

City of Jacksonville



Planning Commission Results 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 – Left at 2:10pm

Lamonte Carter

Amy Fu

Dorothy Gillette

~~Ali Marar~~

D.R. Repass

Joshua Garrison – Left at 2:39pm

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 - 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-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**
- 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: **DEFERRED**
- 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**

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: **WITHDRAWN**
- 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: **WITHDRAWN**

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: **APPROVED**
- 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: **APPROVED**
- 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: **APPROVED**

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: **DEFERRED**

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: **APPROVED**

**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: **APPROVED**
- 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: **APPROVED**
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: **APPROVED**
- 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: **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**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

- Ex-Parte** 1. 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: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

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

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: Chair – Mone` Holder
Vice Chair – Michael McGowan
Secretary – Lamonte Carter

APPEALS UPDATE – None

ADJOURNMENT – 2:54PM