City of Jacksonville

Planning Commission Meeting Agenda

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

Thursday, September , 2026

1:00 P.M.

Jacksonville Planning Commissioners

- ✓ Michael McGowan, Chair
- ✓ Lamonte Carter, Vice Chair (Left @ 2:45)
- ✓ 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 17, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, September 15, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on August 20, 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 – NONE

Deferred Items to be Heard –

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

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

New Items –

Ex-Parte 1. E-26-38
Council District-9 – Planning District-4 4565 Ricker Road Signs Posted: Yes
Request: Church meeting criteria set in Part 4
Owner(s): Benard Cherichel Agent: Patrick Honore
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. V-26-23
Council District-2 – Planning District-6 14037 Fulford Road Signs Posted: Yes
Request: Allow accessory dwelling unit in required front yard and increase the size from 25% of the primary structures building footprint to 33%
Owner(s): Linda M. Kirkpatrick Agent: Linda M. Kirkpatrick
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. V-26-24
Council District-7 – Planning District-1 0 10th St W Signs Posted: Yes
Request: Increase the size of an accessory garage apartment from 25% (690 square feet) of the primary structures building footprint to 32% (884 square feet)
Owner(s): Keelin Cassidy & Clifford Ayer Agent: Keelin Cassidy
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. V-26-25
Council District-5 – Planning District-3 9991 Hood Road Signs Posted: Yes
Request: Increase the size of an accessory dwelling unit from 750 square feet to 1,220 square feet
Owner(s): Ashley B. Collins Agent: Curtis L. Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 4. V-26-26
Council District-14 – Planning District-4 9032 Taylor Field Road Signs Posted: Yes
Request: Increase the size of an accessory structure from 50% (1087 square feet) to 83% (1,800 square feet) of the primary structures building footprint
Owner(s): Henry F. Mahecha Agent: Henry F. Mahecha
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 5. WLD-26-05
Council District-7 – Planning District-1 1045 Park Street Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school from 1500 feet to 410 feet
Owner(s): Scott McAlister Agent: Amanda Hessein, Esquire
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 –

Ex-Parte 1. M M-26-15
Council District-7 – Planning District-1 2336 Liberty Street North Signs Posted: Yes
Request: Revising criteria of the written description
Owner(s): FOC JP Prop 5 LLC, FOC JP Prop 3 LLC, FOC JP Prop 6 LLC, FOC JP Prop 1A LLC, FOC JP Prop 2 LLC, FOC JP Prop 4 LLC, FOC JP Prop 7 LLC and FOC JP Prop 8 LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. A D A O-26-01
Council District-2 – Planning District-2 3911 Valley Garden Drive West Signs Posted: Yes
Request: Appeal of final order from the Zoning Administrator Approving with Condition AD-25-79, an Application requesting to increase the fence height from 4 feet to 8 feet on a corner lot
Owner: Taylor Michele West Appellant: Taylor Michele West
Planning Commission Recommendation: **REMANDED back to the Zoning Administrator**

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: CCG-2 to PUD
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE
New Items – NONE

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

1. 2026-0631
Proposed 2026B Series Text Amendment to the C B D Land Use Category within the FLUE of the 2045 Comp Plan of the City to adopt by reference the previously approved increase of Marina slips in Downtown from 789 to 964 for transmittal to FL Various agencies for review; provide a disclaimer that the amendment granted herein shall not be construed as an exemption from any other applicable laws.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

2. 2026-0632
Proposed 2026B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to ensure consistency with State Law and Provide factors for assessing compatibility of residential uses associated with proposed changes in RLU categories or Zoning District for Transmittal to FL Various Agencies for review; provide a disclaimer that the amendment granted herein shall not be construed as an exemption from any other applicable laws.
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

CONVENTIONAL REZONINGS

Deferrals –

Ex-Parte 1. 2026-0558
Council District-10 – Planning District-5 0 Richardson Road Signs Posted: Yes
Request: R L D-60 to R L D-40
Owner(s): Trevor Moody Agent: Curtis L. Hart
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

Ex-Parte 1. 2026-0559
Council District-5 – Planning District-3 0 Philips Highway Signs Posted: Yes
Request: P U D to C C G-2
Owner(s): J C Demetree Agent: Paul M. Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

Ex-Parte 1. 2026-0618
Council District-8 – Planning District-6 0 Timber Cove Court Signs Posted: Yes
Request: R R-Acre to R L D-50
Owner(s): Ramona Roberts Agent: Ramona Roberts
Staff Recommendation**: APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2026-0619
Council District-7 – Planning District-4 0 Cardinal Boulevard, 0 and 1739 Cassat Avenue
Request: C C G-1 to C C G-2 Signs Posted: Yes
Owner(s): Mahmoud Baker Agent: Mahmoud Baker
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 3. 2026-0621
Council District-9 – Planning District-4 1923 Lane Avenue South Signs Posted: Yes
Request: C N to CCG-1
Owner(s): Lane Avenue Investment LLC Agent: Stephen E. Wood
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 4. 2026-0622
Council District-10 – Planning District-5 4223 Moncrief Road West Signs Posted: Yes
Request: R L D-60 to R M D-D
Owner(s): BCEL 8D LLC Agent: Zach Miller, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation **APPROVED**

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 – NONE

ORDINANCES – NONE
OLD BUSINESS –
NEW BUSINESS – Appointment of Nominating Committee by Chair: Joshua Garrison, Dorothy Gillette and Sean Hall
APPEALS UPDATE –
ADJOURNMENT – 4:35pm