foot Mono-Pine Tower
Tower Owner: City Switch II-A, LLC
Agent: Emmett Nelson
Property Owner: CSX Transportation, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

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. 2025-0053 (L-6006-24C) (companion 2025-0054)
Council District-8 – Planning District-6 11915 New Kings Road Signs Posted: Yes
Request: C G C to L I
Owner(s): M. Gay Constructors, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

Ex-Parte

2. 2025-0054 (2025-0053)
Council District-8 – Planning District-6 0, 11863, 11915 New Kings Road Signs Posted: Yes
Request: C C G-1 and P U D to I L
Owner(s): M. Gay Constructors, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

3. 2025-0055 (L-6007-24C) (companion 2025-0056)
Council District-10 – Planning District-1 0 27th Street East Signs Posted: Yes
Request: N C to L D R
Owner(s): Farrad Murphy and Rosalyn Gilbert Agent: Rosalyn Gilbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

Ex-Parte

4. 2025-0056 (2025-0055)
Council District-10 – Planning District-1 0 27th Street East Signs Posted: Yes
Request: C N to R L D-60
Owner(s): Farrad Murphy and Rosalyn Gilbert Agent: Rosalyn Gilbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

5. 2025-0057 (L-5991-24C) (companion 2025-0058)
Council District-12 – Planning District-5 8265 Garden Street Signs Posted: Yes
Request: A G R to L D R
Owner(s): Randall Hamel and Madeline Combs-Hamel Agent: Randall Hamel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

Ex-Parte

6. 2025-0058 (2025-0057)
Council District-12 – Planning District-5 8265 Garden Street Signs Posted: Yes
Request: A G R to R L D-100A
Owner(s): Randall Hamel and Madeline Combs-Hamel Agent: Randall Hamel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**
7. 2025-0059 (L-6008-24C) (companion 2025-0060)
Council District-7 – Planning District-1 1665 9th Street West & 1910 Grunthal Street
Request: L D R to M D R Signs Posted: Yes
Owner(s): Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education,
Inc. and A. J. Anderson Construction, LLC Agent: Rebecca Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

Ex-Parte

8. 2025-0060 (2025-0059)
Council District-7 – Planning District-1 1665 9th Street West & 1910 Grunthal Street
Request: R L D-60 to R M D-B Signs Posted: Yes
Owner(s): Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education,
Inc. and A. J. Anderson Construction, LLC Agent: Rebecca Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

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. 2025-0062
Council District-6 – Planning District-3 0 Julington Creek and 12515 Aladdin Road
Request: R R-Acre to C S V Signs Posted: Yes
Owner(s): Nanette J. Roccapriore, as Trustee of the
Residuary Trust u/w of A. Leona Johnston,
AKA Ada Leona Johnson and Nanette J. Roccapriore Agent: Hayden Phillips
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE**

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**

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: **DEFERRED**

Ex-Parte

2. 2025-0006
Council District-12 – Planning District-5 0 and 8691 Commonwealth Ave.; 0 and 8600 Stocks Rd
Signs Posted: Yes
Request: A G R & R R-Acre to P U D
Owner(s): Georgia Lynn Hodges, Alan Barry Grosse and Agent: Cyndy Trimmer, Esquire
Douglas Brian Grosse
Staff Recommendation: **APPROVE with CONDTIONS**
Planning Commission Recommendation: **APPROVE with CONDTIONS**

New Items –

Ex-Parte

1. 2025-0061
Council District-6 – Planning District-3 0 Julington Creek Road and 0, 12511, 12515, 12523 &
12529 Aladdin Road
Request: R R-Acre to P U D Signs Posted: Yes
Owner(s): Nanette J. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston,
Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the J. Roccapiore,
Individually, Kara Rock, Nashea Powell & Linda Powell Agent: Hayden Phillips
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVE with CONDTIONS**

ORDINANCES –

2025-0074

Amend Various Sections of Subpart H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Revise Requirements for Drive-In & Drive Through Facilities as a Use Permissible by Exception in the Brooklyn, Northcore, Central Core, Sports & Entertainment, & Working Waterfront Districts.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVE w/ Amendment**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –