

City of Jacksonville



Planning Commission Agenda

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

Thursday, January 22, 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, February 5, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, February 3, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on January 8, 2026 -

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-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:
- Ex-Parte** 2. 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: **DEFER**
Planning Commission Recommendation:
- Ex-Parte** 3. 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: **DEFER**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. 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: **WITHDRAW**
Planning Commission Recommendation:

Ex-Parte 2. 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: **WITHDRAW**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-26-01
Council District-6 – Planning District-3 10989 San Jose Boulevard Signs Posted: Yes
Request: Outside Sales and Service
Owner(s): Strategies LLC Agent: Kristen Reed
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. V-25-34
Council District-6 – Planning District-3 3321 Point Lobos Trail Signs Posted: Yes
Request: Increase Size of ADU
Owner(s): Vickie Edwards Agent: Vickie Edwards
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. WLD-25-18
Council District-5 – Planning District-3 3333 Beach Boulevard Signs Posted: Yes
Request: Reduce Liquor Distance from 1500 feet to 205 feet
Owner(s): Phyllis Waldrop Agent: Preston Waldrop
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals – NONE

Deferred Item to be Heard –

Ex-Parte 1. 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:

New Items –

Ex-Parte

1. MM-26-01
Council District-7 – Planning District-1 1028 Park Street Signs Posted: Yes
Request: Update Site Plan
Owner(s): 1028 Park LLC Agent: Cyndy Trimmer, Esquire
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 – NONE

Deferred Items to be Heard – NONE

New Items –

1. 2025-0487 (L-6043-25C) (companion 2025-0488)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: LDR to CGC
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2025-0488 (companion 2025-0487)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: RLD-60 & CCG-2 to PUD
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
3. 2025-0885 (L-6075-25C) Companion 2025-0886
Council District-1 – Planning District-2 0 Tresca Road Signs Posted: Yes
Request: MDR & BP to LI
Owner(s): Iron Forge Property, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2025-0886 Companion 2025-0885
Council District-1 – Planning District-2 0 Tresca Road Signs Posted: Yes
Request: PUD & RMD-D to CSV & IL
Owner(s): Iron Forge Property, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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 Request: RLD-60 to RMD-B Owner(s): Charles Powell Staff Recommendation: DEFER Planning Commission Recommendation:	0 Commonwealth Avenue Signs Posted: Yes Agent: Charles Powell
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Deferred Items to be Heard –

Ex-Parte	1. 2025-0829 Council District-8 – Planning District-6 Request: R R-Acre to R L D-50 Owner(s): Daymon and Barbara J. Johnson Staff Recommendation: APPROVE Planning Commission Recommendation:	3062 Percy Road Signs Posted: Yes Agent: Cyndy Trimmer, Esquire
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New Items –

Ex-Parte	1. 2025-0887 Council District-10 – Planning District-5 Request: RLD-60 to PBF-1 Owner(s): City of Jacksonville Staff Recommendation: APPROVE Planning Commission Recommendation:	2610 Fairfax Street Signs Posted: Yes Agent: Daniel Vansickle
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PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

ORDINANCES – None

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

NEW BUSINESS – Nominating Committee – Selection of new office

APPEALS UPDATE – None

ADJOURNMENT –