

City of Jacksonville



Planning Commission Results 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 Maraf~~
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 - 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-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**

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: **APPROVED**

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: **APPROVED**

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: **DEFERRED**

- 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: **APPROVED** with **CONDITION**

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: **APPROVED**

**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: **DEFERRED**

- 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: **DEFERRED**
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: **DEFERRED**
- 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: **DEFERRED**
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: **DEFERRED**
- 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: **DEFERRED**
- 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**

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: **APPROVED**

- 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: **APPROVED** with **CONDITION**

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: **APPROVED**

- 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: **APPROVED**

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: **APPROVED**

- 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: **APPROVED**

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: **APPROVED**
- 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: **APPROVED**

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: **APPROVED**

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: **APPROVED**

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: **APPROVED**

- 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: **APPROVED**
- 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: **DEFERRED**
- 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: **APPROVED**
- 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: **APPROVED**

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: **APPROVED** with **CONDITION**
- 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: **APPROVED** with **CONDITION**

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: **DEFERRED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 3:15PM