

City of Jacksonville



Revised Planning Commission 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 -

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 –

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:

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:

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:

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:

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:

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:

- 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:

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:

- 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:

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:
- 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:
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:
- 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:
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:
- 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:

9. 2025-0174 (L-6018-25A)
Council District-8 – Planning District- 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:

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 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:

Ex-Parte

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

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:

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:

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 with CONDITION**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS – Blueprint for Responsible Growth Task Force Kickoff

APPEALS UPDATE –

ADJOURNMENT –