

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, March 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, March 20, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, March 18, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on February 20, 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 –

- Ex-Parte** 1. V-24-26
Council District-12 – Planning District-2 71 Dutton Island Road West Signs Posted: Yes
Request: Accessory Structure Increase (5 Buildings)
Owner(s): Atillio & Catherine Cerqueira Agent: Josh Cockrell
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**
- Ex-Parte** 2. WLD-25-01
Council District-7 – Planning District-1 1044 Park Street Signs Posted: Yes
Request: Reduce minimum distance from liquor license location to Church from
1,500 square feet to 470 square feet
Owner(s): Works of 5 Points, LLC Agent: Cyndy Trimmer, Esq. / Mike Sittner, Esq.
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

New Items –

- Ex-Parte** 1. E-25-03
Council District-7 – Planning District-4 4416 Merrimac Avenue Signs Posted: Yes
Request: Off-street Parking Lot
Owner(s): Bettina Kohaut Agent: Folks M Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. V-25-02
Council District-4 – Planning District-3 5520 University Boulevard Signs Posted: Yes
Request: Reduce landscaping, remove required trees and reduce required shrubs
Owner(s): Frank Ciresi (University Christian School) Agent: Kyle F. Davis
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

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. 2025-0083 (L-5997-24C) (companion 2025-0084)
Council District-2 – Planning District-2 0, 11567 & 11585 Atlantic Boulevard North
Request: R P I to C G C Signs Posted: Yes
Owner(s): Property Management Support, Inc. As Trustee of Atlantic North Land Trust
Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

2. 2025-0084 (2025-0083)
Council District-2 – Planning District-2 0, 11567 & 11585 Atlantic Boulevard North
Request: P U D to P U D Signs Posted: Yes
Owner(s): Property Management Support, Inc. As Trustee of Atlantic North Land Trust
Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
3. 2025-0085 (L-5990-24C) (companion 2025-0086)
Council District-2 – Planning District-1 7900 Arlington Expressway Signs Posted: Yes
Request: C G C to H D R
Owner(s): 8000 Realco, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte

4. 2025-0086 (2025-0085)
Council District-2 – Planning District-1 7900 Arlington Expressway Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): 8000 Realco, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
5. 2025-0087 (L-5801-23C) (companion 2025-0088)
Council District-2 – Planning District-1 7960 Arlington Expressway
Request: C G C & R P I to H D R Signs Posted: Yes
Owner(s): 8000 Realco, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte**
6. 2025-0088 (2025-0087)
Council District-2 – Planning District-1 7820 & 7960 Arlington Expressway
Request: C R O, C C G-2 & P U D to P U D Signs Posted: Yes
Owner(s): 8000 Realco, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
7. 2025-0089 (L-5996-24A)
Council District-12 – Planning District-4 0, 11201 & 11203 Branan Field Road &
0 Dawsons Creek Drive
Request: R R to L D R Signs Posted: Yes
Owner(s): Kay C. Hughes, Ryan C. Powell, Agent: Paul M. Harden, Esquire
Keith Faver as Personal Rep for the Estate of
Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

TEXT AMENDMENTS

Deferrals – None

Deferred Items to be Heard – None

New Items – None

CONVENTIONAL REZONINGS

Deferrals – None

Deferred Items to be Heard – None

New Items –

- 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**
- Ex-Parte**
2. 2025-0092
Council District-9 – Planning District-4 8110 & 8156 103rd Street Signs Posted: Yes
Request: C O to C C G-2
Owner(s): Serrano Commercial Properties, Inc., and
Serrano Family Properties, LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. 2025-0093
Council District-7 – Planning District-1 1043 Walnut Street Signs Posted: Yes
Request: P U D to R M D-C
Owner(s): 1043 Walnut, LLC Agent: Desiree Ownby
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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 – None

ORDINANCES –

1. 2025-0090
Adopting Amendments to the 2045 Comp Plan of the COJ; Amend the Housing Element, the Future Land Use Element, the Public Schools Facilities Element, the Infrastructure Element, the Sanitary Sewer Service Feasibility Analysis and Definitions, to incorporate Recommendations from the Evaluation and Appraisal Report as Approved by Ordinance 2023-670-E.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

2. 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: **DEFER – NO REPORT**

Planning Commission Recommendation: **DEFERRED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 2:21PM