

City of Jacksonville



Planning Commission Agenda

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

Friday, June 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

Dorothy Gillette

~~Julius Harden~~

~~Ali Marar~~

Lara Diettrich, Alternate Member

Mark McManus, Military Representative

Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, July 17, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, July 15, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 5, 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: **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 –

Ex-Parte

1. WLD-25-05
Council District-14 – Planning District-4 9437 Collins Road Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1,500 feet to 1,347 feet
Owner(s): Pruthvi Patel Agent: Paul M. Harden
Staff Recommendation: **APPROVE W/ CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

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 – None

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

Deferrals –

1. 2025-0267 (L-6024-25C) (companion 2025-0268)
Council District-12 – Planning District-4 0, 10050 and 10144 Noroad,
0 103rd Street and 0 Connie Jean Road
Request: ROS to LDR Signs Posted: Yes
Owner(s): Noroad Development, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation: **DEFERRED**
2. 2025-0268 (companion 2025-0267)
Council District-12 – Planning District-4 0 Rancho Road, 4743 and 4779 Iron Forge Lane,
0, 3116, 3120, 3124 and 3126 Stratton Road,
0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad,
0 103rd Street & 0 Connie Jean Road
Request: P U D & P U D & RR-Acre to PUD Signs Posted: Yes
Owner(s): William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr.,
Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A.
Cooner, Hellen A Ferrell as Personal Representative of the Estate of Wealthy A. Stratton
and Noroad Development, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation: **DEFERRED**

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
Owner(s): Christiana Forest SJ, LLC
Staff Recommendation: **DEFERRED**
Planning Commission Recommendation: **DEFERRED**

Signs Posted: Yes
Agent: Michael Herzberg

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: **DEFERRED**
Planning Commission Recommendation: **DEFERRED**

Signs Posted: Yes
Agent: Michael Herzberg

New Items –

1. 2025-0363 (L-5996-24A) (companion 2025-0364)
Council District-12 – Planning District-4 0, 11201 & 11203 Branan Field Rd & 0 Dawsons
Creek Dr
Request: RR to LDR
Owner(s): Kay C. Hughes, Ryan C. Powell, William Keith Faver
Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes
Agent: Paul Harden, Esq

Ex-Parte

2. 2025-0364 (companion 2025-0363)
Council District-12 – Planning District-4 0, 11201 & 11203 Branan Field Rd & 0 Dawsons
Creek Dr
Request: RR-Acre to PUD
Owner(s): Kay C. Hughes, Ryan C. Powell, William Keith Faver
Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes
Agent: Paul Harden, Esq

3. 2025-0365 (L-6039-25C) (companion 2025-0366)
Council District-12 – Planning District-4 0 Old Plank Rd
Request: NC to LDR
Owner(s): STF Capital Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes
Agent: Michael Sittner, Esq.

Ex-Parte

4. 2025-0366 (companion 2025-0365)
Council District-12 – Planning District-4 0 Old Plank Rd
Request: CN to RLD-60
Owner(s): STF Capital Group, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes
Agent: Michael Sittner, Esq.

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. 2025-0368

Council District-12 – Planning District-4 9554 103rd St

Request: CO to CCG-1

Owner(s):Neguanje, LLC

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes

Agent: Curtis Hart

PLANNED UNIT DEVELOPMENTS

Deferrals –

1. 2025-0247

Council District-8 – Planning District-6 0 Broward Road

Request: C O to P U D

Owner(s):

Staff Recommendation: **DEFER-NO REPORT**

Planning Commission Recommendation: **DEFERRED**

Signs Posted: Yes

Agent: Cyndy Trimmer, Esquire

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

Staff Recommendation: **DENY**

Planning Commission Recommendation: **WITHDRAWN with FEES**

Agent: Paul M Harden, Esquire

Ex-Parte

2. 2025-0091

Council District-8 – Planning District-6 6113 Quiet Country Lane

Request: R R-Acre to PUD

Owner(s): John and Angela Schultz

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVED**

Signs Posted: Yes

Agent: Hayden Phillips, Esquire

**New Items –
Ex-Parte**

1. 2025-0367
Council District-11 – Planning District-3 0 Avenues Blvd & 10300, 10304, 10308, 10310 & 10344 Southside Blvd

Signs Posted: Yes Request: PUD to PUD Signs Posted: Yes
Owner(s): Jacksonville Avenues Limited Partnership, Agent: Babette Ashley, Esq.,
Mall of the Avenues Limited Partnership,
Store 2430, LLC, Dillards, Inc. & Belk, Inc.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

ORDINANCES –

1. 2025-0394
Amend Secs 656.331 (Agriculture) & 656.334 (Recreation & Open Space Category), Subpart E (Miscellaneous Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.401 (Performance Standards & Development Criteria), Subpart A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Allow for Camping Grounds & Travel Trailer Parks as Permitted Uses, Prov Performance Standards & Dev Criteria in Agriculture & Recreation Open Space Zoning District & Prov Definitions; Prov for Codification Instructions
Staff Recommendation: **DEFER-NO REPORT**
Planning Commission Recommendation: **DEFERRED**
2. 2025-0410
Amend Sec 656.1502 (Definitions), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Delete the Definition of “Tower Review Committee”; Amend Sec 656.1503 (Applicability), 656.1506 (Track II Towers), 656.1509 (Tower Review Committee), 656.1510 (Wireless Communication Antennas), 656.1511 (Time Periods; Automatic Approval), Subpt A (Wireless Communication Facilities), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Reflect dissolution of the Tower Review Committee and Allocation of Certain responsibilities of the former Tower Review Committee to the City Council effective September 1, 2025.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT – 2:43PM