City of Jacksonville

Planning Commission Meeting Results Agenda

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

Thursday, October 22, 2026

1:00 P.M.

Jacksonville Planning Commissioners

- ✓ Michael McGowan, Chair
- ✓ Joshua Garrison, Vice Chair
- ✓ D.R. Repass, Secretary
- ✓ Lamonte Carter
  ~~Amy Fu~~
- ✓ Dorothy Gillette
  ~~Sean Hall~~
  ~~Ali Marar~~

- ✓ Mark McManus, Military Representative
- ✓ Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, November 5, 2026**

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

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 8, 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-26-45 (companion AD-26-56)
Council District-12 – Planning District-5 7489 Commonwealth Avenue Signs Posted: Yes
Request: Vertical Take-off Aircraft Landing Site
Owner(s): Aireit Commonwealth Logistics Center LLC Agent: Mark W. Shelton
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 2. AD-26-56 (companion E-26-45)
Council District-12 – Planning District-5 7489 Commonwealth Avenue Signs Posted: Yes
Request: Reduce setback of vertical take-off aircraft landing site from property boundary from 500 feet to 29 feet
Owner(s): Aireit Commonwealth Logistics Center LLC Agent: Mark W. Shelton
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Ex-Parte 3. V-26-32
Council District-6 – Planning District-3 3636 Julington Creek Road Signs Posted: Yes
Request: Increase the size of an Accessory Structure (existing garage and addition) from 50% (1285 Square Feet) to 86% (2200 Square feet)
Owner(s): Allison Stephanuik Agent: Allison Stephanuik
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. V-26-33
Council District-12 – Planning District-5 1603 Brier Way East Signs Posted: Yes
Request: Increase size of an accessory structure (existing garage with addition) from 50% (1698 square feet) to 71% (2400 square feet)
Owner(s): Harry H. Hill Agent: Harry H. Hill
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. WLD-26-09
Council District-6 – Planning District-3 9825 San Jose Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 305 feet
Owner(s): E Holdings LLC Agent: Jiagen Shi
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

Ex-Parte 3. WLD-26-10
Council District-5 – Planning District-3 3566-3570 St. Augustine Road Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 653 feet
Owner(s): Edward Salem Agent: Michael Gantt
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

Ex-Parte 4. WLD-26-11
Council District-7 – Planning District-4 3584 St. Johns Avenue Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 1170 feet
Owner(s): Morven Lake, LLLP Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

Ex-Parte 5. WLD-26-12
Council District-5 – Planning District-3 3855 Hendricks Avenue Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 460 feet
Owner(s): Gabriel T. Nackashi Agent: Folks M. Huxford
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)
Deferrals – NONE
Deferred Item to be Heard – NONE
New Items –

1. MM-26-18
Council District-9 – Planning District-4 5581Timuquana Road Signs Posted: Yes
Request: Revise the Site Plan
Owner(s): Timuquana Station, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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: 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**

3. 2026-0690 (L-6067-25C) (Companion 2026-0691)
   Council District-5 – Planning District-3 4350 Spring Park Road Signs Posted: Yes
   Request: L D R to R P I
   Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
   Staff Recommendation: **DEFER – NO REPORT**
   Planning Commission Recommendation: **DEFERRED**

Ex-Parte 4. 2026-0691 (Companion 2026-0690)
   Council District-5 – Planning District- 3 4350 Spring Park Road Signs Posted: Yes
   Request: R L D-60 to C R O
   Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
   Staff Recommendation: **DEFER – NO REPORT**
   Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

1. 2026-0741 (L-6113-26C) (Companion 2026-0742)
   Council District-2 – Planning District-2 0 Burris Drive Signs Posted: Yes
   Request: R P I to B P
   Owner(s): Paul Zebouni Agent: Ian A Brown
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2026-0742 (Companion 2026-0741)
   Council District-2 – Planning District-2 0 Burris Drive Signs Posted: Yes
   Request: C R O to P U D
   Owner(s): Paul Zebouni Agent: Ian A Brown
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation: **APROVED**

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 – NONE

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**

Deferred Items to be Heard –NONE

New Items –

Ex-Parte 1. 2026-0743
Council District-10 – Planning District- 5 5156 Norwood Avenue and 0 44th Street West
Request: P U D & R L D-60 to P U D Signs Posted: Yes
Owner(s): Global Jacksonville I, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

Ex-Parte 2. 2026-0744
Council District-12 – Planning District- 4 0, 11054, 11112, 11140, 11150, 11192 Normandy Boulevard and 3641 Chaffee Road South
Request: P U D to P U D Signs Posted: Yes
Owner(s): Chaffee Square Land Trust Agent: Michael Herzberg
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APRROVED** with **CONDITIONS**

Ex-Parte 3. 2026-0745
Council District-8 – Planning District- 6 0 Lem Turner Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Lem Turner Road Developers LLC Agent: Wyman R. Duggan, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

Ex-Parte 4. 2026-0746
Council District-2 – Planning District-2 0 Market Place Drive Signs Posted: Yes
Request: P U D to P U D
Owner(s): Atlantic North Land Trust Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

ORDINANCES –

2026-0779
Amend Section 656.604 (Number of Off-Street Parking Spaces Required), Subpart A (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles), Part 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Chapter 656 (Zoning Code), Ordinance Code, to Modify the Parking Requirements for Industrial, Wholesale, Warehouse, Storage & Similar Uses.
Staff Recommendation**: APPROVE**
Planning Commission Recommendation: **APPROVED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 3:16pm