

City of Jacksonville



Planning Commission Agenda

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

Thursday, October 23, 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, November 6, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, November 4, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 9, 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-25-29
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:
- Ex-Parte** 6. E-25-47 (companion V-25-23)
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:
- Ex-Parte** 7. 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): James Gordon Agent: James Gordon
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

- 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: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. E-25-49 (companion AD-25-64)
Council District-14 – Planning District-4 6300 Yukon Road Signs Posted: Yes
Request: Indoor Gun Range
Owner(s): Charis Wildman Agent: Kyle Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. AD-25-64 (companion E-25-49)
Council District-14 – Planning District-4 6300 Yukon Road Signs Posted: Yes
Request: Reduce Pervious Parking from 12 spaces to 0 spaces
Owner(s): Charis Wildman Agent: Kyle Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals –

Ex-Parte

1. MM-25-10
Council District-1 – Planning District-2 903 University Boulevard North Signs Posted: Yes
Request: Allow for newly created parcels within the property of utilize signage located at other locations
on the property
Owner(s): Adam Rigel Agent: Zach Miller, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Item to be Heard – None

New Items –

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:

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 Items to be Heard – None

New Items –

1. 2025-0721 (L-6065-25C) (companion 2025-0722)
Council District-12 – Planning District-4 0 Normandy Boulevard Signs Posted: Yes
Request: M D R to C G C
Owner(s): Wayne Frier Home Center of MacClenny, LLC Agent: Barbara Erzinger
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0722 (companion 2025-0721)
Council District-12 – Planning District-4 0 Normandy Boulevard Signs Posted: Yes
Request: R M D-D to C C G-2
Owner(s): Wayne Frier Home Center of MacClenny, LLC Agent: Barbara Erzinger
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferred Items to be Heard –

- Ex-Parte**
1. 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:

Ex-Parte

2. 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:

New Items –

Ex-Parte

1. 2025-0724
Council District-8 – Planning District-5 6926 Garden Street Signs Posted: Yes
Request: C R O to C N
Owner(s): Joel Arreguin-Aguilar. Agent: Joel Arreguin-Aguilar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – None

Deferred Items to be Heard –

Ex-Parte

1. 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:

New Items –

Ex-Parte

1. 2025-0723
Council District-8 – Planning District-6 0 Old Kings Road and 0 New Kings Road
Request: C O to P U D Signs Posted: Yes
Owner(s): Sarah's Walk, LLC and Stephen Edmonds Agent: Courtney Gaver, Esq.
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES – NONE

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –