

City of Jacksonville



Planning Commission Agenda ver. 02/12/26

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

Thursday, February 19, 2026

1:00 P.M.

Jacksonville Planning Commissioners

Moné Holder, Chair
Michael McGowan, Vice Chair
Lamonte Carter, Secretary
Amy Fu
Dorothy Gillette
Ali Marar
D.R. Repass

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 5, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, March 3, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on February 5, 2026 -

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-25-64
Council District-8 – Planning District-6 13985 Webb Road Signs Posted: Yes
Request: Borrow Pit in A G R Zoning District
Owner(s): Shiferdek Lyle E Jr Life Estate Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte

2. E-25-47 (companion V-25-23)
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Daycare Center (Adult Center) meeting the performance standards and development criteria set forth in Part 4.
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

3. V-25-23 (companion to E-25-47)
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Reduce the minimum distance between a daycare facility and a sexual predator residence from 2,500 feet required to 250 feet.
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

- | | | | |
|-----------------|--|----------------------|--|
| Ex-Parte | 1. E-26-04 (Companion A D-26-05)
Council District-11 – Planning District-3
Request: Multi-family in C C G-1
Owner(s): The Knights 18 Baymeadows LLC
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 9150 Baymeadows Road | Signs Posted: Yes

Agent: Cyndy Trimmer, Esquire |
| Ex-Parte | 2. AD-26-05 (Companion E-26-04)
Council District-11 – Planning District-53
Request: Reduce Parking and Landscaping
Owner(s): The Knights 18 Baymeadows LLC
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 9150 Baymeadows Road | Signs Posted: Yes

Agent: Cyndy Trimmer, Esquire |
| Ex-Parte | 3. E-26-05
Council District-11 – Planning District-3
Request: School in P U D
Owner(s): Christopher Wideman
Staff Recommendation: APPROVE with CONDITION
Planning Commission Recommendation: | 0 Citicards Way | Signs Posted: Yes

Agent: Paul M Harden, Esquire |
| Ex-Parte | 4. E-26-06
Council District-8 – Planning District-6
Request: Multi-family in C C G-1
Owner(s): Robert Beyer
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 812 Dunn Avenue | Signs Posted: Yes

Agent: Robert Beyer |
| Ex-Parte | 5. V-26-03
Council District-5 – Planning District-3
Request: Increase size of Accessory Structure
Owner(s): Ryan Cantey
Staff Recommendation: DENY
Planning Commission Recommendation: | 4910 Reed Avenue | Signs Posted: Yes

Agent: Ryan Cantey |

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items – NONE

CELLULAR ANTENNA REVIEWS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. CTW-25-01
Council District-12 – Planning District-5 9238 Garden Street Signs Posted: Yes
Request: 145 Foot Camouflage Pine Tree Wireless Tower
Property Owner(s): Dinsmore Baptist Church Inc,
Tower Owner(s): NexTower Development Group II, LLC Agent: Steve Diebenow / Michael Sittner
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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. 2026-0058 (L-6088-25C) (Companion 2026-0059)
Council District-8 – Planning District-6 551 Balmoral Circle North Signs Posted: Yes
Request: C G C to L I
Owner(s): Magdiel Gonzalez & Liudmila Baquero Agent: Magdiel Gonzalez
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0059 (companion 2026-0058)
Council District-8 – Planning District-6 551 Balmoral Circle North Signs Posted: Yes
Request: C C G-1 to I L
Owner(s): Magdiel Gonzalez & Liudmila Baquero Agent: Magdiel Gonzalez
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. 2025-0630
Council District-9 – Planning District-5
Request: RLD-60 to RMD-B
Owner(s): Charles Powell
Staff Recommendation: **DEFER**
Planning Commission Recommendation:
0 Commonwealth Avenue Signs Posted: Yes
Agent: Charles Powell

Deferred Items to be Heard – **NONE**

New Items – **NONE**

PLANNED UNIT DEVELOPMENTS

Deferrals – **NONE**

Deferred Items to be Heard – **NONE**

New Items –

Ex-Parte

1. 2026-0060
Council District-2 – Planning District-6
Request: C C G-2 to P U D
Owner(s): Jorge Rivera
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
100028 Heckscher Drive Signs Posted: Yes
Agent: Paul M Harden, Esquire

ORDINANCES –

1. 2026-0091
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:

OLD BUSINESS – Blueprint for Responsible Growth Task Force Kickoff – DEFERRED UNTIL FURTHER NOTICE

NEW BUSINESS – NONE

APPEALS UPDATE – NONE

ADJOURNMENT –