

# City of Jacksonville



## Planning Commission Results Agenda ver. 02/20/26

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

Joshua Garrison

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 - 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-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**

**Deferred Items to be Heard –**

**Ex-Parte**

1. 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: **APPROVED**

**Ex-Parte**

2. 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: **APPROVED**

**New Items –**

- Ex-Parte** 1. E-26-04 (Companion A D-26-05)  
Council District-11 – Planning District-3 9150 Baymeadows Road Signs Posted: Yes  
Request: Multi-family in C C G-1  
Owner(s): The Knights 18 Baymeadows LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 2. AD-26-05 (Companion E-26-04)  
Council District-11 – Planning District-3 9150 Baymeadows Road Signs Posted: Yes  
Request: Reduce Parking and Landscaping  
Owner(s): The Knights 18 Baymeadows LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. E-26-05  
Council District-11 – Planning District-3 0 Citicards Way Signs Posted: Yes  
Request: School in P U D  
Owner(s): Christopher Wideman Agent: Paul M Harden, Esquire  
Staff Recommendation: **APPROVE with CONDITION**  
Planning Commission Recommendation: **APPROVED with CONDITION**
- Ex-Parte** 4. E-26-06  
Council District-8 – Planning District-6 812 Dunn Avenue Signs Posted: Yes  
Request: Multi-family in C C G-1  
Owner(s): Robert Beyer Agent: Robert Beyer  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 5. V-26-03  
Council District-5 – Planning District-3 4910 Reed Avenue Signs Posted: Yes  
Request: Increase size of Accessory Structure  
Owner(s): Ryan Cantey Agent: Ryan Cantey  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**

**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: **APPROVED**

**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: **APPROVED**
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: **APPROVED**

**TEXT AMENDMENTS**

**Deferrals – NONE**

**Deferred Items to be Heard – NONE**

**New Items – NONE**

