

# City of Jacksonville



## Planning Commission Results Agenda <sup>11/20/25</sup>

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

Thursday, November 20, 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~~  
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, December 4, 2025**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, December 2, 2025**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on November 6, 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 –**

**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: **DEFERRED**

**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: **DEFERRED**

**Ex-Parte**

3. 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: **DEFERRED**

**Ex-Parte**

4. 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: **DEFERRED**

**Deferred Items to be Heard –**

- Ex-Parte** 1. 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: **WITHDRAW**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 2. 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: **WITHDRAW**  
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 3. 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: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 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: **DEFERRED**

**New Items –**

- Ex-Parte** 1. E-25-54  
Council District-2 – Planning District-6 11201 New Berlin Road Signs Posted: Yes  
Request: Essential Services meeting Part 4 – Natural Gas/ Electric  
Owner(s): JEA – Jordan Pope Agent: Brenna M Durden  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. E-25-55 (companions V-25-24 & AD-25-71)  
Council District-7 – Planning District-5 2626 Park Street Signs Posted: Yes  
Request: Retail Sale in CRO  
Owner(s): Bassam Iskandar Agent: Bassam Iskandar  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte**      3. V-25-24 (companions E-25-24 & AD-25-71)  
Council District-7 – Planning District-5      2626 Park Street      Signs Posted: Yes  
Request: Increase retail sales in CRO from 50% to 100%  
Owner(s): Bassam Iskandar      Agent: Bassam Iskandar  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      4. AD-25-71 (companions E-25-24 & V-25-24)  
Council District-7 – Planning District-5      2626 Park Street      Signs Posted: Yes  
Request: Reduce the minimum required width from 12 feet to 7 feet 10 inches; reduce perimeter  
landscape buffer area between the vehicle use area and abutting property from 5 feet to 1 foot along the  
west boundary and from 5 feet to 0 foot along the east boundary; reduce the uncomplimentary land use  
buffer width from 10 feet to 0 feet along the south property boundary  
Owner(s): Bassam Iskandar      Agent: Bassam Iskandar  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      5. V-25-25  
Council District-10 – Planning District-5      2616 Sir Galahad Drive      Signs Posted: Yes  
Request: Community Residential Home within a 1,000 foot radius of another such home  
Owner(s): Kaffee Cummings      Agent: Kaffee Cummings  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      6. V-25-26  
Council District-6 – Planning District-3      4151 Hillwood Road      Signs Posted: Yes  
Request: Increase the footprint of an Accessory Structure from 50% to 191% and increase the height  
from 15 feet to 17 feet  
Owner(s): Jeff Widdows      Agent: Jeff Widdows  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte**      7. WLD-25-15  
Council District-7 – Planning District-1      748 A. Philip Randolph Boulevard      Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school from  
500 feet to 139 feet  
Owner(s): Pearlie Graham      Agent: Lawrence Yancy  
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-25-10  
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: **APPROVE** with **CONDITION**  
Planning Commission Recommendation: **APPROVED** with **CONDITION**

**New Items – NONE**

**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. 2025-0798 (L-6066-25C) (companion 2025-0799)  
Council District-8 – Planning District-6 11990 Old Kings Road Signs Posted: Yes  
Request: A G R to L D R  
Owner(s): Michael E. Roman, Jr. & Cavelle Roman Agent: Michael Roman  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 2025-0799 (companion 2025-0798)  
Council District-8 – Planning District-6 11990 Old Kings Road Signs Posted: Yes  
Request: A G R to R L D-50  
Owner(s): Michael E. Roman, Jr. & Cavelle Roman Agent: Michael Roman  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
3. 2025-0800 (L-5935-24C) (companion 2025-0801)  
Council District-5 – Planning District-3 5925 Luella Street Signs Posted: Yes  
Request: R P I to C G C  
Owner(s): George J. Ward & Anne L. Ward Agent: Curtis L. Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 2025-0801 (companion 2025-0800)  
Council District-5 – Planning District-3 5925 Luella Street Signs Posted: Yes  
Request: C O to C C G-1  
Owner(s): George J. Ward & Anne L. Ward Agent: Curtis L. Hart  
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 – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

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: **DEFERRED**

**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**  
Planning Commission Recommendation: **APPROVED**

New Items –

**Ex-Parte** 1. 2025-0802  
Council District-10 – Planning District-5 4170 Lorenzo Court Signs Posted: Yes  
Request: R L D-60 to R M D-D  
Owner(s): Carol Brenner, Atlantis Federation, Inc Agent: Carol Brenner  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte** 2. 2025-0803  
Council District-12 – Planning District-4 0 Normandy Boulevard Signs Posted: Yes  
Request: C N to C C G-1  
Owner(s): Galyнна Griffin Agent: Curtis L. Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**Ex-Parte**      3. 2025-0804  
Council District-12 – Planning District-5      125 Jackson Avenue North      Signs Posted: Yes  
Request: R L D-60 to R L D-50  
Owner(s): Jerry Yarbrough      Agent: Curtis L. Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

#### PLANNED UNIT DEVELOPMENTS

##### Deferrals –

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

##### Deferred Items to be Heard –

**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: **DENY**  
Planning Commission Recommendation: **WITHDRAWN**

**New Items – NONE**

**ORDINANCES – NONE**

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

**NEW BUSINESS – NONE**

**APPEALS UPDATE – NONE**

**ADJOURNMENT – 2:10PM**