

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, April 17, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary

Lamonte Carter

Lara Diettrich

~~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 8, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 6, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on April 3, 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 –

- Ex-Parte** 1. E-25-09
Council District-10 – Planning District-1 3550 Westlake Avenue Signs Posted: Yes
Request: Care Centers meeting the performance standards and development criteria set forth in Part 4
Owner(s): Dorian T. Jones Agent: Bernadette Fields
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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 –

- Ex-Parte** 1. MM-25-02
Council District-6 – Planning District-3 4280 Oldfield Crossing Drive Signs Posted: Yes
Request: Revise Site Plan and Clarify Written Description
Owner(s): Jax Meadows LLC Agent: Michael D. Sittner, Esquire
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 – None

Deferred Items to be Heard – None

New Items –

1. 2025-0208 (L-6020-25C) (companion 2025-0209)
Council District-12 – Planning District-5 9239, 9321 & 9325 Garden Street
Request: A G R to L D R Signs Posted: Yes
Owner(s): William C. Glover, Pearl H. Boles,
Jennie R. Atkinson & Marilyn C. Atkinson Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0209 (companion 2025-0208)
Council District-12 – Planning District-5 9239, 9321 & 9325 Garden Street
Request: A G R to P U D Signs Posted: Yes
Owner(s): William C. Glover, Pearl H. Boles,
Jennie R. Atkinson & Marilyn C. Atkinson Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

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 –

Ex-Parte

1. 2025-0213
Council District-8 – Planning District-6 11759, 11777 & 11811 Armsdale Road
Request: R R-Acre to R L D-40 Signs Posted: Yes
Owner(s): Leonard Liddell, Cassandra Meyer, Agent: Cyndy Trimmer, Esquire
Timothy Liddell & Brian Liddell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0214
Council District-8 – Planning District-6 7642 Woodley Road Signs Posted: Yes
Request: I B P to I L
Owner(s): D & D Roofing, LLC Agent: Barry Snyder
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

3. 2025-0215
Council District-2 – Planning District-6 0, 1326, 1340, 1344 & 1354 Starratt Road
Request: R R-Acre & R LD-100B to R M D-A Signs Posted: Yes
Owner(s): Lupoli Properties, LLC, Ming Chi Chan &
Ronnie C. & Joyce L. Plymill Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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. 2025-0210
Council District-4 – Planning District-3 6600 Corporate Center Parkway Signs Posted: Yes
Request: I B P to P U D
Owner(s): Jax Costa (FL), LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with CONDITION**

Ex-Parte

2. 2025-0211
Council District-11 – Planning District-3 10550 Deerwood Park Boulevard Signs Posted: Yes
Request: P UD to P U D
Owner(s): Greystone Jacksonville LLC,
400 DWP LLC & 10550 Deerwood Park LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

3. 2025-0212
Council District-10 – Planning District-5 0 Soutel Drive Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): DDT&L, LLC Agent: Josh Cockrell, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

ORDINANCES –

OLD BUSINESS –

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

APPEALS UPDATE –

ADJOURNMENT – 3:26PM