

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, May 8, 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

~~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 22, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 20, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 17, 2025 - APPROVED

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-25-04
Council District-12 – Planning District-5 9028 Snellgrove Avenue Signs Posted: Yes
Request: Increase the size of an Accessory Structure from 50% of the Primary Structure to 71%
Owner(s): Lorenzo Butler Jr and Lauren Butler Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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 – 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. 2025-0238 (L-6026-25C) (companion 2025-0239)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R to R P I Signs Posted: Yes
Owner(s): Hoose Homes & Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0239 (companion 2025-0238)
Council District-12 – Planning District-4 0 Normandy Boulevard
Request: A G R to C R O Signs Posted: Yes
Owner(s): Hoose Homes & Investments, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

3. 2025-0240 (L-6022-25C) (companion 2025-0241)
Council District-8 – Planning District-6 0 Hyatt Road
Request: R P I to C G C
Owner(s): Brunello Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

Ex-Parte

4. 2025-0241 (companion 2025-0240)
Council District-8 – Planning District-6 0 Hyatt Road
Request: P U D to P U D
Owner(s): Brunello Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
Signs Posted: Yes
Agent: Cyndy Trimmer, Esquire

5. 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: **DEFERRED**
Signs Posted: Yes
Agent: Michael Herzberg

Ex-Parte

6. 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: **DEFERRED**
Signs Posted: Yes
Agent: Michael Herzberg

7. 2025-0244 (L-6016-25C) (companion 2025-0245)
Council District-14 – Planning District-4 7403 Argyle Forest Boulevard
Request: L D R to C G C & C S V
Owner(s): Argyle Property Group, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
Signs Posted: Yes
Agent: Garrett George

Ex-Parte

8. 2025-0245 (companion 2025-0244)
Council District-14 – Planning District-4 7403 Argyle Forest Boulevard
Request: P U D to P U D
Owner(s): Argyle Property Group, Inc.
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **AMENDED CONDITIONS**
Signs Posted: Yes
Agent: Garrett George

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**

Deferred Items to be Heard – None

New Items – None

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**

New Items –

Ex-Parte

1. 2025-0246
Council District-5 – Planning District-3 2107 Hendricks Avenue Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): D & M Associates, LLC Agent: Chris Hagan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. 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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 3. 2025-0248
Council District-7 – Planning District-5 0 & 729 Edgewood Avenue South Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): 729 Edge, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 2025-0249
Council District-3 – Planning District-3 4901 Gate Parkway Signs Posted: Yes
Request: P U D to P U D
Owner(s): Costco Wholesale Corp Agent: Edward McDonald
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

ORDINANCES –

1. 2025-0255
Amend Section 656.313 (Community / General Commercial Category), Subpart C (Commercial Use Categories & Zoning Districts), Part 3 (Schedule of District Regulations) & Section 656.805 (Distance Limitations), Part 8 (Alcoholic Beverages), Chapter 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Alcoholic Beverages, Provide for Codification Instructions.
Staff Recommendation: **APPROVE** with **AMENDMENT**
Planning Commission Recommendation: **APPROVED** with **AMENDMENT**

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT – 2:59PM