

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, August 21, 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, September 4, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, September 3, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on August 7, 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**

- Ex-Parte** 5. 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 – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

- Ex-Parte** 1. 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: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. 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: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

- Ex-Parte** 1. E-25-34
Council District-9 – Planning District-5 139 Edgewood Avenue South Signs Posted: Yes
Request: Concrete Recycling Facility
Owner(s): Emir Hrustic Agent: Edward Hughes
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. V-25-13
Council District-10 – Planning District-1 1253 West 30th Street Signs Posted: Yes
Request: Relief from 1,000 feet radius location of existing Community Residential Home
Owner(s): Alfred Ansley Agent: Alfred Ansley
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 3. V-25-14
Council District-13 – Planning District-3 3337 Royal Palm Drive Signs Posted: Yes
Request: Increase the size of a Boathouse to 1,664 square feet
Reduce Secondary Front Yard Setback along navigable waterway (canal) to 14.3 feet
Owner(s): Braxton Moro and Sara Yuen Agent: Sara Yuen
Staff Recommendation: **APPROVE**
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 –

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: **APPROVED**

New Items –

Ex-Parte 1. MM-25-04
Council District-8 – Planning District-6 13275 City Center Drive Signs Posted: Yes
Request: Increase Wall Signage to 410 square feet
Owner(s): Bettina Beals Agent: Anchor Sign - Permit Coordinator
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DENIED**

Ex-Parte 2. MM-25-06
Council District-4 – Planning District-3 6717 Bowden Road Signs Posted: Yes
Request: Remove the requirement for vehicular access on Parental Home Road; Remove the
requirement to maintain the existing cluster of Wax Myrtles on Parental Home Road;
Remove the requirement to provide a sidewalk through the development that connects
Parental Home Road to Bowden Road; Revise the requirement to pay the Recreation Open
Space fee of 50 lots to permitted lots (Multifamily Use)
Owner(s): Leone George Agent: Cole Blaker
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

**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 – 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 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 – 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 –

1. 2025-0483 (L-6018-25A) (companion 2025-0484)
Council District-8 – Planning District-6 0 Butch Baine Drive Signs Posted: Yes
Request: A G R to L D R & C S V
Owner(s): Bacardi Bottling Corp. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0484 (companion 2025-0483)
Council District-8 – Planning District-6 0 Butch Baine Drive Signs Posted: Yes
Request: A G R to P U D
Owner(s): Bacardi Bottling Corp. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

3. 2025-0485 (L-6040-25C) (companion 2025-0486)
Council District-5 – Planning District-3 9527 Hood Road Signs Posted: Yes
Request: R P I to B P
Owner(s): Y Brik Properties, LLC Agent: Jack Shad
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

4. 2025-0486 (companion 2025-0485)
Council District-5 – Planning District-3 9527 Hood Road Signs Posted: Yes
Request: CO to I B P
Owner(s): Y Brik Properties, LLC Agent: Jack Shad
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

5. 2025-0487 (L-6043-25C) (companion 2025-0488)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: C G C & L D R to CGC & LI
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

6. 2025-0488 (companion 2025-0487)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: R L D-60 & C C G-2 to P U D
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation: **DEFERRED**

7. 2025-0489 (L-6048-25C) (companion 2025-0490)
Council District-12 – Planning District-4 1660 Lindsey Road Signs Posted: Yes
Request: L D R to C G C
Owner(s): B & D Group, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

8. 2025-0490 (companion 2025-0489)
Council District-12 – Planning District-4 1660 Lindsey Road Signs Posted: Yes
Request: R L D-60 to C C G-1
Owner(s): B & D Group, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

9. 2025-0491 (L-6054-25C) (companion 2025-0492)
Council District-7 – Planning District-4 2939 Manitou Avenue Signs Posted: Yes
Request: R P I to C G C
Owner(s): Manitou, LLC Agent: Ann McCarthy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

10. 2025-0492 (companion 2025-0491)
Council District-7 – Planning District-4 2939 Manitou Avenue Signs Posted: Yes
Request: PUD to CN
Owner(s): Manitou, LLC Agent: Ann McCarthy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

11. 2025-0493 (L-6042-25C) (companion 2025-0494)
Council District-2 – Planning District-6 1550, 1560, 1580 & 1610 Jake Road
Request: R R to L D R Signs Posted: Yes
Owner(s): Donaldson Investments, LLC Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

12. 2025-0494 (companion 2025-0493)
Council District-2 – Planning District-6 15605 Yellow Bluff Road and Signs Posted: Yes
1530, 1550, 1560, 1580 & 1610 Jake Road
Request: R R-Acre & R L D-100A to R L D-50
Owner(s): Donaldson Investments, LLC Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

13. 2025-0495 (L-6041-25C) (companion 2025-0496)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: R P I to C G C Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 14. 2025-0496 (companion 2025-0495)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: P U D to P U D Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

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. 2025-0515
Council District-14 – Planning District-4 6210 & 6211 Pernecia Street Signs Posted: Yes
Request: R R-Acre to R L D-60 Agent: Jacob Parker
Owner(s): Jacob Parker
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2025-0516
Council District-9 – Planning District-4 5868 Lenox Avenue Signs Posted: Yes
Request: C O to C C G-1 Agent: Solomon Siyoum
Owner(s): Blue Nile, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 3. 2025-0517
Council District-6 – Planning District-3 0 Plummer Grant Road Signs Posted: Yes
Request: RR-Acre to RLD-90 Agent: Lockett Jones
Owner(s): James and Lockett Jones
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

PLANNED UNIT DEVELOPMENTS

Deferrals –

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**

Deferred Items to be Heard – None

New Items –

Ex-Parte

1. 2025-0176

Council District-2 – Planning District-6 2600 Scarwin Lane; 12709 Lanier Road;
0, 12665 & 12653 Sapp Road

Request: R R-Acre to P U D

Signs Posted: Yes

Owner(s): Jessica Johnson, Martin Sattler, III

Agent: Cyndy Trimmer, Esquire

Jessica Driskell, Jennifer Wise-Ferry and Satler Family Revocable Living Trust

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0498

Council District-13 – Planning District-3 14420 & 14444 Beach Boulevard Signs Posted: Yes

Request: P U D to P U D

Owner(s): Intercoastal Plaza, LLC

Agent: Hayden Phillips, Esquire

Staff Recommendation: **APPROVE** with **CONDITIONS**

Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

Ex-Parte

3. 2025-0499

Council District-8 – Planning District-6 10850 Harts Road

Signs Posted: Yes

Request: C C G-1 to P U D

Owner(s): Y & T Express, Inc.

Agent: Josh Cockrell

Staff Recommendation: **APPROVE** with **CONDITION**

Planning Commission Recommendation: **APPROVED** with **CONDITION**

ORDINANCES – NONE

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

NEW BUSINESS – Planning Commissioner recommendation to participate and advise the Waterways Commission.

APPEALS UPDATE – NONE

ADJOURNMENT – 5:43pm