

City of Jacksonville



Planning Commission Agenda

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

Thursday, February 20, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Julius Harden

Ali Marar

Mark McManus, Military Representative

Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, March 6, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, March 4, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on February 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-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:

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 Items to be Heard – None

New Items –

- Ex-Parte** 1. V-24-26
Council District-12 – Planning District-2 71 Dutton Island Road West Signs Posted: Yes
Request: Accessory Structure Increase (5 Buildings)
Owner(s): Atillio & Catherine Cerqueira Agent: Josh Cockrell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte** 2. WLD-25-01
Council District-7 – Planning District-1 1044 Park Street Signs Posted: Yes
Request: Reduce minimum distance from liquor license location to Church from
1,500 square feet to 470 square feet
Owner(s): Works of 5 Points, LLC Agent: Cyndy Trimmer, Esq. / Mike Sittner, Esq.
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- Ex-Parte** 1. CTW-24-05
Council District-8 – Planning District-6 0 Woodley Road Signs Posted: Yes
Request: 190-foot Mono-Pine Tower
Tower Owner: City Switch II-A, LLC
Agent: Emmett Nelson
Property Owner: CSX Transportation, Inc.
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. 2025-0053 (L-6006-24C) (companion 2025-0054)
Council District-8 – Planning District-6 11915 New Kings Road Signs Posted: Yes
Request: C G C to L I
Owner(s): M. Gay Constructors, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0054 (2025-0053)
Council District-8 – Planning District-6 0, 11863, 11915 New Kings Road Signs Posted: Yes
Request: C C G-1 and P U D to I L
Owner(s): M. Gay Constructors, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0055 (L-6007-24C) (companion 2025-0056)
Council District-10 – Planning District-1 0 27th Street East Signs Posted: Yes
Request: N C to L D R
Owner(s): Farrad Murphy and Rosalyn Gilbert Agent: Rosalyn Gilbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation

Ex-Parte

4. 2025-0056 (2025-0055)
Council District-10 – Planning District-1 0 27th Street East Signs Posted: Yes
Request: C N to R L D-60
Owner(s): Farrad Murphy and Rosalyn Gilbert Agent: Rosalyn Gilbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2025-0057 (L-5991-24C) (companion 2025-0058)
Council District-12 – Planning District-5 8265 Garden Street Signs Posted: Yes
Request: A G R to L D R
Owner(s): Randall Hamel and Madeline Combs-Hamel Agent: Randall Hamel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 6. 2025-0058 (2025-0057)
Council District-12 – Planning District-5 8265 Garden Street Signs Posted: Yes
Request: A G R to R L D-100A
Owner(s): Randall Hamel and Madeline Combs-Hamel Agent: Randall Hamel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
7. 2025-0059 (L-6008-24C) (companion 2025-0060)
Council District-7 – Planning District-1 1665 9th Street West & 1910 Grunthal Street
Request: L D R to M D R Signs Posted: Yes
Owner(s): Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education,
Inc. and A. J. Anderson Construction, LLC Agent: Rebecca Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 8. 2025-0060 (2025-0059)
Council District-7 – Planning District-1 1665 9th Street West & 1910 Grunthal Street
Request: R L D-60 to R M D-B Signs Posted: Yes
Owner(s): Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education,
Inc. and A. J. Anderson Construction, LLC Agent: Rebecca Davis
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- Ex-Parte** 1. 2025-0062
Council District-6 – Planning District-3 0 Julington Creek and 12515 Aladdin Road
Request: R R-Acre to C S V Signs Posted: Yes
Owner(s): Nanette J. Roccapriore, as Trustee of the
Residuary Trust u/w of A. Leona Johnston,
AKA Ada Leona Johnson and Nanette J. Roccapriore Agent: Hayden Phillips
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte

1. 2024-0611
Council District-7 – Planning District-4 4218 and 4230 Ortega Boulevard Signs Posted: Yes
Request: C N to P U D
Owner(s): Bulls Dixon Equity Partners, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte

1. 2024-0535
Council District-10 – Planning District-5 8374 New Kings Road Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): And Property, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0006
Council District-12 – Planning District-5 0 and 8691 Commonwealth Ave.; 0 and 8600 Stocks Rd
Signs Posted: Yes
Request: A G R & R R-Acre to P U D
Owner(s): Georgia Lynn Hodges, Alan Barry Grosse and Agent: Cyndy Trimmer, Esquire
Douglas Brian Grosse
Staff Recommendation: **APPROVE with CONDTIONS**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. 2025-0061
Council District-6 – Planning District-3 0 Julington Creek Road and 0, 12511, 12515, 12523 &
12529 Aladdin Road
Request: R R-Acre to P U D Signs Posted: Yes
Owner(s): Nanette J. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston,
Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the J. Roccapiore,
Individually, Kara Rock, Nashea Powell & Linda Powell Agent: Hayden Phillips
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

ORDINANCES –

2025-0074

Amend Various Sections of Subpart H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Revise Requirements for Drive-In & Drive Through Facilities as a Use Permissible by Exception in the Brooklyn, Northcore, Central Core, Sports & Entertainment, & Working Waterfront Districts.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- OLD BUSINESS –**
- NEW BUSINESS –**
- APPEALS UPDATE –**
- ADJOURNMENT –**