

City of Jacksonville



Planning Commission Agenda

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

Thursday, March 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, April 3, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, April 1, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on March 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 –

Ex-Parte 1. V-25-02
Council District-4 – Planning District-3 5520 University Boulevard Signs Posted: Yes
Request: Parking Increase and Landscaping Reduction
Owner(s): Frank Ciresi (University Christian School) Agent: Kyle F. Davis
Staff Recommendation: **APPROVE / DENY**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-25-05
Council District-11 – Planning District-3 5022 Gate Parkway Signs Posted: Yes
Request: Fitness Center
Owner(s): Merritt Jame Agent: Zachary Crabtree
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. E-25-07
Council District-10 – Planning District-5 4819 Soutel Drive Signs Posted: Yes
Request: Emergency Shelter
Owner(s): Sylvester Hardengivens Agent: Sylvester Hardengivens
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 – None

Deferred Items to be Heard – None

New Items –

1. 2025-0128 (L-6015-25C) (companion 2025-0129)
Council District-8 – Planning District-6 0 Pecan Park Road & 0 Mason Lakes Drive
Request: A G R & L D R to M D R Signs Posted: Yes
Owner(s): Nilay Patel Agent: Nilay Patel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. 2025-0129 (2025-0128)
Council District-8 – Planning District-6 0 Pecan Park Road & 0 Mason Lakes Drive
Request: A G R & P U D to P U D Signs Posted: Yes
Owner(s): Nilay Patel Agent: Nilay Patel
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2025-0130 (L-5882-23C) (companion 2025-0131)
Council District-12 – Planning District-4 4370 Old Middleburg Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Barati Enterprise, Inc. Agent: Patrick Honore
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. 2025-0131 (2025-0130)
Council District-12 – Planning District-4 4370 Old Middleburg Road Signs Posted: Yes
Request: R R-Acre to R M D-A
Owner(s): Barati Enterprise, Inc. Agent: Patrick Honore
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals –

Ex-Parte

1. 2025-0091
Council District-8 – Planning District-6 6113 Quiet Country Lane Signs Posted: Yes
Request: R R-Acre to R L D-70
Owner(s): John and Angela Schultz Agent: Hayden Phillips, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

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. 2025-0132
Council District-4 – Planning District-3 6426 Bowden Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): 6426 Bowden ZCG, LLC, 6426 Bowden OE, LLC and
6426 Bowden MH, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

1. 2025-0102
Landscape & Tree Protection Regulations; Amend section 656.1206 (Permit Procedure & Criteria for Tree Removal, Relocation and Replacement of Protected Trees) and 656.1208 (Enforcement of this Subpart B; Violations and Penalties; Stopping Work, Correction of Violation, Settlement and Reduction of Fines Pursuant to Policy Criteria; Procedures), Subpart B (Tree Protection), Part 12 (Landscape and Tree Protection Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Address Calculation of Tree Mitigation Contributions to the Tree Protection and Related Expenses Trust Fund and Minimum Caliper-Inch Requirements for Replacement Trees in Keeping with Provisions of Article 25 of the City Charter, and to Provide for an Automatic Increase in Contribution Calculations when the Combined Total of Unallocated Funds within the Tree Protection and Related Expenses Trust Funds is Below \$5,000,000, or After 9/30/30, whichever Occurs Sooner; Prov for Codification Instructions.
Staff Recommendation: **DENY**
Planning Commission Recommendation:

2. 2025-0159
Amend Section 656.313 (Community/General Commercial Category), Subpart C (Commercial Use Categories & Zoning Districts) and Section 656.320 (Purposes & Intent), Subpart D (Industrial Use Categories & Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Prohibit Mobile Food Trucks from Preparing &/or Selling Food or Beverages on Any Property in Commercial or Industrial Zoning Categories Which Sells Gasoline or Other Flammable Petroleum Products; Prov for Codification Instructions
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –