

City of Jacksonville



Planning Commission Agenda

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

Thursday, January 8, 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, January 22, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, January 21, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on December 4, 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-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: **DEFER TO FEBRUARY 5, 2026**
Planning Commission Recommendation:

Ex-Parte

4. 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 Items to be Heard –

- Ex-Parte** 1. 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: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 2. 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: **DENY**
Planning Commission Recommendation:
- Ex-Parte** 3. V-25-30
Council District-6 – Planning District-3 10422 San Jose Boulevard Signs Posted: Yes
Request: Reduce Landscape Buffer Width from 5 to 2 feet
Increase required parking spaces from 29 to 100.
Owner(s): Ramzy Bakkar Agent: Danielle Hoffman
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. E-25-57 (companion AD-25-78)
Council District-11 – Planning District-3 7900 Belfort Parkway Signs Posted: Yes
Request: Church in IBP Zoning District
Owner(s): Belfort Parkway Industrial Owner LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. AD-25-78 (companion E-25-57)
Council District-11 – Planning District-3 7900 Belfort Parkway Signs Posted: Yes
Request: Reduce parking from 185 to 104
Owner(s): Belfort Parkway Industrial Owner LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. E-25-59
Council District-5 – Planning District-3 9527 Hood Road Signs Posted: Yes
Request: Outside Storage in IBP Zoning District
Owner(s): Y Brik Properties LLC Agent: Jack Shad
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 4. E-25-62
Council District-2 – Planning District-6 11030 Blasius Road Signs Posted: Yes
Request: Retail Sales in support of Industrial Use
Owner(s): Vitality Makovey Agent: Jack Shad
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 5. E-25-63
Council District-10 – Planning District-5 6305 Old Kings Road Signs Posted: Yes
Request: Government Building (School) over 40,000 square feet
Owner(s): Duval County School Board Agent: William Gallup
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 6. V-25-31
Council District-2 – Planning District-6 3166 New Berlin Road Signs Posted: Yes
Request: Increase size of Accessory Structure from 50% to 76%.
Owner(s): Oleg Pavlenko Agent: Oleg Pavlenko
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 7. V-25-33
Council District-14 – Planning District-4 7551 Shindler Drive Signs Posted: Yes
Request: Increase height of Accessory Structure to 21 feet; Increase size of accessory structure from 50% to 68%.
Owner(s): Bradley Burch Agent: Bradley Burch
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 8. WLD-25-16
Council District-9 – Planning District-4 3909 Blanding Boulevard Signs Posted: Yes
Request: Reduce Distance from Liquor License Location from Church or School from 500 square feet to 178 for Liquor Store
Owner(s): Kassab Nightlife V LLC Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 9. WLD-25-17
Council District-5 – Planning District-3 1435 Naldo Avenue, Unit 1 Signs Posted: Yes
Request: Reduce Distance from Liquor License Location from Church or School from 500 square feet to 335 for Restaurant
Owner(s): San Marco Union Hall LLC Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items –

- | | | | | | |
|-----------------|----|--|-----------------------|--------------------------|-------------------|
| Ex-Parte | 1. | MM-25-14 | | | |
| | | Council District-8 – Planning District-6 | 2656 Dunn Avenue | | Signs Posted: Yes |
| | | Request: Update Lot Sizes and Landscaping | | | |
| | | Owner(s):Richard Briggs | | Agent: Kristen Reed | |
| | | Staff Recommendation: APPROVE | | | |
| | | Planning Commission Recommendation: | | | |
| Ex-Parte | 2. | 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: | | | |
| Ex-Parte | 3. | MM-25-16 | | | |
| | | Council District-8 – Planning District-6 | 2675 Starratt Road | | Signs Posted: Yes |
| | | Request: Revise Site Plan | | | |
| | | Owner(s):James Duke & 14734 Yellow Bluff Rd Land Trust | | Agent: Michael Herzberg | |
| | | 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 –

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|----|--|---------------------|-------------------------------|-------------------|
| 1. | 2025-0859 (L-6082-25A) | | | |
| | Council District-12 – Planning District-4 | 0 Yellow Water Road | | Signs Posted: Yes |
| | Request: R R in the Rural Dev. Area to L D R in the Suburban Dev. Area | | | |
| | Owner(s): Yellow Water Land Holdings, LLC | | Agent: Paul M Harden, 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 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:

Ex-Parte

2. 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: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte

1. 2025-0828
Council District-8 – Planning District-6 0 Airport Road Signs Posted: Yes
Request: CCG-1 to CCG-2
Owner(s): Ammar Shakhtour Agent: Ammar Shakhtour
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. 2025-0862
Council District-1 – Planning District-2 2078 Rogero Road Signs Posted: Yes
Request: CO to RO
Owner(s): Master Builder, LLC Agent: Lazaro Garcia
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. 2025-0860
Council District-4 – Planning District-3 11193 St. Johns Industrial Pkwy Signs Posted: Yes
Request: I B P to P U D
Owner(s): Chef's Garden of Jacksonville, Inc. Agent: Hayden Phillips, Esq.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0861

Council District-5 – Planning District-3 0 Philips Highway

Signs Posted: Yes

Request: C C G-2 to P U D

Owner(s): Chef's Garden of Jacksonville, Inc.

Agent: Paul M Harden, Esq.

Staff Recommendation: **APPROVE W/ CONDITION**

Planning Commission Recommendation:

ORDINANCES –

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

NEW BUSINESS – Appointment of Nominating Committee by Chair

APPEALS UPDATE –

ADJOURNMENT –