

# City of Jacksonville



## Planning Commission Agenda

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

Thursday, June 5, 2025

1:00 P.M.

## Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Dorothy Gillette

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 **Friday, June 20, 2025**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, July 15, 2025**

## WELCOME

## PLEDGE OF ALLEGIANCE

## ATTENDANCE

**APPROVE MINUTES** of regular meeting on May 22, 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-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: **DEFERRED**

##### **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**

**Deferred Items to be Heard – None**

**New Items –**

**Ex-Parte**

1. E-25-18  
Council District-10 – Planning District-5      3428 Winton Drive      Signs Posted: Yes  
Request: Daycare  
Owner(s): Nina Skuqi      Agent: Darica Paschal  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

2. E-25-19  
Council District-1 – Planning District-2      3631 University Boulevard North      Signs Posted: Yes  
Request: Multi-Family Residential in a CCG-1 Zoning District  
Owner(s): Torbjorn A. Arnheim      Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

3. E-25-20  
Council District-8 – Planning District-6      1440 Dunn Avenue      Signs Posted: Yes  
Request: Pawn Shop  
Owner(s): Salem Makhlouf      Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

4. E-25-22  
Council District-5 – Planning District-3      2468 Atlantic Boulevard      Signs Posted: Yes  
Request: Daycare  
Owner(s): Kelsey Fogleman      Agent: Kelsey Fogleman  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

5. V-25-05  
Council District-2 – Planning District-6      2603 Davis Road      Signs Posted: Yes  
Request: Increase size of an Accessory Structure  
Owner(s): Michael Manier      Agent: Michael Herzberg  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

6. V-25-06  
Council District-2 – Planning District-6      7051 Ramoth Drive      Signs Posted: Yes  
Request: Increase Fence Height and Accessory Structure  
Owner(s): David Filsinger      Agent: Josh Cockrell  
Staff Recommendation: **APPROVE/DENY**  
Planning Commission Recommendation: **APPROVE**

- Ex-Parte**      7. WLD-25-04  
Council District-7 – Planning District-1      2403 North Market Street      Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 635 feet  
Owner(s): Daniel Kaufman      Agent: Hector Zayas  
Staff Recommendation: **APPROVE W/ CONDITION**  
Planning Commission Recommendation: **APPROVE W/ CONDITION**
- Ex-Parte**      8. WLD-25-05  
Council District-14 – Planning District-4      9437 Collins Road      Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1,500 feet to 1,347 feet  
Owner(s): Pruthvi Patel      Agent: Paul M. Harden  
Staff Recommendation: **APPROVE W/ CONDITION**  
Planning Commission Recommendation: **DEFERRED**

#### CELLULAR ANTENNA REVIEWS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

#### 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 –

1. 2025-0242 (L-6019-25C) (companion 2025-0243)  
Council District-10 – Planning District-5      0 Owen Avenue  
Request: L D R to M D R      Signs Posted: Yes  
Owner(s): Christiana Forest SJ, LLC      Agent: Michael Herzberg  
Staff Recommendation: **DEFERRED**  
Planning Commission Recommendation: **DEFERRED**
2. 2025-0243 (companion 2025-0242)  
Council District-10 – Planning District-5      0 Owen Avenue  
Request: R L D-60 to P U D      Signs Posted: Yes  
Owner(s): Christiana Forest SJ, LLC      Agent: Michael Herzberg

Staff Recommendation: **DEFERRED**

Planning Commission Recommendation: **DEFERRED**

3. 2025-0267 (L-6024-25C) (companion 2025-0268)

Council District-12 – Planning District-4 0, 10050 and 10144 Noroad,  
0 103<sup>rd</sup> Street and 0 Connie Jean Road

Request: ROS to LDR

Signs Posted: Yes

Owner(s): Noroad Development, LLC

Agent: Paul M Harden, Esquire

Staff Recommendation: **DEFERRED**

Planning Commission Recommendation: **DEFERRED**

4. 2025-0268 (companion 2025-0267)

Council District-12 – Planning District-4 0 Rancho Road, 4743 and 4779 Iron Forge Lane,  
0, 3116, 3120, 3124 and 3126 Stratton Road,  
0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad,  
0 103<sup>rd</sup> Street & 0 Connie Jean Road

Request: P U D & P U D & RR-Acre to PUD

Signs Posted: Yes

Owner(s): William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr.,  
Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A.

Cooner, Hellen A Ferrell as Personal Representative of the Estate of Wealthy A. Stratton

and Noroad Development, LLC

Agent: Paul M Harden, Esquire

Staff Recommendation: **DEFERRED**

Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – None**

**New Items –**

1. 2025-0305 (L-6004-24C) (companion 2025-0306)

Council District-12 – Planning District-4 14961 Normandy Blvd

Request: AGR to CGC

Signs Posted: Yes

Owner(s): Normandy Commercial, LLC

Agent: Cyndy Trimmer, Esq

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

2. 2025-0306 (companion 2025-0305)

Council District-12 – Planning District-4 14961 Normandy Blvd

Request: AGR to CCG-1

Signs Posted: Yes

Owner(s): Normandy Commercial, LLC

Agent: Cyndy Trimmer, Esq

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

3. 2025-0307 (L-5989-24A)

Council District-12 – Planning District-4 0, 4150, 4282, 4300, 4518, 4534, 4536, 4560,  
4600 Yellow Water Road

Request: AGR/RR to LDR & Rural Area to Suburban Area

Signs Posted: Yes

Owner(s): multiple owners

Agent: Cyndy Trimmer, Esq

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

## TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items –

1. 2025-0308

The Proposed 2024B Series Text Amendment to the Conservation Coastal Management Element and the Infrastructure Element of the 2045 Comprehensive Plan to amend Policy 2.12.2 of the Conservation Coastal Management Element (CCME) and Policy 1.1.13 of the Infrastructure Element (IE), Potable Water Sub-Element of the 2045 Comprehensive Plan to adopt by reference the state mandated 10 year water supply facilities work plan pursuant to Section 163.1377(6)(c)(4), Florida Statutes.

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

## CONVENTIONAL REZONINGS

Deferrals –

1. 2025-0091

Council District-8 – Planning District-6 6113 Quiet Country Lane Signs Posted: Yes

Request: R R-Acre to PUD

Owner(s): John and Angela Schultz

Agent: Hayden Phillips, Esquire

Staff Recommendation: **DEFER-NO REPORT**

Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – None

New Items –

**Ex-Parte**

1. 2025-0177

Council District-8 – Planning District-6 12605 and 12607 Gillespie Ave & 12536 and 12544

Camden Road

Signs Posted: Yes

Request: RLD-60 to RLD-40

Owner(s): Jacksonville Homes LLC

Agent: Kristen Reed

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

**Ex-Parte**

2. 2025-0310

Council District-8 – Planning District-6 10070 Allene Road

Signs Posted: Yes

Request: RR-Acre to RLD-50

Owner(s): TZ Homes LLC

Agent: Josh Cockrell

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVE**

## PLANNED UNIT DEVELOPMENTS

Deferrals –

1. 2025-0247  
Council District-8 – Planning District-6 0 Broward Road Signs Posted: Yes  
Request: C O to P U D  
Owner(s): A-B Distributors, Inc Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER-NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**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: **DEFERRED**
2. 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: **WITHDRAW**  
Planning Commission Recommendation: **WITHDRAWN**

**New Items –**

**Ex-Parte**

1. 2025-0309  
Council District-4 – Planning District-3 10005 Gate Parkway N Signs Posted: Yes  
Request: PUD to PUD  
Owner(s): Crossroad Church, Inc. Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVE**

**ORDINANCES – None**

**OLD BUSINESS – None**

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

**APPEALS UPDATE – None**

**ADJOURNMENT – 4:53pm**