

City of Jacksonville



Revised Planning Commission Agenda

214 North Hogan Street, Edward Ball Building, 1st. 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 -

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:

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:

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:

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:

- 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:
- 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 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:
- 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 Higgs
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- 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:
- 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:

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:

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:

**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:

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 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:

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:

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:

- 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:

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:
- 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:

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:

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 –

ADJOURNMENT –