

# City of Jacksonville



## **Revised Planning Commission Agenda-** *6/18/26 (pg.6)* 214 North Hogan Street, Edward Ball Building, 1<sup>st</sup>. Floor – Hearing Room 1002

Thursday, June 18, 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 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, July 23, 2026**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, July 21, 2026**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES** of regular meeting on June 4, 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 – NO REPORT**  
Planning Commission Recommendation:
- Ex-Parte 2. E-26-27 (Companion AD-26-30)  
Council District-5 – Planning District-3 5315 St. Augustine Road Signs Posted: Yes  
Request: CCG-2 use for a Used Car Dealership  
Owner(s): Aldion Cili Agent: Eraldo Perdoj  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:
- Ex-Parte 3. A D-26-30 (Companion E-26-27)  
Council District-5 – Planning District-3 5315 St. Augustine Road Signs Posted: Yes  
Request: Multiple Requests  
Owner(s): Aldion Cili Agent: Eraldo Perdoj  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

**Deferred Items to be Heard – NONE**

**New Items –**

- Ex-Parte 1. W L D-26-04  
Council District-7 – Planning District-1 2030 Walnut Street Signs Posted: Yes  
Request: Reduce required minimum distance between liquor license location and church or school  
from 1500 feet to 280 feet  
Owner(s): 4 LOCO Investors Agent: Felicia Luke  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation:

**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. 2026-0122 (L-6091-25C) (Companion 2026-0123)  
Council District-8 – Planning District-6      0 Old Kings Road      Signs Posted: Yes  
Request: A G R to L D R  
Owner(s): Sandcastle Capital Holdings, LLC      Agent: Hunter Faulkner, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

- Ex-Parte
2. 2026-0123 (companion 2026-0122)  
Council District-8 – Planning District-6      0 Old Kings Road      Signs Posted: Yes  
Request: A G R to P U D  
Owner(s): Sandcastle Capital Holdings, LLC      Agent: Hunter Faulkner, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

3. 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:

- Ex-Parte
4. 2026-0127 (companion 2026-0126)  
Council District-8 – Planning District-6      6919 Pitts Road      Signs Posted: Yes  
Request: L D R to C C G  
Owner(s): Fluffy Buttons, LLC      Agent: Michael Herzberg  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:

**Deferred Items to be Heard – NONE**

**New Items –**

1. 2026-0422 (L-6058-25C) (Companion 2026-0423)  
Council District-10 – Planning District-5      0 Old Kings Road      Signs Posted: Yes  
Request: L I to H I  
Owner(s): Outdoor Depot, Inc      Agent: Randy Baker  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0423 (Companion 2026-0422)  
Council District-10 – Planning District-5      0 Old Kings Road      Signs Posted: Yes  
Request: I L to I H  
Owner(s): Outdoor Depot, Inc      Agent: Randy Baker  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
3. 2026-0424 (L-6103-26C) (Companion 2026-0425)  
Council District-10 – Planning District-5      5710 Pickettville Road      Signs Posted: Yes  
Request: L D R to L I  
Owner(s): Robert Ledwick, II      Agent: Curtis L Hart  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0425 (Companion 2026-0424)  
Council District-10 – Planning District-5      5710 Pickettville Road      Signs Posted: Yes  
Request: R L D-60 to P U D  
Owner(s): Robert Ledwick, II      Agent: Curtis L Hart  
Staff Recommendation: **APPROVE with CONDITION**  
Planning Commission Recommendation:
5. 2026-0426 (L-6110-26C) (Companion 2026-0427)  
Council District-12 – Planning District-5      2505 Imeson Road      Signs Posted: Yes  
Request: R P I to L I  
Owner(s): Land Holdings Northeast, Inc.      Agent: Timothy Adkinson  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 6. 2026-0427 (Companion 2026-0426)  
Council District-12 – Planning District-5      2505 Imeson Road      Signs Posted: Yes  
Request: P U D to I L  
Owner(s): Land Holdings Northeast, Inc.      Agent: Timothy Adkinson  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

7. 2026-0428 (L-6111-26C) (Companion 2026-0429)  
Council District-9 – Planning District-5 426 McDuff Avenue South, 3057 Hunt Street, 0, 3044,  
Signs Posted: Yes 3050 Nolan Street and 3055, 3061 Cecelia Street  
Request: R P I and L D R to C G C  
Owner(s): City Rescue Mission, Inc. Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0429 (Companion 2026-0428)  
Council District-9 – Planning District-5 426 McDuff Avenue South, 3057 Hunt Street, 0, 3044,  
Signs Posted: Yes 3050 Nolan Street and 3055, 3061 Cecelia Street  
Request: R L D-60 and CRO, CO and CCG-2 to P UD  
Owner(s): City Rescue Mission, Inc. Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation:
9. 2026-0430 (L-6115-26C) (Companion 2026-0431)  
Council District-8 – Planning District-6 505 Starratt Road Signs Posted: Yes  
Request: L D R to R P I  
Owner(s): Nan L Brown Trust Agent: Brian Small  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 10. 2026-0431 (Companion 2026-0430)  
Council District-8 – Planning District-6 505 Starratt Road Signs Posted: Yes  
Request: R L D-60 to C N  
Owner(s): Nan L Brown Trust Agent: Brian Small  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
11. 2026-0432 (L-6118-26C) (Companion 2026-0433)  
Council District-8 – Planning District-6 6670 Barth Road Signs Posted: Yes  
Request: L D R to L I and L D R to B P  
Owner(s): Thomas R. Ursry Estate Agent: Kristen Reed  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 12. 2026-0433 (Companion 2026-0432)  
Council District-8 – Planning District-6 6670 Barth Road Signs Posted: Yes  
Request: R R-Acre to P U D  
Owner(s): Thomas R. Ursry Estate Agent: Kristen Reed  
Staff Recommendation: **APPROVE** with **CONDITION**  
Planning Commission Recommendation:

**TEXT AMENDMENTS**

**Deferrals – NONE**

**Deferred Items to be Heard – NONE**

**New Items – NONE**

**CONVENTIONAL REZONINGS**

**Deferrals – NONE**

**Deferred Items to be Heard –**

- Ex-Parte 1. 2026-0372  
Council District-8 – Planning District-6 12020 Dunn Creek Road Signs Posted: Yes  
Request: R R-Acre to R L D-50  
Owner(s): Eigger Enterprise, LLC Agent: Eigger Enterprise, LLC  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**New Items – NONE**

**PLANNED UNIT DEVELOPMENTS**

**Deferrals –**

- Ex-Parte 1. 2026-0421  
Council District-11 – Planning District-3 0 Baymeadows Way West Signs Posted: Yes  
Request: P U D to P U D  
Owner(s): CCP Baymeadows, LLC Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation:
- Ex-Parte 2. 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 Items to be Heard – NONE**

**New Items –**

- Ex-Parte 1. 2026-0434  
Council District-7 – Planning District-1 101 1<sup>st</sup> Street West and 0 Laura Street  
Request: C R O-S to P U D Signs Posted: Yes  
Owner(s): Jacksonville Museum Space, LLC Agent: Lara Hipps  
Staff Recommendation: **APPROVE with CONDITION**  
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0435  
Council District-9 – Planning District-4 0 Village Lane Signs Posted: Yes  
Request: R M D-A to P U D  
Owner(s): North Florida Land Trust, Inc. Agent: Peter King  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

- Ex-Parte 3. 2026-0437  
Council District-5 – Planning District-2 0, 4066, 4132 Atlantic Boulevard and  
1635, 1649, 1657 and 1667 Arletha Road  
Request: P U D to P U D Signs Posted: Yes  
Owner(s): Acree JV, LLC Agent: Andre Green  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0438  
Council District-8 – Planning District-6 116 Kirk Road Signs Posted: Yes  
Request: R L D-120 to P U D  
Owner(s): Robert Summey, Candice Summey, Curtis Easter, Tina Easter, Linda Jaeger,  
Robert Jaeger, Earl Jesse Compton, Brenda Compton, John Rawlings, Melissa Rawlings  
and John Thomas Rawlings Jr. Agent: Cyndy Trimmer, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:
- Ex-Parte 5. 2026-0439  
Council District-3 – Planning District-3 4420 Hodges Boulevard Signs Posted: Yes  
Request: R M D-A to P U D  
Owner(s): The Church at Chets Creek, Inc. Agent: Steve Diebenow, Esquire  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation:

**ORDINANCES –**

**OLD BUSINESS –**

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT –**