

City of Jacksonville



Planning Commission Results Agenda ^{12/04/25}

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 - 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-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

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**

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: **APPROVED**

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: **APPROVED**

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 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