

# City of Jacksonville



## Planning Commission Results Agenda

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

Thursday, January 8, 2026

1:00 P.M.

## Jacksonville Planning Commissioners

Moné Holder, Vice Chair

Michael McGowan, Secretary

Lamonte Carter

Amy Fu

Dorothy Gillette

Ali Marar

D.R. Repass

Joshua Garrison

Mark McManus, Military Representative

Randy Gallup, School District Representative

**NOTE:** The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, January 22, 2026**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, January 21, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on December 4, 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-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 TO FEBRUARY 5, 2026**  
Planning Commission Recommendation: **DEFERRED**

**Ex-Parte**

4. E-25-64  
Council District-8 – Planning District-6 13985 Webb Road Signs Posted: Yes  
Request: Borrow Pit in A G R Zoning District  
Owner(s): Shiferdek Lyle E Jr Life Estate Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard –**

- Ex-Parte** 1. E-25-47 (companion V-25-23)  
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes  
Request: Daycare Center (Adult Center) meeting the performance standards and development criteria set forth in Part 4.  
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 2. V-25-23 (companion to E-25-47)  
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes  
Request: Reduce the minimum distance between a daycare facility and a sexual predator residence from 2,500 feet required to 250 feet.  
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 3. V-25-30  
Council District-6 – Planning District-3 10422 San Jose Boulevard Signs Posted: Yes  
Request: Reduce Landscape Buffer Width from 5 to 2 feet  
Increase required parking spaces from 29 to 100.  
Owner(s): Ramzy Bakkar Agent: Danielle Hoffman  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**New Items –**

- Ex-Parte** 1. E-25-57 (companion AD-25-78)  
Council District-11 – Planning District-3 7900 Belfort Parkway Signs Posted: Yes  
Request: Church in IBP Zoning District  
Owner(s): Belfort Parkway Industrial Owner LLC Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. AD-25-78 (companion E-25-57)  
Council District-11 – Planning District-3 7900 Belfort Parkway Signs Posted: Yes  
Request: Reduce parking from 185 to 104  
Owner(s): Belfort Parkway Industrial Owner LLC Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. E-25-59  
Council District-5 – Planning District-3 9527 Hood Road Signs Posted: Yes  
Request: Outside Storage in IBP Zoning District  
Owner(s): Y Brik Properties LLC Agent: Jack Shad  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 4. E-25-62  
Council District-2 – Planning District-6 11030 Blasius Road Signs Posted: Yes  
Request: Retail Sales in support of Industrial Use  
Owner(s): Vitality Makovey Agent: Jack Shad  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 5. E-25-63  
Council District-10 – Planning District-5 6305 Old Kings Road Signs Posted: Yes  
Request: Government Building (School) over 40,000 square feet  
Owner(s): Duval County School Board Agent: William Gallup  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 6. V-25-31  
Council District-2 – Planning District-6 3166 New Berlin Road Signs Posted: Yes  
Request: Increase size of Accessory Structure from 50% to 76%.  
Owner(s): Oleg Pavlenko Agent: Oleg Pavlenko  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 7. V-25-33  
Council District-14 – Planning District-4 7551 Shindler Drive Signs Posted: Yes  
Request: Increase height of Accessory Structure to 21 feet; Increase size of accessory structure from 50% to 68%.  
Owner(s): Bradley Burch Agent: Bradley Burch  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 8. WLD-25-16  
Council District-9 – Planning District-4 3909 Blanding Boulevard Signs Posted: Yes  
Request: Reduce Distance from Liquor License Location from Church or School from 500 square feet to 178 for Liquor Store  
Owner(s): Kassab Nightlife V LLC Agent: Josh Cockrell  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 9. WLD-25-17  
Council District-5 – Planning District-3 1435 Naldo Avenue, Unit 1 Signs Posted: Yes  
Request: Reduce Distance from Liquor License Location from Church or School from 500 square feet to 335 for Restaurant  
Owner(s): San Marco Union Hall LLC Agent: Lawrence Yancy  
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-25-14  
Council District-8 – Planning District-6 2656 Dunn Avenue Signs Posted: Yes  
Request: Update Lot Sizes and Landscaping  
Owner(s): Richard Briggs Agent: Kristen Reed  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. MM-25-15  
Council District-8 – Planning District-6 11708 Lem Turner Road Signs Posted: Yes  
Request: Revise Site Plan  
Owner(s):Rafael Partidas Agent: Enrique Mascareno  
Staff Recommendation: **APPROVE W/ CONDITION**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 3. MM-25-16  
Council District-8 – Planning District-6 2675 Starratt Road Signs Posted: Yes  
Request: Revise Site Plan  
Owner(s): James Duke & 14734 Yellow Bluff Rd Land Trust Agent: Michael Herzberg  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **DENIED**

## **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. 2025-0859 (L-6082-25A)  
Council District-12 – Planning District-4 0 Yellow Water Road Signs Posted: Yes  
Request: R R in the Rural Dev. Area to L D R in the Suburban Dev. Area  
Owner(s): Yellow Water Land Holdings, LLC Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

### **TEXT AMENDMENTS**

**Deferrals – NONE**

**Deferred Items to be Heard – NONE**

**New Items – NONE**

## CONVENTIONAL REZONINGS

### Deferrals –

#### Ex-Parte

1. 2025-0630  
Council District-9 – Planning District-5      0 Commonwealth Avenue      Signs Posted: Yes  
Request: RLD-60 to RMD-B  
Owner(s): Charles Powell      Agent: Charles Powell  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

#### Ex-Parte

2. 2025-0829  
Council District-8 – Planning District-6      3062 Percy Road      Signs Posted: Yes  
Request: R R-Acre to R L D-50  
Owner(s): Daymon and Barbara J. Johnson      Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

### Deferred Items to be Heard –

#### Ex-Parte

1. 2025-0828  
Council District-8 – Planning District-6      0 Airport Road      Signs Posted: Yes  
Request: CCG-1 to CCG-2  
Owner(s): Ammar Shakhtour      Agent: Ammar Shakhtour  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

### New Items –

#### Ex-Parte

1. 2025-0862  
Council District-1 – Planning District-2      2078 Rogero Road      Signs Posted: Yes  
Request: CO to RO  
Owner(s): Master Builder, LLC      Agent: Lazaro Garcia  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

## PLANNED UNIT DEVELOPMENTS

### Deferrals – NONE

### Deferred Items to be Heard – NONE

### New Items –

#### Ex-Parte

1. 2025-0860  
Council District-4 – Planning District-3      11193 St. Johns Industrial Pkwy      Signs Posted: Yes  
Request: I B P to P U D  
Owner(s): Chef's Garden of Jacksonville, Inc.      Agent: Hayden Phillips, Esq.  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**

2. 2025-0861

Council District-5 – Planning District-3 0 Philips Highway

Signs Posted: Yes

Request: C C G-2 to P U D

Owner(s): Chef's Garden of Jacksonville, Inc.

Agent: Paul M Harden, Esq.

Staff Recommendation: **APPROVE W/ CONDITION**

Planning Commission Recommendation: **APPROVED**

**ORDINANCES** – None

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

**NEW BUSINESS** – Appointment of Nominating Committee by Chair - ???????

**APPEALS UPDATE** – None

**ADJOURNMENT** – 4:39 PM