

# City of Jacksonville



## Planning Commission Results Agenda

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

Thursday, August 7, 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

~~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, August 21, 2025**

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

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on July 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**

- Ex-Parte** 5. E-25-28 (Companion AD-25-44)  
Council District-5 – Planning District-3 6002 St. Augustine Road Signs Posted: Yes  
Request: Service Garages for Minor Repairs, provided that all work is conducted indoors and no  
outside storage or display is allowed  
Owner(s): COT In Portfolio LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 6. AD-25-44 (Companion E-25-28)  
Council District-5 – Planning District-3 6002 St. Augustine Road Signs Posted: Yes  
Request: Reduce minimum number of off-street parking spaces from 9 to 7  
Reduce the dumpster setback from 5 feet to 0 feet along the West Property Line  
Reduce the width of the cross-access from 24 feet to 21 feet.  
Owner(s): COT In Portfolio LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – None**

**New Items –**

- Ex-Parte** 1. 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**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 2. E-25-32  
Council District-12 – Planning District-4 0 Summerfield Lane & Signs Posted: Yes  
2305 U.S. 301 Highway North  
Request: Borrow Pit  
Owner(s): Thomas Harper and Anthony Williams Agent: Lara Hips  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. V-25-11  
Council District-4 – Planning District-2 10356 Anson Road Signs Posted: Yes  
Request: 1) Increase accessory structure from 688 square feet (50%) to 1120 square feet (81.4%)  
2) Reduce side yard setback from 5 feet to 1 foot  
3) Increase the height of an accessory structure above the height of the primary structure  
Owner(s): Ricardo Castro Agent: Ricardo Castro  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. V-25-12  
Council District-5 – Planning District-2 1736 Lilly Road East Signs Posted: Yes  
Request: Increase Accessory Structure from 756 sq. ft. to 840 sq. ft.  
Owner(s): Michael Windell Agent: Michael Windell  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte**      5. WLD-25-07  
Council District-7 – Planning District-5      1176 Edgewood Avenue West      Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 1,265 feet  
Owner(s): Douglas Hunter III      Agent: Michael Leuthold  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

## 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-25-05  
Council District-12 – Planning District-5      4720 Cisco Drive West      Signs Posted: Yes  
Request: Update Site Plan to reflect a mix of lots within Residential Community 5 pursuant to the  
language of Section III of the PUD  
Owner(s): American Classic Homes, LLC      Agent: Billy Gause  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **DEFERRED**

## 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,  
0 103<sup>rd</sup> 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 – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte**      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,  
0 103<sup>rd</sup> 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 – NO REPORT**  
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      Signs Posted: Yes  
Owner(s): Christiana Forest SJ, LLC      Agent: Michael Herzberg
- Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

- 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      Signs Posted: Yes  
Owner(s): Christiana Forest SJ, LLC      Agent: Michael Herzberg
- Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

**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 – None**

**New Items –**

- Ex-Parte**      1. 2025-0215  
Council District-2 – Planning District-6      1354 Starratt Road      Signs Posted: Yes
- Request: RR-Acre and RLD-100B to RMD-A  
Owner(s): Lupoli Properties, LLC, Ming Chi Chan and  
Ronnie C. and Joyce L. Plymill      Agent: Cyndy Trimmer, Esquire
- Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte**      2. 2025-0451  
Council District-6 – Planning District-3      0 Hood Landing Road      Signs Posted: Yes  
Request: RR-Acre to RLD-90  
Owner(s): Jesus A. Cedillo, Martha B. Cedillo, and      Agent: Randolph Island  
                 Denisse F. Herrera  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## PLANNED UNIT DEVELOPMENTS

Deferrals – None

Deferred Items to be Heard – None

### New Items –

- Ex-Parte**      1. 2025-0449  
Council District-9 – Planning District-4      0 Normandy Boulevard      Signs Posted: Yes  
Request: RMD-A to PUD  
Owner(s): Coalition Partnership, LLP      Agent: Leah Goryl  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte**      2. 2025-0450  
Council District-11 – Planning District-3      4899 Belfort Road      Signs Posted: Yes  
Request: IBP to PUD  
Owner(s): Jacksonville Butler Propco, LLC      Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## ORDINANCES –

1. 2025-0536  
Creating a new section 654.143 (Written Decisions, Interpretations & Appeals), Chapter 654 (Code of Subdivision Regulations), Ord. Code, to provide a process for Written Decisions, Interpretations & Appeals for Written Decisions & Interpretations for Chapter 654 of the Code.  
Planning Commission Recommendation: **AMEND and APPROVED**

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

### NEW BUSINESS –

1. 2025-0540  
Re: the Planning Commission; Amend Section 30:201 (Establishment; Membership), Part 2 (Planning Commission), Chapter 30 (Planning & Development Department), Ordinance Code, to Require 3 Members who are educated or practice in Planning, Design, Development or related disciplines.

**APPEALS UPDATE – NONE**

**ADJOURNMENT – 2:29 PM**