

City of Jacksonville



Planning Commission Results Agenda ver. 03/05/26

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 – *left early 2:00pm*

Lamonte Carter, Secretary

Amy Fu

Dorothy Gillette – *late arrival 2:00pm*

~~Ali Marar~~

D.R. Repass

~~Joshua Garrison~~

Sean Hall

~~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 - 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 – 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: **APPROVED**

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: **APPROVED**

- 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: **DEFERRED** to **03/19/26**

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: **APPROVED**
- 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: **APPROVED**
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: **APPROVED** with **CONDITIONS**
- 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: **APPROVED** with **CONDITION**

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: **APPROVED**
- 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: **APPROVED**
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: **APPROVED**
- 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: **APPROVED**

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

