

City of Jacksonville



Planning Commission Results Agenda ver. 11/06/25

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 *(in late)*

Lamonte Carter *(in late)*

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 - **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**

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**

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: **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): James Gordon Agent: James Gordon
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DEFERRED**

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: **APPROVED**

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: **APPROVED**

Ex-Parte

Ex-Parte

- ## Ex-Parte

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**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 C G C & L I
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: 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: **DEFERRED**

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: **APPROVED**

Ex-Parte

2. 2025-0173 (companion 2025-0172)
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: **APPROVED**
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: **APPROVED**

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

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: **APPROVED**

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: **DEFERRED**

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: **DEFERRED**

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**

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: **APPROVED**

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: **APPROVED**

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: **APPROVED**

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: **APPROVED** with **CONDITIONS**

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 6:00PM