

City of Jacksonville



Planning Commission Agenda

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

Thursday, September 4, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Moné Holder, Secretary

Lamonte Carter

Amy Fu

Charles Garrison

Dorothy Gillette

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, September 18, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, September 16, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on August 21, 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 –

Ex-Parte

1. E-25-29

Council District-12 – Planning District-4 0 & 9747 Noroad Signs Posted: Yes
Request: Excavation for Pond in RR-Acre Zoning District
Owner(s): Shawronda Jordan Agent: Shawronda Jordan
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. V-25-15

Council District-8 – Planning District-6 14825 International Airport Boulevard Signs Posted: Yes
Request: Relief from providing required Gate from entryway in a Loading / Unloading Zone
Owner(s): Jax Industrial Three LTD Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. V-25-16

Council District-2 – Planning District-2 10622 Akers Drive North Signs Posted: Yes
Request: Increase the Size of an Accessory Structure from 50% to 138% of the Primary Structure
Owner(s): Mourad Korchi Agent: Lilian Leblan
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

3. V-25-17

Council District-8 – Planning District-6 374 Ponce Boulevard Signs Posted: Yes
Request: Increase Size and Height of an Accessory Structure
Owner(s): Gary R. McGinley II Agent: Josh Cockrell
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

4. V-25-18

Council District-12 – Planning District-5 11301 Old Plank Road Signs Posted: Yes
Request: Increase the size of an Accessory Structure from 50% to 113%
Owner(s): Steven S. Stacy, Jr. and Hope Stacy Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

5. WLD-25-08

Council District-2 – Planning District-2 9382 Arlington Expressway Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 350 feet
Owner(s): Matthew Moyal Agent: Carter Angel
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

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

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

Request: R O S to L D R

Signs Posted: Yes

Owner(s): Noroad Development, LLC

Agent: Paul M Harden, Esquire

Staff Recommendation: **DEFER – NO REPORT**

Planning Commission Recommendation:

Ex-Parte

2. 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 103rd Street & 0 Connie Jean Road

Request: P U D & P U D & R R-Acre to P U D

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: **DEFER – NO REPORT**

Planning Commission Recommendation:

3. 2025-0487 (L-6043-25C) (companion 2025-0488)

Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes

Request: C G C & L D R to CGC & LI

Owner(s): My Jax, LLC

Agent: Cyndy Trimmer, Esquire

Staff Recommendation: **DEFER**

Planning Commission Recommendation:

Ex-Parte

4. 2025-0488 (companion 2025-0487)
Council District-4 – Planning District-2 11153 Beach Boulevard Signs Posted: Yes
Request: R L D-60 & C C G-2 to P U D
Owner(s): My Jax, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation:
5. 2025-0495 (L-6041-25C) (companion 2025-0496)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: R P I to C G C Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
6. 2025-0496 (companion 2025-0495)
Council District-7 – Planning District-1 860 & 1000 Riverside Avenue and 1049 May Street
Request: P U D to P U D Signs Posted: Yes
Owner(s): CLL Land I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

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: **DENY**
Planning Commission Recommendation:

Ex-Parte

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: **DENY**
Planning Commission Recommendation:

New Items –

1. 2025-0578 (L-6045-25C) (companion 2025-0579)
Council District-5 – Planning District-3 4672 Sunbeam Road Signs Posted: Yes
Request: R P I to B P
Owner(s): 4672 Sunbeam, LLC. Agent: Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0579 (companion 2025-0578)
Council District-5 – Planning District-3 4672 Sunbeam Road Signs Posted: Yes
Request: C R O to P U D
Owner(s): 4672 Sunbeam, LLC. Agent: Folks Huxford
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
3. 2025-0580 (L-6056-25C) (companion 2025-0581)
Council District-8 – Planning District-6 0 & 3640 Hemlock Street Signs Posted: Yes
Request: R R to M D R
Owner(s): William Houston Stephens Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2025-0581 (companion 2025-0580)
Council District-8 – Planning District-6 0 & 3640 Hemlock Street Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): William Houston Stephens Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2025-0582 (L-5919-24C) (companion 2025-0583)
Council District-9 – Planning District-5 2828 12th Street West & 0 Wickwire Street
Signs Posted: Yes
Request: L D R to L I
Owner(s): Southeast Freight, Inc. Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

6. 2025-0583 (companion 2025-0582)
Council District-9 – Planning District-5 2828 12th Street West & 0 Wickwire Street
Signs Posted: Yes
Request: L D R to L I
Owner(s): Southeast Freight, Inc. Agent: Michael Herzberg
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:
7. 2025-0584 (L-6046-25C) (companion 2025-0585)
Council District-6 – Planning District-3 0 Claire Lane Signs Posted: Yes
Request: R P I to C G C
Owner(s): Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr.
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

8. 2025-0585 (companion 2025-0584)
Council District-6 – Planning District-3 0 Claire Lane Signs Posted: Yes
Request: R P I to C G C
Owner(s): Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr.

Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

9. 2025-0586 (L-6034-25C) (companion 2025-0587 & 2025-588)
Council District-9 – Planning District-5 7046 & 7059 Ramona Boulevard Signs Posted: Yes
Request: M D R to C G C & M D R to C S V
Owner(s): RMFM RE, LLC Agent: John Wallace, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

10. 2025-0587 (companion 2025-0586 & 2025-0588)
Council District-9 – Planning District-5 7046 & 7059 Ramona Boulevard Signs Posted: Yes
Request: R M D-D to C C G-2 & R M D-D to C S V
Owner(s): RMFM RE, LLC Agent: John Wallace, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

11. 2025-0588 (companion 2025-0586 & 2025-0587)
Council District-9 – Planning District-5 7046 & 7059 Ramona Boulevard Signs Posted: Yes
Request: Automobile Storage Yard in CCG-2
Owner(s): RMFM RE, LLC Agent: John Wallace, Esquire
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 –

Ex-Parte

1. 2025-0516
Council District-9 – Planning District-4 5868 Lenox Avenue Signs Posted: Yes
Request: C O to C C G-1
Owner(s): Blue Nile, LLC Agent: Solomon Siyoum
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte

1. 2025-0591
Council District-4 – Planning District-2 9590 Atlantic Boulevard & 0 Mary Susan Drive
Request: C C G-1 to C C G-2 Signs Posted: Yes

Owner(s): MNR Properties Jax, LLC

Agent: Josh Cockrell

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

Ex-Parte

2. 2025-0592 (companion 2025-0593 & 2025-0594)

Council District-8 – Planning District-5 7126 Garden Street

Signs Posted: Yes

Request: C R O to R L D-60

Owner(s): Mary Agnes Van Cleve Miller

Agent: Mary Agnes Van Cleve Miller

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

Ex-Parte

3. 2025-0593 (companion 2025-0592 & 2025-0594)

Council District-8 – Planning District-5 7136 Garden Street

Signs Posted: Yes

Request: Horses in RLD-60

Owner(s): Mary Anges Van Cleve Miller

Agent: Mary Agnes Van Cleve Miller

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

Ex-Parte

4. 2025-0594 (companion 2025-0592 & 2025-0593)

Council District-8 – Planning District-5 7136 Garden Street

Signs Posted: Yes

Request: Reduce lot area for horses

Owner(s): Mary Anges Van Cleve Miller

Agent: Mary Agnes Van Cleve Miller

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

Ex-Parte

1. 2025-0449

Council District-9 – Planning District-4 0 Normandy Boulevard

Signs Posted: Yes

Request: R M D-A to P U D

Owner(s): Coalition Partnership, LLP

Agent: Leah Goryl

Staff Recommendation: **DEFER – NO REPORT**

Planning Commission Recommendation:

Ex-Parte

2. 2025-0590

Council District-2 – Planning District-6 0 Yellow Bluff Road and

Signs Posted: Yes

Request: R R-Acre to P U D

2726 Starratt Road

Owner(s): Michael L. Mari

Agent: Cyndy Trimmer, Esquire

Staff Recommendation: **DEFER – NO REPORT**

Planning Commission Recommendation:

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. 2025-0589
Council District-14 – Planning District-4 0 Collins Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): V & S Trust, LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES –

1. 2025-0448
Amend Secs 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Chapter 656 (Zoning Code), Section 656.604 (Number of off-street parking spaces required), Ordinance Code, to Modify the Parking Requirements for Industrial Wholesale, Warehouse, Storage and Similar Uses; Amend Section 656.1209 (Applicability), Subpart C (Landscaping Requirements), Part 12 (Landscape and Tree Protection Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Modify Landscaping Requirements for Industrial and Commercial Developments; Provide for Codification Instructions
Staff Recommendation: **APPROVE** with **AMENDMENT**
Planning Commission Recommendation:

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

NEW BUSINESS – Appointment of Nominating Committee by Chair

APPEALS UPDATE –

ADJOURNMENT –