

City of Jacksonville



Planning Commission Results Agenda

214 North Hogan Street, Edward Ball Building, 1st. 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 - 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**

**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: **APPROVED**

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: **APPROVE** with **CONDITION**
Recommendation: **APPROVED** 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: Folks Huxford
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**

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: **APPROVED with CONDITION**
- 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 CONDITIONS**
Planning Commission Recommendation: **DEFERRED**
- 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 CONDITIONS**
Planning Commission Recommendation: **APPROVED with CONDITIONS**

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: **APPROVED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 5:15PM