

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, August 20, 2026

1:00 P.M.

Jacksonville Planning Commissioners

Moné Holder, Chair

Michael McGowan, Vice Chair

Lamonte Carter, Secretary

Amy Fu

Dorothy Gillette

Ali Maraf

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, September 3, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, September 1, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on August 6, 2026 - **APPROVE**

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-26-35 (companion AD-26-43)
Council District-8 – Planning District-6 10885 Harts Road Signs Posted: Yes
Request: Convert existing hotel into Multi-family residential
Owner(s): Hamentbhai Patel Agent: Josh Cockrell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 2. AD-26-43 (companion E-26-35)
Council District-8 – Planning District-6 10885 Harts Road Signs Posted: Yes
Request: Reduce the minimum number of parking spaces from 200 spaces to 132
Owner(s): Hamentbhai Patel Agent: Josh Cockrell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

- Ex-Parte 1. E-25-64
Council District-8 – Planning District-6 13985 Webb Road Signs Posted: Yes
Request: Borrow Pit in AGR Zoning District
Owner(s): Shiferdek Lyle E Jr Life Estate Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

New Items –

- Ex-Parte 1. V-26-19
Council District-10 – Planning District-5 9032 3rd Avenue Signs Posted: Yes
Request: Reduce the distance between a Community Residential home and another existing such home
with six or fewer residents / bed from 1,000 feet to 800 feet.
Owner(s): Patricia Walker and Sharon Norris Agent: Jason Clemons
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte 2. V-26-20
Council District-14 – Planning District-4 9040 Taylor Field Road Signs Posted: Yes
Request: Increase maximum size of accessory structure from 50% to 97% (2100 square feet)
Owner(s): Jose Rodriguez Agent: Jose Rodriguez
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 3. V-26-21
Council District-14 – Planning District-4 7483 Tintern Circle North Signs Posted: Yes
Request: Increase maximum height of accessory structure from 15 feet to 24 feet
Owner(s): Dennis R. Dupries Agent: Dennis R. Dupries
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 4. V-26-22
Council District-8 – Planning District-6 1949 Wages Way Signs Posted: Yes
Request: Increase maximum height of fence in rear yard from 8 feet to 12 feet
Owner(s): Thomas T. Wood Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**
- Ex-Parte 5. WLD-26-07
Council District-11 – Planning District-3 8313 Baycenter Road Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from
1500 feet to 420 feet
Owner(s): Paragon Industries II, Inc Agent: Blair Knighting
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**
- Ex-Parte 6. WLD-26-08
Council District-12 – Planning District-5 8054 Beaver Street West Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from
500 feet to 328 feet
Owner(s): William G. Joseph Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
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 – NONE

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

Deferrals –

1. 2026-0126 (L-5928-24C) (Companion 2026-0127)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: L D R to C G C
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

- Ex-Parte
2. 2026-0127 (companion 2026-0126)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: CCG-2 to PUD
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

1. 2026-0553 (L-6134-26C) (Companion 2026-0554)
Council District-2 – Planning District-2 1414 Causey Lane Signs Posted: Yes
Request: L D R to N C
Owner(s): Caraballo Living Trust Agent: John J. Herbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte
2. 2026-0554 (Companion 2026-0553)
Council District-2 – Planning District-2 1414 Causey Lane Signs Posted: Yes
Request: R L D-60 to CN
Owner(s): Caraballo Living Trust Agent: John J. Herbert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

CONVENTIONAL REZONINGS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

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|----------|----|---|--------------------------------|-------------------|
| Ex-Parte | 1. | 2026-0555 | | |
| | | Council District-12 – Planning District-5 | 0 Cahoon Road | Signs Posted: Yes |
| | | Request: C C G-1 to C C G-2 | | |
| | | Owner(s): Thomas E. Vickers | Agent: Folks Huxford | |
| | | Staff Recommendation: APPROVE | | |
| | | Planning Commission Recommendation: APPROVED | | |
| Ex-Parte | 2. | 2026-0556 | | |
| | | Council District-8 – Planning District-6 | 6302 Vine Street | Signs Posted: Yes |
| | | Request: R R-Acre to R L D-100A | | |
| | | Owner(s): Udy Euell L. Trust | Agent: Anthony Ikeh | |
| | | Staff Recommendation: APPROVE | | |
| | | Planning Commission Recommendation: APPROVED | | |
| Ex-Parte | 3. | 2026-0558 | | |
| | | Council District-10 – Planning District-5 | 0 Richardson Road | Signs Posted: Yes |
| | | Request: R L D-60 to R L D-40 | | |
| | | Owner(s): Trevor Moody | Agent: Curtis L. Hart | |
| | | Staff Recommendation: APPROVE | | |
| | | Planning Commission Recommendation: DEFERRED | | |
| Ex-Parte | 4. | 2026-0559 | | |
| | | Council District-5 – Planning District-3 | 0 Philips Highway | Signs Posted: Yes |
| | | Request: P U D to C C G-2 | | |
| | | Owner(s): J C Demetree | Agent: Paul M. Harden, Esquire | |
| | | Staff Recommendation: APPROVE | | |
| | | Planning Commission Recommendation: DEFERRED | | |

PLANNED UNIT DEVELOPMENTS

Deferrals –

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|----------|----|---|-----------------------------------|-------------------|
| Ex-Parte | 1. | 2026-0436 | | |
| | | Council District-8 – Planning District-6 | 0 Old Kings Road and 0 Acree Road | Signs Posted: Yes |
| | | Request: P U D to P U D | | |
| | | Owner(s): Acree JV, LLC | Agent: Justin Holmes | |
| | | Staff Recommendation: DEFER – NO REPORT | | |
| | | Planning Commission Recommendation: DEFERRED | | |

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. 2026-0557
Council District-11 – Planning District-3 7020 A C Skinner PKWY Signs Posted: Yes
Request: I B P to P U D
Owner(s): Plymouth Liberty Business Park LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

ORDINANCES –

1. 2026-0590
An Ordinance Repealing Section 106.444 (Sale of Firearms; City Funding), Subpart E (Miscellaneous Provisions), Part 4 (Fiscal Management), Chapter 106 (Budget and Accounting Code), Section 122.108 (Restrictions on Leases of City Property), Part 1 (Municipal Buildings and Offices) and Section 122.817 (Weapons and Firearms in Custody of Sheriff), Part 8 (Tangible Personal Property), Chapter 122 (Public Property), Ordinance Code, to Comply with the State of Florida Preemption on Regulations Pertaining to Firearms; Amending Section 122.502 (Weapons, Explosives and Flammable Materials), Subpart A (Airport Security), Part 5 (Airport Property), Chapter 122 (Public Property), Section 420.213 (Explosives, Blasting Agents and Ammunition; Permits and Bonds Required), Part 2 (Operational Provisions), Chapter 420 (General Provisions), Section 656.369 (Springfield Performance Standards and Development Criteria), Subpart I (Springfield Zoning Overlay and Historic District Regulations), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), and Section 674.207 (Emergency Powers of Mayor), Part 2 (Security, Disaster and Emergency Preparedness), Chapter 674 (Disaster Preparedness and Civil Emergency), Ordinance Code, to Comply with the State of Florida Preemption on Regulations Pertaining to Firearms;
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 2:54 pm