

City of Jacksonville



Planning Commission Agenda

214 North Hogan Street, Edward Ball Building, 1st. 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 -

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:

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 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:

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:

- 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:
- 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:
- 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:

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:
- 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:

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 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:

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**
Planning Commission Recommendation:
- 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 CONDITION**
Planning Commission Recommendation:

ORDINANCES – NONE

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

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –