

City of Jacksonville



Planning Commission Agenda ver. 02/26/26

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

Thursday, March 5, 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

Joshua Garrison

Sean Hill

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 19, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, March 17, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on February 19, 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 – NONE

New Items –

Ex-Parte

1. E-26-09
Council District-5 – Planning District-3 5942 Richard Street Signs Posted: Yes
Request: Automotive Sales Use in Industrial Light Zoning District
Owner(s): Hao Li Agent: Meliha Hadzimurtovic
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. WLD-25-19
Council District-8 – Planning District-5 8943 Lem Turner Road A-B Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from
500 feet to 180 feet
Owner(s): Durrant Juliet et al / Durranterrola R/S Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 3. W L D-26-01
Council District-7 – Planning District-1 1349 Market Street North Signs Posted: Yes
Request: Reduce minimum distance between liquor license location and church or school from
500 feet to 60 feet
Owner(s): Raiti Jonathan Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items –

- Ex-Parte** 1. M M-26-04
Council District-11 – Planning District-3 8801 Southside Boulevard Signs Posted: Yes
Request: To permit redevelopment of existing buildings for use greater than 40,000 square feet
Owner(s): GSC RE Jacksonville LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 2. M M-26-05
Council District-8 – Planning District-6 0 New Kings Road Signs Posted: Yes
Request: Revise Site Plan for 56,000 square feet of personal property storage facility use
Owner(s): First Coast properties Jacksonville, Inc Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 3. M M-26-06
Council District-1 – Planning District-2 5634 Merrill Road Signs Posted: Yes
Request: Change use from Drug Store to permitted Retail use in the Neighborhood Commercial District
Owner(s): R. J. Sweeney Agent: Brenna Durden
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
- Ex-Parte** 4. M M-26-07
Council District-8 – Planning District-6 2255 Dunn Avenue Signs Posted: Yes
Request: Update Site Plan for proposed new Infill Development for a portion of the subject parcel located
in an existing Commercial Center
Owner(s): Marc Hassan Agent: Lara Dietrich
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

CELLULAR ANTENNA REVIEWS

Deferrals – NONE

Deferred Items 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. 2026-0083 (L-6093-25C) (Companion 2026-0084)
Council District-2 – Planning District-6 0 Zoo Parkway Signs Posted: Yes
Request: W D- W R to L I
Owner(s): Eagle LNG Partners Jacksonville, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0084 (companion 2026-0083)
Council District-2 – Planning District-6 0 Zoo Parkway Signs Posted: Yes
Request: I W to I L
Owner(s): Eagle LNG Partners Jacksonville, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
3. 2026-0085 (L-6094-26C) (Companion 2026-0086)
Council District-9 – Planning District-4 5975 Park Street Signs Posted: Yes
Request: P B F to L D R
Owner(s): Millennial Christian Schools, Inc Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0086 (companion 2026-0085)
Council District-9 – Planning District-4 5975 Park Street Signs Posted: Yes
Request: P B F-2 to R L D-60
Owner(s): Millennial Christian Schools, Inc Agent: Michael Herzberg
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 0 Commonwealth Avenue Signs Posted: Yes
Request: RLD-60 to RMD-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **DEFER**
Planning Commission Recommendation:

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. 2026-0087
Council District-12 – Planning District-5 0 McCargo Street North Signs Posted: Yes
Request: R R-Acre to R L D-60
Owner(s): Ryrad Home Builders, Inc Agent: Janis Fleet
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard –

Ex-Parte

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

New Items – NONE

ORDINANCES – NONE

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

NEW BUSINESS – NONE

APPEALS UPDATE – NONE

ADJOURNMENT –