City of Jacksonville

Planning Commission Meeting Agenda

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

Thursday, December 3, 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
Aleizha Batson

Mark McManus, Military Representative
Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, January 7, 2027**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, January 5, 2027**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 19, 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 (W A A R)

EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS

Deferrals – None

Deferred Items to be Heard –

Ex-Parte 1. E-26-48
Council District-10 – Planning District-5 8348 New Kings Road Signs Posted: Yes
Request: Bus and Semi Tractor Parking in C G C-2 Zoning District
Owner(s): Ivan Martin Agent: Ivan Martin
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-26-51 (companion AD-26-62)
Council District-7 – Planning District-5 1614 Kings Road Signs Posted: Yes
Request: Institutional / University / College with Accessory Residence Hall
Owner(s): Edward Waters University, Inc. Agent: Kimberly Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. AD-26-62 (companion E-26-51)
Council District-7 – Planning District-5 1614 Kings Road Signs Posted: Yes
Request: Increase height of structure from 60 feet to 67 feet; Reduce off-street parking spaces from 94 to 0 and reduce minimum required setback from 25 feet to 0 feet
Owner(s): Edward Waters University, Inc. Agent: Kimberly Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. E-26-52
Council District-14 – Planning District-4 6728 Firestone Road Signs Posted: Yes
Request: Outside Storage subject to the performance standards and development criteria set forth in Part 4
Owner(s): William S. Mason Agent: David C. Hagan
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

Ex-Parte 4. E-26-53
Council District-4 – Planning District-2 3156 Leon Road Signs Posted: Yes
Request: Retail Sale of Automobiles including Outside Display
Owner(s): PSG Wrap and Tint, LLC Agent: Michael Herzberg
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 5. V-26-35
Council District-8 – Planning District-6 863 Ashton Cove Terrace Signs Posted: Yes
Request: Reduce the required minimum distance between Community Residential Homes from 1,000 feet to 809 feet
Owner(s): Errilyn Reaves Agent: Dadlanie Vincent
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 6. V-26-36
Council District-12 – Planning District-5 9224 Old Plank Road Signs Posted: Yes
Request: Increase size of Accessory Structure from 50% (924 square feet) to 97% (1800 square feet)
Owner(s): Wesley Matthews Agent: Wesley Matthews
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 7. V-26-37
Council District-7 – Planning District-5 2318 Oak Street Signs Posted: Yes
Request: Increase size of Accessory Structure (Covered Patio) from 50% (702 square feet) to 63% (882 square feet) of the Primary Structures Building Footprint
Owner(s): Dominic Raices Agent: Dominic Raices
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 8. W L D-26-13
Council District-13 – Planning District-2 2775 Mayport Road Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 500 feet to 250 feet
Owner(s): Reef Retail Acquisition, LLC Agent: Jason Hunnicutt
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. 2026-0126 (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, L L C 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, L L C Agent: Michael Herzberg
   Staff Recommendation: **DEFER – NO REPORT**
   Planning Commission Recommendation:

Deferred Items to be Heard – None

New Items –

1. 2026-0887 (L-6130-26C) (Companion 2026-0888)
   Council District- 9 – Planning District-5 952 Lane Avenue North
   Request: L I to C G C Signs Posted: Yes
   Owner(s): Jose Properties, L L C Agent: Joseph Joseph
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

Ex-Parte

2. 2026-0888 (Companion 2026-0887)
   Council District- 9 – Planning District-5 952 Lane Avenue North
   Request: I L to C C G-2 Signs Posted: Yes
   Owner(s): Jose Properties, L L C Agent: Joseph Joseph
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

3. 2026-0889 (L-6135-26C) (Companion 2026-890)
   Council District-3 – Planning District-3 0 Beach Boulevard Signs Posted: Yes
   Request: R P I to C G C
   Owner(s): Jennison-Huntley Company L L C Agent: Brian Small
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

Ex-Parte 4. 2026-0890 (Companion 2026-889)
Council District-3 – Planning District-3 0 Beach Boulevard Signs Posted: Yes
Request: C O & R L D-60 to P U D
Owner(s): Jennison-Huntley Company L L C Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2026-0891 (L-6160-26C) (Companion 2026-892)
Council District-8 – Planning District-6 0 Arnold Road Signs Posted: Yes
Request: L I to L D R
Owner(s): Arnold Rd Propco, L L C Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 6. 2026-0892 (Companion 2026-891)
Council District-8 – Planning District-6 0 Arnold Road Signs Posted: Yes
Request: L I to L D R
Owner(s): Arnold Rd Propco, L L C Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS
Deferrals – None
Deferred Items to be Heard – None
New Items –

1. 2026-0914
Ordinance adopting the 2026B Series Text Amendment to the FLUE, Definitions, and the FLUM Series of the 2045 Comprehensive Plan of the City to Identify a Target Growth Area to Promote Resilient and Attainable Housing.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

CONVENTIONAL REZONINGS
Deferrals – None
Deferred Items to be Heard – None
New Items –

Ex-Parte 1. 2026-0893
Council District-11 – Planning District-3 0, 7748, 7767, 7768 & 7777 Spaner Road,
Signs Posted: Yes 0 & 10425 Mclaurin Road East
Request: R R-Acre & P U D to R L D-40
Owner(s): Dorothy Louise Wurster Revocable Living Trust, Agent: Paul M Harden, Esquire
Kirk E. Wurster, Jan T. Wurster, Amanda Wurster Kitchens,
Cecil Portman, Theresa Portman and Silvan Prendi.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2026-0896
Council District-9 – Planning District-4 4556 Blanding Blvd Signs Posted: Yes
Request: CCG-1 to CCG-2
Owner(s): Jax, L L C Agent: Heather Biltoc
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 J V, L L C Agent: Justin Holmes
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –None

New Items –

Ex-Parte 1. 2026-0894
Council District-6 – Planning District-3 4310 Barkoskie Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): 4310 Barkoskie L L C Agent: Christine Norvell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2026-0895
Council District-8 – Planning District-6 0 Pecan Park Rd Signs Posted: Yes
Request: CCG-1 to PUD
Owner(s): Huntley Jiffy Asset Liquidation Trust Agent: Paige Johtnson, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

ORDINANCES –

1. 2026-0915

Amends Section 656.109 to permit the Planning and Development Department Director additional considerations of proposed uses in zoning districts subject to the Target Growth Area. It amends Section 656.222 to permit the Director's interpretation of proposed uses and other uses subject to the Target Growth Area. It amends Section 656.306 and 656.307 to add additional lot and height requirements for all other uses pursuant to the Target Growth Area. It amends Sections 656.311, 656.312, and 656.313 to add additional lot and height requirements pursuant to the Target Growth Area. It amends Section 656.321 to add additional lot and height requirements pursuant to the Target Growth Area. It amends Sections 656.340 and 656.341 to expand the intent and purpose of the zoning district. It creates a new Subpart D (Target Growth Area), Part 4 (Supplementary Regulations), Chapter 656 (Zoning Code), to promote resilient and attainable housing opportunities in areas of Jacksonville with lower flood risk and access to high-frequency transit corridors. It amends Sections 656.604 and 656.607 to permit reductions to parking and landscape requirements in the Target Growth Area. It amends Section 656.720 to correct a section reference to the Downtown Overlay Zone. It amends Section 656.1210 to provide alternatives to the open space requirement pursuant to the Target Growth Area.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –