

City of Jacksonville



Planning Commission Results 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 - **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-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: **DEFERRED**

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: **DEFERRED**

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

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: **DEFERRED**

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

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**

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: **DEFERRED**

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**

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: **APPROVED**

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: **APPROVED**

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: **DEFERRED**

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: **DEFERRED**

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: **APPROVED**

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: **DEFERRED**

New Items –

Ex-Parte

1. 2025-0723
Council District-8 – Planning District-6 0 Old Kings Road and 0 New Kings Road
Request: P U D 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: **APPROVED** with **CONDITION**

ORDINANCES – NONE

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 1:54 PM