

City of Jacksonville



Planning Commission 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 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, 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 -

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:
- 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 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:

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:

- 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:
- 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:
- 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:
- 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:
- 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:

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:

- 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 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:

- 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:

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
Request: C C G-1 to C C G-2
Owner(s): Thomas E. Vickers
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 0 Cahoon Road | Signs Posted: Yes

Agent: Folks Huxford |
| Ex-Parte | 2. 2026-0556
Council District-8 – Planning District-6
Request: R R-Acre to R L D-100A
Owner(s): Udy Euell L. Trust
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 6302 Vine Street | Signs Posted: Yes

Agent: Anthony Ikeh |
| Ex-Parte | 3. 2026-0558
Council District-10 – Planning District-5
Request: R L D-60 to R L D-40
Owner(s): Trevor Moody
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 0 Richardson Road | Signs Posted: Yes

Agent: Curtis L. Hart |
| Ex-Parte | 4. 2026-0559
Council District-5 – Planning District-3
Request: P U D to C C G-2
Owner(s): J C Demetree
Staff Recommendation: APPROVE
Planning Commission Recommendation: | 0 Philips Highway | Signs Posted: Yes

Agent: Paul M. Harden, Esquire |

PLANNED UNIT DEVELOPMENTS

Deferrals –

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

Agent: Justin Holmes |
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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:

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:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –