

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, January 9, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair
Tina Meskel, Vice Chair
Moné Holder, Secretary
Lamonte Carter – (late arrival)
Amy Fu
Charles Garrison
~~Julius Harden~~
~~Ali Marar~~
Jack Meeks

Mark McManus, Military Representative
Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, January 23, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, January 22, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on December 5, 2024 - 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-24-56
Council District-6 – Planning District-3 11700 San Jose Boulevard #24
Signs Posted: Yes
Request: Restaurant with outside seating
Owner(s): Richardson Realty LLC Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. E-24-58
Council District-8 – Planning District-6 10367 Monaco Drive
Signs Posted: Yes
Request: Daycare
Owner(s): Monecia Cook and Silvana Cook-Priester Agent: None
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. V-24-24
Council District-5 – Planning District-3 947 Greenridge Road Signs Posted: Yes
Request: Increase Accessory Dwelling Unit requirements from 750 square feet to 807 square feet
Reduce the required yard from 10 feet to 3 feet 4 inches
Owner(s): Juliette B. Mason Agent: Ian A. Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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**

Deferred Item to be Heard – None

New Items –

Ex-Parte

1. MM-24-22
Council District-12 – Planning District-4 US 301 Highway Signs Posted: Yes
Request: To bring the PUD into compliance with current ordinance code provisions
Owner(s): Avery C. Roberts and Robert Kennelly Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. MM-24-23
Council District-9 – Planning District-4 0 Lenox Avenue Signs Posted: Yes
Request: Revise Site Plan to allow 54 Townhomes
Owner(s): Jacksonville Housing Authority and Agent: Marshall H. Phillips, Esquire
Deerfield Land Owner LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

Deferrals –

1. 2024-0826 (L-5966-24C) (companion 2024-0827)
Council District-11 – Planning District-3 0, 6810, 6820 Greenland Ridge Lane North &
Signs Posted: Yes 0 Greenland Road
Request: L D R to L I
Owner(s): Sharon Burnette, Linda Gilyard, Carolyn Gilyard Agent: Cyndy Trimmer, Esquire
Soloman Odom, Bobbie Ann Odom and Torr Gilyard
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

2. 2024-0827 (companion 2024-0826)
Council District-11 – Planning District-3 0, 6810, 6820 Greenland Ridge Lane North &
Signs Posted: Yes 0 Greenland Road
Request: R L D-90 & R R-Acre to P U D
Owner(s): Sharon Burnette, Linda Gilyard, Carolyn Gilyard Agent: Cyndy Trimmer, Esquire
Soloman Odom, Bobbie Ann Odom and Torr Gilyard
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

1. 2024-0524 (L-5937-24C) (companion 2024-0525)
Council District-12 – Planning District-5 1404 Blair Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Franck Ventures Company Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2024-0525 (companion 2024-0524)
Council District-12 – Planning District-5 1404 Blair Road Signs Posted: Yes
Request: A G R to P U D
Owner(s): Franck Ventures Company Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

1. 2024-0902 (L-5942-24C) (companion 2024-0903)
Council District-7 – Planning District-1 0 East 17th Street & 1221 East 16th Street
Signs Posted: Yes
Request: P B F to C G C
Owner(s): Jack Sun Villas, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2024-0903 (companion 2024-0902)
Council District-7 – Planning District-1 0 East 17th Street & 1221 East 16th Street
Signs Posted: Yes
Request: P B F-1 to P U D
Owner(s): Jack Sun Villas, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVED with AMENDED CONDITIONS**

3. 2024-0906 (L-5987-24C) (companion 2024-0907)
Council District-8 – Planning District-6 7777 & 7845 Plummer Road Signs Posted: Yes
Request: R R to L D R
Owner(s): Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett
Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

4. 2024-0907 (companion 2024-0906)
Council District-8 – Planning District-6 7777 & 7845 Plummer Road Signs Posted: Yes
Request: R R to R L D-40
Owner(s): Hoose D, LLC & Mitchell Bennett, Heather Pafford & Lori Bennett
Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

5. 2024-0908 (L-5984-24C) (companion 2024-0909)
Council District-4 – Planning District-3 0 Newton Road and 0 Cargal Street Signs Posted: Yes
Request: L D R to M D R
Owner(s): Anthony Grissett, Angela J. Darling and Choice Plus, LLC
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 6. 2024-0909 (companion 2024-0908)
Council District-4 – Planning District-3 0 Newton Road and 0 Cargal Street Signs Posted: Yes
Request: R R-Acre to R M D-D
Owner(s): Anthony Grissett, Angela J. Darling and Choice Plus, LLC
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
7. 2024-0910 (L-5981-24C) (companion 2024-0911)
Council District-13 – Planning District-2 0 State Road A1A Signs Posted: Yes
Request: M D R to C G C
Owner(s): Carriere Family Limited Partnership Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 8. 2024-0911 (companion 2024-0910)
Council District-13 – Planning District-2 0 State Road A1A Signs Posted: Yes
Request: R M D-C to P U D
Owner(s): Carriere Family Limited Partnership Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
9. 2024-0912 (L-5982-24C) (companion 2024-0913)
Council District-12 – Planning District-5 6686 Cisco Gardens Road Signs Posted: Yes
Request: A G R to R R
Owner(s): Terry White Agent: Terry White
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 10. 2024-0913 (companion 2024-0912)
Council District-12 – Planning District-5 6686 Cisco Gardens Road Signs Posted: Yes
Request: A G R to R R-Acre
Owner(s): Terry White Agent: Terry White
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

11. 2024-0914 (L-5945-24C) (companion 2024-0915)
Council District-7 – Planning District-1 901, 937 & 940 Main Street North Signs Posted: Yes
Request: C G C, H D R, R O S & P B F to R C with *FLUE Site Specific Policy 4.4.45*
Owner(s): Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 12. 2024-0915 (companion 2024-0914)
Council District-7 – Planning District-1 901, 937 & 940 Main Street North Signs Posted: Yes
Request: P B F-1 & P U D to P U D
Owner(s): Ocean Hart, LLC, Dozier Prestige Worldwide, LLC & Ollivanders Downtown, LLC
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVED with AMENDED CONDITIONS**

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items –

1. 2024-0916
Adopting the 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Business Park (BP) and Light Industrial (LI) Plan Categories to Address Specific Uses in Both Categories.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

CONVENTIONAL REZONINGS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- 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-B
Owner(s): Townsend Road, LLC Agent: Patrick Krewchowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 2. 2024-0923
Council District-14 – Planning District-4 5569 118th Street Signs Posted: Yes
Request: R R-Acre to R L D-40
Owner(s): Jacob Garrett Eagerton Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. 2024-0924
Council District-12 – Planning District-4 9105 103rd Street Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Jax Progressive Investments, LLC Agent: Sandy Bernal
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

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**

Deferred Items to be Heard –

Ex-Parte 1. 2022-0889
Council District-13 – Planning District-3 4915 San Pablo Road South Signs Posted: Yes
Request: P U D to P U D
Owner(s): Steinemann San Pablo, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with AMENDED CONDITION**

Ex-Parte 2. 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**

Ex-Parte 3. 2024-0724
Council District-7 – Planning District-1 0, 207 & 216 6th Street West Signs Posted: Yes
Request: R M D-S to P U D
Owner(s): Greater New Jerusalem Baptist Church Corp. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with CONDITION**

Ex-Parte 4. 2024-0864
Council District-8 – Planning District-6 3046 Capper Road Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Spa Smiley Trucking, Inc. Agent: Michael Herzberg
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with CONDITION**

New Items –

- Ex-Parte** 1. 2024-0917
Council District-10 – Planning District-5 6826 Richardson Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Pepaj Properties, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte** 2. 2024-0918
Council District-9 – Planning District-4 5311 Brannon Avenue, 8215, 8225, 8249 &
8275 103rd Street and 8226 Firetower Road
Signs Posted: Yes
Request: C O & C G C-2 to P U D
Owner(s): Stony Brook Trail, LLC, Agent: Mark Shelton
One Touch Heating & Cooling, Inc., & Clint Durrence
& Signature Realty Management, Inc.
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVED with CONDITIONS**
- Ex-Parte** 3. 2024-0919
Council District-4 – Planning District-2 1639 & 1677 Southside Boulevard
0, 9731, 9724 & 9738 Arnold Road
Signs Posted: Yes
Request: C R O, C G C-2 & R L D-60 to P U D
Owner(s): Restoration Church Jacksonville, Inc. Agent: Braxton Linton
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 2024-0920
Council District-4 – Planning District-2 2115 Forest Boulevard Signs Posted: Yes
Request: R L D-60 to P U D
Owner(s): Holstar, LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 5. 2024-0921
Council District-12 – Planning District-5 142 & 154 McCargo Street North Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Jax Turf, LLC Agent: Mark Shelton
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 5:30PM