

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, April 3, 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 17, 2025**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, April 15, 2025**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on March 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-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: **APPROVED**

New Items –

Ex-Parte 1. E-25-06
Council District-4 – Planning District-3 3520 St. Johns Bluff Road South Suite 5
Signs Posted: Yes
Request: Restaurant with the sale and service of outside food meeting Part 4
Owner(s): St. Johns Square Land Trust Agent: Yahia Zrikem
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. E-25-08
Council District-7 – Planning District-1 2110 Pearl Street Signs Posted: Yes
Request: Retail Sales and Service Activity (Embroidery)
Owner(s): Daniel Gosha Agent: Antonio Jackson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. E-25-09
Council District-10 – Planning District-1 3550 Westlake Avenue Signs Posted: Yes
Request: Care Centers meeting the performance standards and development criteria set forth in Part 4
Owner(s): Dorian T. Jones Agent: Bernadette Fields
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 4. E-25-10
Council District-4 – Planning District-2 3099 Leon Road Signs Posted: Yes
Request: Outside Storage
Owner(s): Donald A. Hart Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 5. V-25-03
Council District-8 – Planning District-6 14105 Urn Road Signs Posted: Yes
Request: Increase Height of the Accessory Structure from 15 feet to 17 feet
Increase the size of the Accessory Structure from 672 square feet to 1,200 square feet
Owner(s): Michael Silverman Agent: Ian Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 6. WLD-25-02
Council District-1 – Planning District-2 1111 Cesery Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church from
500 feet to 490 feet
Owner(s): Century Boulevard LLC Agent: Lawerance Yancy
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 – 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. 2025-0166 (L-5998-24C) (companion 2025-0167)
Council District-10 – Planning District-5 5355 Pickettville Road Signs Posted: Yes
Request: L D R to L I
Owner(s): Smart and Son Investments, LLC Agent: Michael Sittner, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. 2025-0167 (2025-0166)
Council District-10 – Planning District-5 5355 Pickettville Road Signs Posted: Yes
Request: R R-Acre to I L
Owner(s): Smart and Son Investments, LLC Agent: Michael Sittner, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

3. 2025-0168 (L-6002-24C) (companion 2025-0169)
Council District-10 – Planning District-5 6535 General Lee Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Walter Steven Ratley, Connie Allen and Donna Jean Stanley
Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. 2025-0169 (2025-0168)
Council District-10 – Planning District-5 6535 General Lee Road Signs Posted: Yes
Request: R L D-60 to P U D
Owner(s): Walter Steven Ratley, Connie Allen and Donna Jean Stanley
Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
5. 2025-0170 (L-6009-24C) (companion 2025-0171)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): David and Carolyn Woods Agent: Curtis Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 6. 2025-0171 (2025-0170)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): David and Carolyn Woods Agent: Curtis Hart
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**
7. 2025-0172 (L-6013-24C) (companion 2025-0173)
Council District-9 – Planning District-5 3062 Sunnybrook Court Signs Posted: Yes
Request: L D R to M D R
Owner(s): Artek Homes, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 8. 2025-0173 (2025-0172)
Council District-9 – Planning District-5 3062 Sunnybrook Court Signs Posted: Yes
Request: R L D-60 to R M D-D
Owner(s): Artek Homes, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 9. 2025-0174 (L-6018-25A)
Council District-8 – Planning District-6 0 Butch Baine Drive Signs Posted: Yes
Request: A G R to L D R and C S V
Owner(s): Bacardi Bottling Corp. Agent: T R Hainline, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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**

Deferred Items to be Heard – None

New Items –

Ex-Parte 1. 2025-0176
Council District-2 – Planning District-6 2600 Scarwin Lane Signs Posted: Yes
Request: R R-Acre to R L D-50
Owner(s): Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer Wise-Ferry and Stephen Sattler
for Mary Sattler, Trustee of the Sattler Family Revocable Trust
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2025-0177
Council District-8 – Planning District-6 12605 & 12607 Gillespie Avenue & 12536 Camden Road
Request: R L D-60 to R L D-40 Signs Posted: Yes
Owner(s): Jacksonville Homes, LLC Agent: Kristen Reed
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 –

Ex-Parte

1. 2025-0178
Council District-3 – Planning District-3 0 First Coast Technology Parkway Signs Posted: Yes
Request: I B P to P U D
Owner(s): University of North Florida Foundation, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

ORDINANCES –

1. 2025-0175
Adopt a Modification to the City’s 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projects within the Capital Improvements Element
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

OLD BUSINESS – NONE

NEW BUSINESS – Blueprint for Responsible Growth Task Force Kickoff – DEFERRED

APPEALS UPDATE – NONE

ADJOURNMENT – 4:00 pm