

# City of Jacksonville



## Planning Commission Agenda

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

Thursday, February 6, 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, February 20, 2025**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, February 19, 2025**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on January 23, 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-25-01  
 Council District-12 – Planning District-4 12025 Winstead Road Signs Posted: Yes  
 Request: Waive Part 10 requirements related to design and construction providing for an average  
 minimum NLR of average minimum 30dBA throughout a dwelling located within the  
 Noise Zone B  
 Owner(s): Brad Nolan Agent: Brad Nolan  
 Staff Recommendation: **DENY**  
 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 –**

**Ex-Parte** 1. MM-22-08  
 Council District-3 – Planning District-3 12800 Beach Boulevard Signs Posted: Yes  
 Request: Increase school capacity by 300 students  
 Owner(s): Ken Haiko and St. John the Divine Greek Orthodox Church of Jacksonville, Florida, Inc.  
 Agent: Emily Pierce, Esquire  
 Staff Recommendation: **DEFER – NO REPORT**  
 Planning Commission Recommendation:

**Deferred Item to be Heard – None**

**New Items –**

**Ex-Parte** 1. MM-25-01  
 Council District-12 – Planning District-5 0 Plummer Road Signs Posted: Yes  
 Request: Revise Site Plan to include 40 and 50 foot wide lots in addition to the 60 foot wide lots  
 Owner(s): NBM Enterprises LLC Agent: Cyndy Trimmer, Esquire  
 Staff Recommendation: **APPROVE**  
 Planning Commission Recommendation:

**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. 2025-0003 (L-5967-24A) (companion 2025-0004)  
Council District-11 – Planning District-3 0 Baymeadows Rd., 0 Freedom Commerce Pkwy, 0,  
Signs Posted: Yes 8375, 8381 Dix Ellis Trl., 8900, 8928, 8935 Prominence  
Pkwy, 8875 Liberty Ridge Dr. and 8880 Freedom  
Commerce Trl.  
Request: M U (subject to FLUE Site Specific Policy 4.3.6) & C G C to R P I  
Owner(s): D F H Prominence, LP Agent: Paul M. Harden, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**Ex-Parte**

2. 2025-0004 (companion 2025-0003)  
Council District-11 – Planning District-3 0 Baymeadows Rd., 0 Freedom Commerce Pkwy, 0,  
Signs Posted: Yes 8375, 8381 Dix Ellis Trl., 8900, 8928, 8935 Prominence  
Pkwy, 8875 Liberty Ridge Dr. and 8880 Freedom  
Commerce Trl.  
Request: P U D to P U D  
Owner(s): DFH Prominence, LP Agent: Paul M. Harden, Esquire  
Staff Recommendation:  
Planning Commission  
Recommendation: **APPROVE** with **CONDITION**

**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. 2024-0922  
Council District-1 – Planning District-2 0 Townsend Boulevard Signs Posted: Yes  
Request: C O & R L D-60 to R M D-A  
Owner(s): Townsend Road, LLC Agent: Patrick Krewchowski, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**New Items – None**

**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:

**New Items –**

**Ex-Parte**

1. 2025-0005  
Council District-1 – Planning District-2 7535 Fort Caroline Road Signs Posted: Yes  
Request: R L D-90 to P U D  
Owner(s): Fort Caroline Christian Church, Inc. Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE**  
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:

**Ex-Parte**

3. 2025-0007  
Council District-11 – Planning District-3 0 Philips Hwy, 11374 Etown Pkwy and 11100 Domain Dr.  
Signs Posted: Yes  
Request: C C G-1 to P U D  
Owner(s): Westland Timber, LLC & AP ETDE, LLC Agent: Paul Harden, Esquire  
Staff Recommendation: **APPROVE with CONDTIONS**  
Planning Commission Recommendation:

**ORDINANCES – 2025-0009**

Amend Section 656.399.7 (Overlay Development Standards), Subpart M (San Marco Overlay Zone), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Amend Sub-subsec 656.399.7(b)(8) Re: Building Restriction Lines for the Alford Park Subdivision to reflect Historic Development Conditions.

Staff Recommendation: **APPROVE**

Planning Commission Recommendation:

**OLD BUSINESS –**

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT –**