

City of Jacksonville



Planning Commission Meeting Agenda

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

Thursday, September 17, 2026

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair
Lamonte Carter, Vice Chair
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, October 8, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, October 6, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on September 3, 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 – NONE

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte 1. V-26-27
Council District-2 – Planning District-6 0 Cedar Bay Road Signs Posted: Yes
Request: Reduce the unobstructed visual access corridor to the navigable waterway from 25 feet to 20 feet
Owner(s): Daniel Webb Agent: Kelly Smith
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte 2. V-26-28
Council District-4 – Planning District-3 3146 Victoria Park Road Signs Posted: Yes
Request: Increase height of accessory structure (16 feet) to exceed the height of the primary structure.
Increase height of fence within secondary front yard from 4 feet to 6 feet.
Reduce secondary front yard setback from 10 feet to 7 feet.
Owner(s): Mikey Perez and Lisis L. Alvarez Rosales Agent: Mikey Perez
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte 3. V-26-29
Council District-12 – Planning District-5 8473 Lake Marietta Drive South Signs Posted: Yes
Request: Increase the size of an accessory dwelling unit from 25% (453 sq. ft.) of the primary structures building footprint to 40% (740 sq. ft.)
Owner(s): Timmothy S. Young Agent: Timmothy S. Young
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals –

1. A D A O-26-02
Council District-13 – Planning District-2 14511 Aqua Vista Court Signs Posted: Yes
Request: Appeal of final order from the Zoning Administrator Denying Administrative Deviation AD-26-24,
an application requesting to reduce the lot width from 60 feet to 55 feet for two lots
Owner: Trevor Moody Appellant: Trevor Moody
Planning Commission Recommendation:

Deferred Item to be Heard – NONE

New Items –

- Ex-Parte
1. M M-26-16
Council District-1 – Planning District-2 3412 University Boulevard North Signs Posted: Yes
Request: To amend signage provisions of the written description
Owner(s): Denise M. Nelson and John M. Ferritti, Sr. Agent: Paige Hobbs Johnston
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte
2. M M-26-17
Council District-12 – Planning District-5 8427 Cassie Road Signs Posted: Yes
Request: Reduce the required front yard setback for lots 11, 12, 13 and 14
Owner(s): Renee Fitzmorris Agent: Alex Moldovan
Staff Recommendation: **APPROVE**
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 –

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:

- Ex-Parte
2. 2026-0127 (companion 2026-0126)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: C C G-2 to P U D
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. 2026-0647
Council District-12 – Planning District-5 0 Pickettville Road Signs Posted: Yes
Request: L I in the Industrial Situational Compatibility Area to H I in the Industrial Sanctuary Area
Owner(s): PW Commonwealth, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
2. 2026-0648
Council District-12 – Planning District-5 0 Garden Street, 9800 Plummer Road, 0 Messer Road,
0 Kings Crossing Drive and 0 Paddington Way
Signs Posted: Yes
Request: A G R to R R
Owner(s): Wendy G. Taylor, Robert C. Taylor and Agent: Hayden Philips, Esquire
Chris Taylor HDH, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
3. 2026-0649 (L-6126-26C) (Companion 2026-0650)
Council District-1 – Planning District-2 5529 Floral Bluff Road Signs Posted: Yes
Request: L D R to M D R
Owner(s): Bandele Onasanya and Sylvia Onasanya Agent: Jack L. Morgan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0650 (companion 2026-0649)
Council District-1 – Planning District-2 5529 Floral Bluff Road Signs Posted: Yes
Request: R L D-60 to R M D-B
Owner(s): Bandele Onasanya and Sylvia Onasanya Agent: Jack L. Morgan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
5. 2026-0651 (L-6137-26C) (Companion 2026-0652)
Council District-7 – Planning District-5 2116 Riverside Avenue Signs Posted: Yes
Request: P B F to R P I
Owner(s): St. Vincent's Health System, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 6. 2026-0652 (companion 2026-0651)
Council District-7 – Planning District-5 2116 Riverside Avenue Signs Posted: Yes
Request: P B F-2 to R O
Owner(s): St. Vincent's Health System, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

7. 2026-0653 (L-6138-26C) (Companion 2026-0654)
Council District-7 – Planning District-1 1905 Walnut Street Signs Posted: Yes
Request: L I to C G C
Owner(s): 1905 Walnut Street, LLC Agent: Jeff Rood
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0654 (companion 2026-0653)
Council District-7 – Planning District-1 1905 Walnut Street Signs Posted: Yes
Request: I L to P U D
Owner(s): 1905 Walnut Street, LLC Agent: Jeff Rood
Staff Recommendation: **DENY**
Planning Commission Recommendation:
9. 2026-0655 (L-6140-26C) (Companion 2026-0656)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: A G R to C G C
Owner(s): Stone Mountain Industrial Park, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 10. 2026-0656 (companion 2026-0655)
Council District-12 – Planning District-5 0 Pritchard Road Signs Posted: Yes
Request: A G R to P U D
Owner(s): Stone Mountain Industrial Park, Inc. Agent: Steve Diebenow, Esquire
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. 2026-0558
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:

New Items –

- Ex-Parte 1. 2026-0660
Council District-2 – Planning District-6 11713 Alta Drive Signs Posted: Yes
Request: R R-Acre to R L D-100A
Owner(s): Richard Briggs Agent: Stephen Smith, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals –

- 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 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**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0657
Council District-1 – Planning District-2 3695 Hartsfield Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Maria D. Cruz Agent: Roselain Sonora
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:
- Ex-Parte 3. 2026-0658
Council District-7 – Planning District-4 4215 Irvington Avenue Signs Posted: Yes
Request: C C G-1 to P U D
Owner(s): Brianna Mehan Agent: Brianna Mehan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0659
Council District-4 – Planning District-3 0 Newton Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Avanta Westgate Owner, LLC Agent: Marshall H. Phillips
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:

ORDINANCES – NONE

OLD BUSINESS –

NEW BUSINESS – Appointment of New Offices for the Fiscal Year 2026-2027

APPEALS UPDATE –

ADJOURNMENT –