

City of Jacksonville



Planning Commission Agenda 10/29/25

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

Thursday, November 6, 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 20, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, November 18, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 23, 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:

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:

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 meeting the performance standards and development criteria set forth in Part 4
Owner(s): James Gordon Agent: James Gordon
Staff Recommendation: **DENY**
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): James Gordon Agent: James Gordon
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-25-50
Council District-8 – Planning District-6 0 Airport Road Signs Posted: Yes
Request: Multi-family Residential in CCG-1
Owner(s): Jorge Suazo Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. E-25-51
Council District-12 – Planning District-5 9179 Garden Street Signs Posted: Yes
Request: Borrow Pit
Owner(s): Glodev Inc Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

Ex-Parte

**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 –

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: **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: R L D-60 & C C G-2 to P U D
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

New Items –

1. 2025-0172 (L-6013-24C) (companion 2025-0173)
Council District-9 – Planning District-5 3062 Sunnybrook Court Signs Posted: Yes
Request: L D R to M D R
Owner(s): Artek Homes, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0173 (companion 2025-07172)
Council District-9 – Planning District-5 3062 Sunnybrook Court Signs Posted: Yes
Request: R L D-60 to P U D
Owner(s): Artek Homes, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
3. 2025-0751 (L-6031-25C) (companion 2025-0752)
Council District-12 – Planning District-5 4065 Magill Road Signs Posted: Yes
Request: L D R to N C
Owner(s): William Silcox Agent: Lara Hipps
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2025-0752 (companion 2025-0751)
Council District-12 – Planning District-5 4065 Magill Road Signs Posted: Yes
Request: R R-Acre to C N
Owner(s): William Silcox Agent: Lara Hipps
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2025-0753 (L-6069-25C) (companion 2025-0754)
Council District-7 – Planning District-5 0 Veronica Street Signs Posted: Yes
Request: P B F to L D R
Owner(s): Asher Rei, LLC Agent: Chris Middlebrooks
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

6. 2025-0754 (companion 2025-0753)
Council District-7 – Planning District-5 0 Veronica Street Signs Posted: Yes
Request: P U D to R L D-60
Owner(s): Asher Rei, LLC Agent: Chris Middlebrooks
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 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 Items to be Heard –

Ex-Parte

1. 2025-0675
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes
Request: RR-Acre to RLD-60
Owner(s): Industrial Park Investments, Inc. Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. 2025-0760
Council District-1 – Planning District-2 8059 Merrill Road Signs Posted: Yes
Request: C R O to C N
Owner(s): Memorial Healthcare Group, Inc. Agent: Emily Pierce, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0761
Council District-5 – Planning District-3 4052 University Boulevard South Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): EKS 04, LLC Agent: Chris Hagan
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte

1. 2025-0758
Council District-8 – Planning District-6 819 Fields Road Signs Posted: Yes
Request: RLD-60 to PUD
Owner(s): Freedom Traxx Homes, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **DEFER-NO REPORT**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0757
Council District-14 – Planning District-4 0 & 6916 103rd Street Signs Posted: Yes
Request: C C G-1 / C C G-2 to P U D
Owner(s): 6916 103rd Street, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **DEFER-NO REPORT**
Planning Commission Recommendation:

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. 2025-0755
Council District-12 – Planning District-4 9437 Collins Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Gateway Community Services, Inc. & Osceola Street Properties, LLC
Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0756
Council District-7 – Planning District-5 555 Stockton Street Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): Gateway Community Services, Inc. & Osceola Street Properties, LLC
Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. 2025-0759
Council District-4 – Planning District-2 2360 Saint Johns Bluff Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Co9rnerstone Classical Academy, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –