

# City of Jacksonville



## Planning Commission Results Agenda

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup> Floor – Hearing Room 1002

Thursday, April 23, 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, May 7, 2026**

**NOTE:** The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, May 5, 2026**

**WELCOME**

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**APPROVE MINUTES of regular meeting on April 9, 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**
  
2. V-26-06  
Council District-6 – Planning District-3      12633 Hood Landing Road      Signs Posted: Yes  
Request: Increase size of Accessory Structure from 50% of the Primary Structures Building Footprint to 104%  
Owner(s): Julie and James Hughes      Agent: James Hughes  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – NONE**

**New Items –**

**Ex-Parte**

1. E-26-18  
Council District-14 – Planning District-4      8500 Blanding Boulevard      Signs Posted: Yes  
Request: Auto Laundry  
Owner(s): Satyem Patel      Agent: Melinda Corrigan  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**
  
2. E-26-19 (V-26-09)  
Council District-10 – Planning District-1      3436 Pearl Street North      Signs Posted: Yes  
Request: Day Care Centers Meeting the Performance Standards and Development Criteria Set Forth in Part 4  
Owner(s): Marc Nettleton      Agent: Kevin Oun  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 3. V-26-09 (E-26-19)  
Council District-10 – Planning District-1 3436 Pearl Street North Signs Posted: Yes  
Request: Reduce required distance between a Daycare and a Sexual Predator Residence from  
2,500 feet to 650 feet  
Owner(s): Marc Nettleton Agent: Kevin Oun  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. V-26-07  
Council District-9 – Planning District-5 1057 Woodstock Avenue Signs Posted: Yes  
Request: Increase size of Accessory Structure from 50% to 94% of Primary Structure Building Footprint  
Increase height of Accessory Structure to 20 feet  
Owner(s): Lauren H Stalnecker Agent: Lauren H. Stalnecker  
Staff Recommendation: **DENY**  
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 5. V-26-08  
Council District-4 – Planning District-3 3139 Tiger Hole Road Signs Posted: Yes  
Request: Increase size of detached Accessory Structure from 50% to 92%  
Increase height of Accessory Structure to 17 feet  
Owner(s): Darrell W. Mitchell Agent: Darrell W. Mitchell  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**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. 2026-0122 (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**

**Deferred Items to be Heard – NONE**  
**New Items – NONE**

**TEXT AMENDMENTS**

**Deferrals – NONE**  
**Deferred Items to be Heard – NONE**  
**New Items – NONE**

**CONVENTIONAL REZONINGS**

**Deferrals –**

- Ex-Parte 1. 2025-0630  
Council District-9 – Planning District-5 0 Commonwealth Avenue Signs Posted: Yes  
Request: R L D-60 to R M D-B  
Owner(s): Charles Powell Agent: Charles Powell  
Staff Recommendation: **DEFER – NO REPORT**  
Planning Commission Recommendation: **DEFERRED**

**Deferred Items to be Heard – NONE**

**New Items –**

- Ex-Parte 1. 2026-0209  
Council District-10 – Planning District-5 0, 3301 and 3323 Alameda Street Signs Posted: Yes  
Request: R L D-60 to R L D-50  
Owner(s): T S G Construction, Inc. Agent: Zhanylle Grant  
Staff Recommendation: **APPROVE**  
Planning Commission Recommendation: **APPROVED**

**PLANNED UNIT DEVELOPMENTS**

**Deferrals – NONE**

**Deferred Items to be Heard – NONE**

**New Items –**

**Ex-Parte**

1. 2026-0208

Council District-9 – Planning District-4 0 Wilson Boulevard

Signs Posted: Yes

Request: P U D (2024-0666-E) to P U D

Owner(s): First Coast Properties of Jacksonville, Inc.

Agent: Michael Herzberg

Staff Recommendation: **APPROVE** with **CONDITIONS**

Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

**Ex-Parte**

2. 2026-0210

Council District-8 – Planning District-6 0 Owens Road

Signs Posted: Yes

Request: P U D (2024-0823-E) to P U D

Owner(s): Owens Road, LP

Agent: Josh Cockrell

Staff Recommendation: **APPROVE** with **CONDITIONS**

Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

**ORDINANCES – NONE**

**OLD BUSINESS – Blueprint for Responsible Growth Task Force Kickoff – DEFERRED UNTIL FURTHER NOTICE**

**NEW BUSINESS –**

**APPEALS UPDATE –**

**ADJOURNMENT – 2:59**