

# City of Jacksonville



## Planning Commission Revised Agenda *(see pg.7)*

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup>. 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

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 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 -

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:

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:

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:

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 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:

**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:

**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 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:

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:

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:

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:

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:
- 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 RM D-A  
Owner(s): Albert Huggins & Esquire Trustee Services, LLC Agent: Hayden Phillips, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
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:
- 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:
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:
- 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:

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:

## 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:

## 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:
2. 2024-0924  
Council District-12 – Planning District-4      9105 103<sup>rd</sup> 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:

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 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:

**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:

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:

**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:

**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:

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS – Affordable Housing Discussion

APPEALS UPDATE –

ADJOURNMENT –