

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, January 23, 2025

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair

Tina Meskel, Vice Chair

Moné Holder, Secretary – *Late Arrival (1:24pm)*

Lamonte Carter

Amy Fu

Charles Garrison - *Late Arrival (1:32pm)*

Julius Harden

Ali Marar – *Left Early (4:35pm)*

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 6, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, February 4, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on January 9, 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. V-24-25
Council District-7 – Planning District-5 10356 Veronica Street Signs Posted: Yes
Request: Increase Accessory Garage from 50% to 120%
Owner(s): Paul Bond Agent: James L. Lockhart, Jr.
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DENIED**

Ex-Parte

2. WLD-24-19
Council District-7 – Planning District-1 1028 Park Street Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1,500 feet to 325 feet
Owner(s): 1028 Park LLC, a Delaware Limited Liability Agent: Josh Billue
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVED with CONDITION**

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 – 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 –

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: **APPROVED**

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: **APPROVED with CONDITIONS**

New Items –

1. 2024-0970 (L-5886-23A) (companion 2024-0971)
Council District-8 – Planning District-6 0 Main Street and 0 Pecan Park Road
Signs Posted: Yes
Request: M U (*subject to FLUE Site Specific Policy 4.3.15*) & L I (*in the Rural & Suburban
Development Areas*) to L I, C G C, C S V, L D R & M D R (*in Suburban Area*)
Owner(s): Rum East, LLC, Rum East E, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC,
Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC,
Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar- B, LLC, PecPar-C, LLC,
PecPar-D, LLC and PecPar-E, LLC Agent: Blair Knighting
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2024-0971 (companion 2024-0970)
Council District-8 – Planning District-6 0 Main Street and 0 Pecan Park Road
Signs Posted: Yes
Request: I L & P U D to P U D
Owner(s): Rum East, LLC, Rum East E, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC,
Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC,
Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar- B, LLC, PecPar-C, LLC,
PecPar-D, LLC and PecPar-E, LLC Agent: Blair Knighting
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation: **APPROVED with CONDITIONS**

3. 2024-0972 (L-5994-24C) (companion 2024-0973)
Council District-14 – Planning District-4 6030 & 6040 Firestone Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Albert Huggins & Esquire Trustee Services, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

4. 2024-0973 (companion 2024-0972)
Council District-14 – Planning District-4 6030 & 6040 Firestone Road Signs Posted: Yes
Request: RR-Acre to R M D-A
Owner(s): Albert Huggins & Esquire Trustee Services, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

5. 2024-0974 (L-5993-24C) (companion 2024-0975)
Council District-8 – Planning District-6 0, 3674, 3746, 3751,3774, Signs Posted: Yes
3791,3797, 3827 & 3838 Hemlock Street
Request: R R to L D R
Owner(s): Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

6. 2024-0975 (companion 2024-0976)
Council District-8 – Planning District-6 0, 3674, 3746, 3751,3774, Signs Posted: Yes
3791,3797, 3827 & 3838 Hemlock Street
Request: R R-Acre to R L D-40
Owner(s): Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

7. 2024-0976 (L-5977-24C) (companion 2024-0977, 2024-0978)
Council District-7 – Planning District-5 757 King Street Signs Posted: Yes
Request: M D R to N C
Owner(s): Movgen King 1, LLC & Movgen King 2, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

8. 2024-0977 (companion 2024-0976, 2024-0978)
Council District-7 – Planning District-5 757 King Street Signs Posted: Yes
Request: R M D-B to C N
Owner(s): Movgen King 1, LLC & Movgen King 2, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

9. 2024-0978 (companion 2024-0976, 2024-0977)
Council District-7 – Planning District-5 757 King Street Signs Posted: Yes
Request: Reduce front yard setback, lot area, off-street parking, bicycle parking, uncomplimentary
buffer and trees along uncomplimentary buffers.
Owner(s): Movgen King 1, LLC & Movgen King 2, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items –

1. 2024-0969
The Proposed 2024B Series Text Amendment to the Conservation & Coastal Management Element &
Infrastructure Element of the 2045 Comp Plan of the City to adapt by reference the state mandated 10-
year water supply facilities provide a disclaimer that the Amendment granted herein shall not be
construed as an exemption from any other applicable laws.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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-B
Owner(s): Townsend Road, LLC Agent: Patrick Krewchowski, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte

2. 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: **APPROVED**

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**

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**

Ex-Parte 2. 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: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

Ex-Parte 1. 2024-0979
Council District-8 – Planning District-6 12743 Lem Turner Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): 2005 Lem Turner Associates, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

Ex-Parte 2. 2024-0980
Council District-14 – Planning District-4 6210 & 6211 Pernecia Street Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): Jacob Parker Agent: Jacob Parker
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **DENIED**

Ex-Parte 3. 2024-0981
Council District-7 – Planning District-1 2403 Market Street North Signs Posted: Yes
Request: I L to P U D
Owner(s): Oakshire Holdings, LLC Agent: Hector Zayes
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS – Affordable Housing Discussion – Created a Sub-Committee on Affordable Housing
consisted of 3 PC Commissioners:
Charles Garrison, Michael McGowan and Mone` Holder

APPEALS UPDATE –

ADJOURNMENT – 5:02pm