

City of Jacksonville



Planning Commission Agenda

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

Thursday, July 23, 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, August 6, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, August 4, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 18, 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:

Deferred Items to be Heard –

Ex-Parte 1. 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 Perndoj
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 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 Perndoj
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-26-30
Council District-5 – Planning District-3 2250 / 2260 Spring Park Road Signs Posted: Yes
Request: Any government use structure containing more than 40,000 square feet
Owner(s): City of Jacksonville Agent: William R. Gallup
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. E-26-32
Council District-6 – Planning District-3 12246 San Jose Boulevard Signs Posted: Yes
Request: Daycare in the CO Zoning District
Owner(s): San Jose Cambridge LLC Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 3. V-26-13
Council District-9 – Planning District-4 5109 Birkenhead Road Signs Posted: Yes
Request: Increase Accessory Structure (Garage/Covered Carport) from 50% (958 square feet) to (1200 square feet)
Owner(s): Jack Blank Agent: Wanda Blank
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. V-26-14
Council District-7 – Planning District-4 1665 Dogwood Place Signs Posted: Yes
Request: Increase maximum accessory dwelling unit size from 25% (403 square feet) to 75% (1,200 square feet) of the primary structure; Increase height from 16 feet to 25 feet
Owner(s): James and Annette Whitten Agent: James Whitten
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 5. V-26-15
Council District-2 – Planning District-6 3692 Starratt Road Signs Posted: Yes
Request: Increase the size of the accessory structure (carport) from 50% (540 square feet) to 229% (2480 square feet) of the primary structure
Owner(s): Vance and Camille Thomas Agent: Vance Thomas
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items –

- Ex-Parte 1. MM-26-13
Council District-11 – Planning District-3 0 Brookview Drive South Signs Posted: Yes
Request: Remove the “affordable Housing” criteria of the written description
Owner(s): Elio R. Rodriguez Agent: Timothy Lee Adkinson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. MM-26-14
 Council District-11 – Planning District-3 9303 Baymeadows Road Signs Posted: Yes
 Request: Allow one additional wall sign oriented toward internal outdoor seating and pedestrian areas
 Owner(s): Joyce John Agent: Jill Riley
 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: 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 –

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: **APPROVE**
 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: **APPROVE**
 Planning Commission Recommendation:

3. 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 4. 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:

New Items –

1. 2026-0475 (L-6120-26C) (Companion 2026-0476)
Council District-2 – Planning District-6 0 Granite Place Signs Posted: Yes
Request: W D-W R to L I
Owner(s): Bird Dog Land Holdings, LLC Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0476 (Companion 2026-0475)
Council District-2 – Planning District-6 0 Granite Place Signs Posted: Yes
Request: I W to I L
Owner(s): Bird Dog Land Holdings, LLC Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
3. 2026-0477 (L-6123-26C) (Companion 2026-0478)
Council District-5 – Planning District-3 7401 Old Kings Road South Signs Posted: Yes
Request: P B F to M D R
Owner(s): Duval County School Board Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0478 (Companion 2026-0477)
Council District-5 – Planning District-3 7401 Old Kings Road South Signs Posted: Yes
Request: P B F to M D R
Owner(s): Duval County School Board Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE with CONDITIONS**
Planning Commission Recommendation:
5. 2026-0479 (L-6122-26C) (Companion 2026-0480)
Council District-7 – Planning District-1 888 Franklin Street Signs Posted: Yes
Request: M D R to H D R
Owner(s): J H A Franklin Arms, LLC Agent: Salomon Raas
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 6. 2026-0480 (Companion 2026-0479)
Council District-7 – Planning District-1 888 Franklin Street Signs Posted: Yes
Request: R M D-D to P U D
Owner(s): J H A Franklin Arms, LLC Agent: Salomon Raas
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:
7. 2026-0481 (L-6102-26C) (Companion 2026-0482)
Council District-12 – Planning District-5 1442 Bivins Road Signs Posted: Yes
Request: C G C to L D R
Owner(s): Commercial Strategies Group, LLC Agent: Mark Prideaux
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0482 (Companion 2026-0481)
Council District-12 – Planning District-5 1442 Bivins Road Signs Posted: Yes
Request: C C G-1 to R L D-60
Owner(s): Commercial Strategies Group, LLC Agent: Mark Prideaux
Staff Recommendation: **APPROVE**
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 –

- Ex-Parte 1. 2026-0484
Council District-12 – Planning District-4 0 Old Gainesville Road and 10571 Normandy Boulevard
Request: C O to C C G-1 Signs Posted: Yes
Owner(s): 10565 Normandy Boulevard, LLC Agent: Curtis L. Hart
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 –

- 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): C C P Baymeadows, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0434
Council District-7 – Planning District-1 101 1st 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**
Planning Commission Recommendation:

New Items –

- Ex-Parte 1. 2026-0483
Council District-1 – Planning District-2 6411 Arlington Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Pam, LLC Agent: John McGuire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-0485
Council District-7 – Planning District-1 1265 Kings Road Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): Jacksonville, Urban League Economic and Agent: Kristen Reed
Community Development Foundation, Inc
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –