

# City of Jacksonville



## Planning Commission Results Agenda 12/04/25

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup> 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 - 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**
  
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**
  
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: **DEFERRED**
  
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**

**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: **DEFERRED** to February 05, 2026

**Ex-Parte** 6. 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**

**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: **WITHDRAWN**

**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: **WITHDRAWN**

**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: **APPROVED** with **CONDITION**

**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: **APPROVED**

**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: **APPROVED**

**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: **APPROVED**

#### **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: **APPROVED**

**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: **APPROVED**

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: **APPROVED**

**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: **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**

**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**

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: **APPROVED**

**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: **DEFERRED**
  
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: **APPROVED**
  
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: **APPROVED**

**PLANNED UNIT DEVELOPMENTS**

**Deferrals – NONE**

**Deferred Items to be Heard –**

**Ex-Parte**

1. 2025-0757  
Council District-14 – Planning District-4 0 & 6916 103<sup>rd</sup> Street Signs Posted: Yes  
Request: C C G-1 / C C G-2 to P U D  
Owner(s): 6916 103<sup>rd</sup> Street, LLC Agent: Hayden Phillips, Esquire  
Staff Recommendation: **APPROVE with CONDITION**  
Planning Commission Recommendation: **APPROVED**

**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: **APPROVED**

**ORDINANCES –**

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

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT – 2:59pm**