

City of Jacksonville



Planning Commission Agenda ^{11/13/25}

214 North Hogan Street, Edward Ball Building, 1st. 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

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 -

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-25-47 (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:

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 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:
- 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:
- 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:
- 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:

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:
- 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:

- 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:
- 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:
- 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:
- 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:
- 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:

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 W/ CONDITION**
Planning Commission Recommendation:

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:
- 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:
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:
- 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:

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 Request: RLD-60 to RMD-B Owner(s): Charles Powell Staff Recommendation: DEFER – NO REPORT Planning Commission Recommendation:	0 Commonwealth Avenue	Signs Posted: Yes Agent: Charles Powell
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Deferred Items to be Heard –

Ex-Parte	1. 2025-0675 Council District-2 – Planning District-6 Request: RR-Acre to RLD-60 Owner(s): Industrial Park Investments, Inc. Staff Recommendation: APPROVE Planning Commission Recommendation:	0 Cedar Bay Road	Signs Posted: Yes Agent: Hayden Phillips, Esquire
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New Items –

Ex-Parte	1. 2025-0802 Council District-10 – Planning District-5 Request: R L D-60 to R M D-D Owner(s): Carol Brenner, Atlantis Federation, Inc Staff Recommendation: APPROVE Planning Commission Recommendation:	4170 Lorenzo Court	Signs Posted: Yes Agent: Carol Brenner
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Ex-Parte	2. 2025-0803 Council District-12 – Planning District-4 Request: C N to C C G-1 Owner(s): Galynna Griffin Staff Recommendation: APPROVE Planning Commission Recommendation:	0 Normandy Boulevard	Signs Posted: Yes Agent: Curtis L. Hart
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Ex-Parte	3. 2025-0804 Council District-12 – Planning District-5 Request: R L D-60 to R L D-50 Owner(s): Jerry Yarbrough Staff Recommendation: APPROVE Planning Commission Recommendation:	125 Jackson Avenue North	Signs Posted: Yes Agent: Curtis L. Hart
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PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte

1. 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 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:

New Items – NONE

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –