

# City of Jacksonville



## Planning Commission Results Agenda

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

Thursday, October 9, 2025

1:00 P.M.

## Jacksonville Planning Commissioners

Charles Garrison, Chair,  
Moné Holder, Vice Chair  
Michael McGowan, Secretary  
Lamonte Carter  
~~Amy Fu~~  
Dorothy Gillette  
~~Ali Marar~~  
D.R. Repass

~~Mark McManus, Military Representative~~  
Randy Gallup, School District Representative

**NOTE:** The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, October 23, 2025**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 21, 2025**



**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on September 18, 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-25-29  
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 – NONE**

**New Items –**

**Ex-Parte**      1. E-25-41  
Council District-12 – Planning District-4      0 Maxville MacClenny Highway      Signs Posted: Yes  
Request: Excavation and Mineral Resource Extraction  
Owner(s): William Agricola      Agent: Patrick Krechowski, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Ex-Parte**      2. E-25-43  
Council District-1 – Planning District-2      9920 Regency Square Boulevard      Signs Posted: Yes  
Request: Schools meeting the performance standards and development criteria set forth in part 4  
Owner(s): Greenwood School, Inc.      Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

**Ex-Parte**      3. E-25-45  
Council District-4 – Planning District-3      6043 Terry Road      Signs Posted: Yes  
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4  
Owner(s): Sensational Kids Learning Academy, Inc.      Agent: Jewel's Christian Academy  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      4. E-25-46  
Council District-4 – Planning District-3      4237 Salisbury Road Bldg. #4      Signs Posted: Yes  
Request: Churches meeting the performance standards and development criteria set forth in part 4  
Owner(s): POKY Management, LLC      Agent: Kevin Candlish  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      5. E-25-47  
Council District-7 – Planning District-1      2036 Silver Street      Signs Posted: Yes  
Request: Daycare center meeting the performance standards and development criteria set forth in Part 4  
Owner(s): James Gordon      Agent: James Gordon  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**



- Ex-Parte**      6. V-25-19  
Council District-4 – Planning District-2      45 Hay Avenue      Signs Posted: Yes  
Request: Increase the size of an accessory structure from 50% to 97% of the primary structure, increase the building height from 15 feet to 15 feet 11 inches, and reduce rear yard setback from 10 feet to 6.2 feet  
Owner(s): Roy Dove      Agent: Roy Dove  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      7. V-25-20  
Council District-4 – Planning District-3      8225 Newton Road      Signs Posted: Yes  
Request: Increase the maximum allowable square footage of an accessory structure from 50% to 79%  
Owner(s): Brando Prato      Agent: Brandon Prato  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      8. V-25-21  
Council District-8 – Planning District-6      11432 West Court Boulevard      Signs Posted: Yes  
Request: Increase the fence height from 4 feet to 6 feet, increase the size of an accessory structure from 50% to 75% (1,125 square feet), decrease the north property line setback from 5 feet to 2 feet 3 inches and decrease the west property line setback from 5 feet to 4 feet 11 inches  
Owner(s): Cathrine Proot-Pro      Agent: Catherine Proot-Pro  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      9. V-25-22  
Council District-10 – Planning District-1      15 25<sup>th</sup> East Street      Signs Posted: Yes  
Request: Reduce distance requirements between a day care and sexual predators from required 2,500 feet required to 1,980, reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 Zoning District from a minimum of 15 feet to 6.7 feet, reduce the uncomplimentary land use buffer width from 10 feet on the east property boundary to 6.7 feet, reduce parking from 8 spaces to 1 and reduce loading zone spaces from 1 required to 0  
Owner(s): Tonya Brock      Agent: Tonya Brock  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DENIED**
- Ex-Parte**      10. WLD-25-09  
Council District-7 – Planning District-5      947 Edgewood Avenue      Signs Posted: Yes  
Request: Reduce the required minimum distance between liquor license location and church from 500 feet to 365 feet  
Owner(s): Glocal Lee, LLC      Agent: Brandon Stanko  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**



## MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals – None

Deferred Item to be Heard – None

New Items –

Ex-Parte

1. MM-25-09  
Council District-11 – Planning District-3 14000 Citicards Way Signs Posted: Yes  
Request: Update Site Plan and increase the maximum multi-family residential development allowed by a land use conversion in the land use minimums and maximums conversion table, amend the minimum parking requirements to two (2.0) spaces per townhome unit (with all garage spaces and entrance driveway areas counted towards the minimum space requirements); and 1.4 spaces per apartment unit, as further described in the Minor Modification written description  
Owner(s): Jax LC Owner 2, LLC and Jax LC Owner 3, LLC Agent: Ray Spofford  
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. 2025-0487 (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 – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

2. 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 – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**



**Deferred Items to be Heard –**

1. 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: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**

2. 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: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

3. 2025-0623 (L-6049-25C) (companion 2025-0624)  
Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes  
Request: R M D-A to P U D  
Owner(s): Florida Land Holders, LLC Agent: Muhammed Tuncer  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**

4. 2025-0624 (companion 2025-0623)  
Council District-7 – Planning District-5 425 & 431 Stockton Street Signs Posted: Yes  
Request: R M D-A to P U D  
Owner(s): 425 Stockton Street Land Trust Agent: Muhammed Tuncer  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**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 –

- Ex-Parte** 1. 2025-0516  
Council District-9 – Planning District-4 5868 Lenox Avenue Signs Posted: Yes  
Request: C O to C C G-1  
Owner(s): Blue Nile, LLC Agent: Solomon Siyoum  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 2025-0630  
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes  
Request: R L D-60 to RM D-B  
Owner(s): Charles Powell Agent: Charles Powell  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**

### New Items –

- Ex-Parte** 1. 2025-0675  
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes  
Request: R R-Acre to R L D-60  
Owner(s): Industrial Park Investments, Inc. Agent: Hayden Phillips, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **DEFERRED**

## PLANNED UNIT DEVELOPMENTS

### Deferrals – None

### Deferred Items to be Heard –

- Ex-Parte** 1. 2025-0590  
Council District-2 – Planning District-6 0 Yellow Bluff Road and Signs Posted: Yes  
Request: R R-Acre to P U D 2726 Starratt Road  
Owner(s): Michael L. Mari Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **WITHDRAW**  
Planning Commission Recommendation: **WITHDRAWN**

### New Items –

- Ex-Parte** 1. 2025-0673  
Council District-3 – Planning District-3 4920 San Pablo Road South Signs Posted: Yes  
Request: C O to P U D  
Owner(s): SP 1776, LLC Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**



**Ex-Parte**

2. 2025-0674

Council District-7 – Planning District-1 1636 North Main Street Signs Posted: Yes

Request: C C G-S & P U D to P U D

Owner(s): Normandy Stratton LLC

Agent: Cyndy Trimmer, Esquire

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

Planning Commission Recommendation: **DEFERRED**

**ORDINANCES – NONE**

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

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT – 2:29PM**