

City of Jacksonville



Planning Commission Agenda

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

Thursday, May 21, 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, June 4, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, June 2, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on May 7, 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 – None

New Items –

Ex-Parte 1. E-26-21
Council District-10 – Planning District-1 3550 Westlake Avenue Signs Posted: Yes
Request: Daycare in IL
Owner(s): Shalundra Caldwell Agent: Shalundra Caldwell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. E-26-24
Council District-4 – Planning District-3 6736 Beach Boulevard Signs Posted: Yes
Request: School
Owner(s): Duval County School Board Agent: William R. Gallup
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. V-26-12
Council District-6 – Planning District-3 9716 San Jose Boulevard Signs Posted: Yes
Request: Increase Parking from 115 to 180 spaces and reduce the Perimeter Landscaping along the West Property Line
Owner(s): Christian Oldenburg Agent: Jillian Konarski
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

- Ex-Parte 4. W L D-26-03
Council District-5 – Planning District-3 1200 Kings Avenue Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1500 feet to 770 feet
Owner(s): LMS Holdings LLC Agent: Cyndy Trimmer, Esquire
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 –

- Ex-Parte 1. CTW-26-01
Council District-12 – Planning District-4 3561 Alcoy Road Signs Posted: Yes
Request: 130 Foot Monopine Communication Tower
Property Owner(s): Despina Georgia LLC Agent: Harold Timmons, Tower Engineering Professionals
Tower Owner(s): Anthemnet, Inc and Verizon Wireless
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

- Deferrals – 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: **DEFER – NO REPORT**
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: **DEFER – NO REPORT**
Planning Commission Recommendation:
3. 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 4. 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:
5. 2026-0293 (L-6098-26C) (Companion 2026-0294 & 2026-0295)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: C G C to L D R
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte 6. 2026-0294 (Companion 2026-0293 & 2026-0295)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: C C G-2 & R L D-100A
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte 7. 2026-0295 (Companion 2026-0293 & 2026-0294)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: Increase height of fence from 4 feet to 8 feet
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – NONE

New Items –

1. 2026-0289 (L-5989-24A) (Companion 2026-0290)
Council District-12 – Planning District-4 0, 4150, 4282, 4300, 4518, 4534, 4560 and 4600
Yellow Water Road Signs Posted: Yes

Request: A G R to L D R
Owner(s): John Benton Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. 2026-0290 (Companion 2026-0289)
Council District-12 – Planning District-4 0, 4150, 4282, 4300, 4518, 4534, 4560 and 4600
Yellow Water Road Signs Posted: Yes

Request: A R G to P U D
Owner(s): John Benton Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

3. 2026-0291 (L-6092-25C) (Companion 2026-0292)
Council District-7 – Planning District-1 0 and 1144 Pacetti Street and 1040 8th Street
Request: L I to C G C Signs Posted: Yes
Owner(s): Perfect Score Realty Group II LLC & Destined for a Change, Inc.
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 4. 2026-0292 (Companion 2026-0291)
Council District-7 – Planning District-1 0 and 1144 Pacetti Street and 1040 8th Street
Request: I L and C C G-2 to P U D Signs Posted: Yes
Owner(s): Perfect Score Realty Group II LLC and Destined for a Change, Inc.
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2026-0296 (L-6099-26C) (Companion 2026-0297)
Council District-9 – Planning District-5 1090 Huron Street Signs Posted: Yes
Request: M D R to N C
Owner(s): Travis Moss Agent: Travis Moss
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 6. 2026-0297 (Companion 2026-0296)
Council District-9 – Planning District-5 1090 Huron Street Signs Posted: Yes
Request: R M D-D to C N
Owner(s): Travis Moss Agent: Travis Moss
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

7. 2026-0298 (L-6106-26C) (Companion 2026-0299)
Council District-7 – Planning District-5 0, 820, 830, 834, 838 & 842 Barnett Street
Request: M D R to B P Signs Posted: Yes
Owner(s): MBRE of Jax, LLC & Charles O. Chupp, Sr. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0299 (Companion 2026-0298)
Council District-7 – Planning District-5 0, 820, 830, 834, 838 & 842 Barnett Street
Request: R M D-A to P U D Signs Posted: Yes
Owner(s): MBRE of Jax, LLC & Charles O. Chupp, Sr. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

1. 2026-0311
Proposed 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, for Transmittal to the State of FL's Various Agencies for Review.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

CONVENTIONAL REZONINGS

Deferrals – NONE

Deferred Items to be Heard –

- Ex-Parte 1. 2026-0274
Council District-10 – Planning District-4 4578 Blanding Boulevard Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Triad Venture Capitalists, LLC Agent: Michael Akopyan
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

- Ex-Parte 1. 2026-302
Council District-9 – Planning District-5 3157 5th Street West Signs Posted: Yes
Request: R L D-60 to C N
Owner(s): Beacon Financial Group, Inc. Agent: Travis Moss
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte 2. 2026-303
Council District-6 – Planning District-3 11662 Flynn Road Signs Posted: Yes
Request: R R-Acre to R L D-90
Owner(s): Kalil Land LLC Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 3. 2026-304
Council District-10 – Planning District-5 5450 Cleveland Road Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Myknoll, LLC Agent: Bronte Ziegler
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-305
Council District-12 – Planning District-5 2228 Bulls Bay Highway Signs Posted: Yes
Request: R R-Acre & R L D-120 to R L D-60
Owner(s): Dale Holt and Kenneth Holt, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 5. 2026-306
Council District-2 – Planning District-2 962 St. Johns Bluff Road North Signs Posted: Yes
Request: C N to C C G-1
Owner(s): Bold City Construction, LLC Agent: Ian Brown, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte 1. 2026-300
Council District-1 – Planning District-2 2449 University Boulevard North Signs Posted: Yes
Request: C O to P U D
Owner(s): Melvin Devon Williams and Jovette Lasandre Williams Agent: Melvin Williams
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
- Ex-Parte 2. 2026-301
Council District-5 – Planning District-3 0, 5108, 5114, 5116, 5124 and 5136 San Jose Boulevard Signs Posted: Yes
Request: R L D-90 to P U D
Owner(s): 5124 San Jose Boulevard, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES – 1. 2026-364

Amend Section 656.101 (definitions) and 656.109 (Administration and Enforcements; Interpretation of Zoning Code; Administrative Deviations) Part 1, Ch 656 (Zoning Code), Ord Code; Amend Section 656.720 (Nonconforming Use Administrative Deviation). Part 7 (Nonconforming lots, Uses and Structure)

Staff Recommendation: **DEFERRED TO JULY 23, 2026**

Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –