

City of Jacksonville



Planning Commission Agenda Revised ^{12/03/25}

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

Thursday, December 4, 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, January 8, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, January 6, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 20, 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:

Ex-Parte 5. 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 REQUEST TO FEBRUARY 5, 2026**
Planning Commission Recommendation:

Ex-Parte 5. 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 20 to 46
Owner(s): Ramzy Bakkar Agent: Danielle Hoffman
Staff Recommendation: **DEFER**
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:

New Items –

Ex-Parte 1. E-25-56
Council District-14 – Planning District-4 6237 Blanding Boulevard Signs Posted: Yes
Request: Outdoor Automobile Storage Yard
Owner(s): Frank Waters Agent: Brian Enoch
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. V-25-27
Council District-14 – Planning District-4 5833 Jammes Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% of the primary structure to 148%
Owner(s): Nik and Dawn Fox Agent: Nik Fox
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 3. V-25-28
Council District-2 – Planning District-6 14391 Denton Road Signs Posted: Yes
Request: Increase size of an accessory structure from 50% to 186%
Owner(s): Robert S. Billhardt Agent: Robert S. Billhardt
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 4. V-25-29
Council District-2 – Planning District-6 14496 Boney Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% to 141%
Owner(s): Douglas McNabb Agent: Elizabeth McNabb
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 – 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. 2025-0823 (L-6055-25C) (companion 2025-0824)
Council District-12 – Planning District-4 0 New Brandy Branch Road Signs Posted: Yes
Request: A G R to C G C & N C
Owner(s): Elsie M Loyd Revocable Trust Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. 2025-0824 (companion 2025-0823)
Council District-12 – Planning District-4 0 New Brandy Branch Road Signs Posted: Yes
Request: C C G-1 & A G R to P U D
Owner(s): Elsie M Loyd Revocable Trust Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0825 (L-6080-25C) (companion 2025-0826)
Council District-4 – Planning District-2 0 St. Johns Bluff Road South Signs Posted: Yes
Request: R P I to B P
Owner(s): PACA Investments, LLC Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 4. 2025-0826 (companion 2025-0825)
Council District-4 – Planning District-2 0 St. Johns Bluff Road South Signs Posted: Yes
Request: C R O to P U D
Owner(s): PACA Investments, LLC 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 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. 2025-0675
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:

New Items –

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

Ex-Parte 2. 2025-0830 (Companion 2025-0831)
Council District-12 – Planning District-4 5308 Lambing Road Signs Posted: Yes
Request: C O & C C G-1 to C C G-2
Owner(s): Lambing Road Trust Agent: Muhammad I. Akhtar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 2025-0831 (Companion 2025-0830)
Council District-12 – Planning District-4 5308 Lambing Road Signs Posted: Yes
Request: Truck Parking in CCG-2
Owner(s): Lambing Road Trust Agent: Muhammad I. Akhtar
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard –

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: **APPROVE W/ CONDITION**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. 2025-0827
Council District-1 – Planning District-2 137 Brookview Drive North Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Besso, LLC Agent: Kelly Delmonico
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –