

# 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 –

- |                 |                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>Ex-Parte</b> | 1. E-15-20 (Companion W L D-15-05)<br>Council District-5 – Planning District-2. 4022 Atlantic Boulevard<br>Request: Retail Sales of Alcohol for Off-Premises Consumption<br>Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire<br>Staff Recommendation: <b>DEFER – NO REPORT</b><br>Planning Commission Recommendation: <b>DEFERRED</b>                                                               | Signs Posted: Yes |
| <b>Ex-Parte</b> | 2. W L D-15-05 (Companion E-15-20)<br>Council District-5 – Planning District-2. 4022 Atlantic Boulevard<br>Request: Reduce Required Minimum Distance between Liquor License Location and Church or School<br>from 500 feet to 175 feet<br>Owner(s): Anjali Food Mart, Inc. Agent: Paul M. Harden, Esquire<br>Staff Recommendation: <b>DEFER – NO REPORT</b><br>Planning Commission Recommendation: <b>DEFERRED</b> | Signs Posted: Yes |
| <b>Ex-Parte</b> | 3. E-25-41<br>Council District-12 – Planning District-4 0 Maxville MacClenny Highway<br>Request: Excavation and Mineral Resource Extraction<br>Owner(s): William Agricola Agent: Patrick Krechowski, Esquire<br>Staff Recommendation: <b>DEFER TO FEBRUARY 5, 2026</b><br>Planning Commission Recommendation: <b>DEFERRED</b>                                                                                      | Signs Posted: Yes |
| <b>Ex-Parte</b> | 4. E-25-64<br>Council District-8 – Planning District-6 13985 Webb Road<br>Request: Borrow Pit in A G R Zoning District<br>Owner(s): Shiferdek Lyle E Jr Life Estate Agent: Cyndy Trimmer, Esquire<br>Staff Recommendation: <b>DEFER – NO REPORT</b><br>Planning Commission Recommendation: <b>DEFERRED</b>                                                                                                         | Signs Posted: Yes |

**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 Items to be Heard – NONE**

**New Items –**

- |                 |             |                                                         |                           |                   |
|-----------------|-------------|---------------------------------------------------------|---------------------------|-------------------|
| <b>Ex-Parte</b> | 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: <b>APPROVE</b>                    |                           |                   |
|                 |             | Planning Commission Recommendation: <b>APPROVED</b>     |                           |                   |
| <b>Ex-Parte</b> | 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 Mascarenho |                   |
|                 |             | Staff Recommendation: <b>APPROVE W/ CONDITION</b>       |                           |                   |
|                 |             | Planning Commission Recommendation: <b>DEFERRED</b>     |                           |                   |
| <b>Ex-Parte</b> | 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: <b>APPROVE</b>                    |                           |                   |
|                 |             | Planning Commission Recommendation: <b>DENIED</b>       |                           |                   |

## **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: <b>APPROVE</b>                                   |                               |                   |
|                           | Planning Commission Recommendation: <b>APPROVED</b>                    |                               |                   |

### **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