City of Jacksonville

Planning Commission Meeting Agenda

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

Thursday, November 5, 2026

1:00 P.M.

Jacksonville Planning Commissioners

Michael McGowan, Chair
Joshua Garrison, Vice Chair
D.R. Repass, Secretary
Lamonte Carter
Amy Fu
Dorothy Gillette
Sean Hall
Ali Marar

Mark McManus, Military Representative
Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, November 19, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, November 17, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on October 22, 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-26-45 (companion AD-26-56)
Council District-12 – Planning District-5 7489 Commonwealth Avenue Signs Posted: Yes
Request: Vertical Take-off Aircraft Landing Site
Owner(s): Aireit Commonwealth Logistics Center LLC Agent: Mark W. Shelton
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte 2. AD-26-56 (companion E-26-45)
Council District-12 – Planning District-5 7489 Commonwealth Avenue Signs Posted: Yes
Request: Reduce setback of vertical take-off aircraft landing site from property boundary from 500 feet to 29 feet
Owner(s): Aireit Commonwealth Logistics Center LLC Agent: Mark W. Shelton
Staff Recommendation**: DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

Ex-Parte 1. V-26-32
Council District-6 – Planning District-3 3636 Julington Creek Road Signs Posted: Yes
Request: Increase the size of an Accessory Structure (existing garage and addition) from 50% (1285 Square Feet) to 86% (2200 Square feet)
Owner(s): Allison Stephanuik Agent: Allison Stephanuik
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

New Items –

Ex-Parte 1. E-26-48
Council District-10 – Planning District-5 8348 New Kings Road Signs Posted: Yes
Request: Bus and Semi Tractor Parking in C G C-2 Zoning District
Owner(s): Ivan Martin Agent: Ivan Martin
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte 2. E-26-49
Council District-1 – Planning District-2 0 Arlington Expressway Signs Posted: Yes
Request: Outside Sale and Service in C C G-1 Zoning District
Owner(s): Blackwater Regency Acquisition LLC Agent: Blair Knighting
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. V-26-34
Council District-2 – Planning District-6 12703 Shims Road Signs Posted: Yes
Request: Increase Accessory Structure from 50% to 57%
Owner(s): Jose Ramos Agent: Jose Ramos
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. 2026-0126 (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 2. 2026-0127 (companion 2026-0126)
Council District-8 – Planning District-6 6919 Pitts Road Signs Posted: Yes
Request: C C G-2 to P U D
Owner(s): Fluffy Buttons, LLC Agent: Michael Herzberg
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

3. 2026-0690 (L-6067-25C) (Companion 2026-0691)
Council District-5 – Planning District-3 4350 Spring Park Road Signs Posted: Yes
Request: L D R to R P I
Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Ex-Parte 4. 2026-0691 (Companion 2026-0690)
Council District-5 – Planning District- 3 4350 Spring Park Road Signs Posted: Yes
Request: R L D-60 to C R O
Owner(s): Northport Holdings, I, LLC Agent: Brad Schoenemann
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard – NONE
New Items –

1. 2026-0781(L-6149-26C) (Companion 2026-782)
Council District-1 – Planning District-2 49 Bowlan Street North Signs Posted: Yes
Request: C G C to M D R
Owner(s): STF Capital Group, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2026-0782 (Companion 2026-781)
Council District-1 – Planning District-2 49 Bowlan Street North Signs Posted: Yes
Request: C O to R M D-A
Owner(s): STF Capital Group, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2026-0783 (L-6154-26C) (Companion 2026-784)
Council District-10 – Planning District-1 4330 Pearce Street Signs Posted: Yes
Request: P B F to M D R
Owner(s): Jabez Apartments & Homes, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 4. 2026-0784 (Companion 2026-783)
Council District-10 – Planning District-1 4330 Pearce Street Signs Posted: Yes
Request: P B F-1 to P U D
Owner(s): Jabez Apartments & Homes, LLC Agent: Hayden Phillips, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

5. 2026-0785 (L-6154-26C) (Companion 2026-786)
Council District-8 – Planning District-6 7248 Thien Street Signs Posted: Yes
Request: L D R to R P I
Owner(s): John Jones, Sr. Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte 6. 2026-0786 (Companion 2026-785)
Council District-8 – Planning District-6 7248 Thien Street Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): John Jones, Sr. Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

7. 2026-0787 (L-6161-26C) (Companion 2026-0787)
Council District-8 – Planning District-6 11160 New Kings Road, 10980 Bradd Avenue,
Signs Posted: Yes 6909 Dunn Avenue and 6939 Dunn Avenue
Request: R R-Acre to P U D
Owner(s): J & C Jax Properties 300 Land Trust, and Agent: Cyndy Trimmer, Esquire
J & C Jax Properties 400 Land Trust
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 8. 2026-0788 (Companion 2026-0787)
Council District-8 – Planning District-6 11160 New Kings Road, 10980 Bradd Avenue,
Signs Posted: Yes 6909 Dunn Avenue and 6939 Dunn Avenue
Request: R L D-60 to R O S
Owner(s): J & C Jax Properties 300 Land Trust, and Agent: Cyndy Trimmer, Esquire
J & C Jax Properties 400 Land Trust
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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

CONVENTIONAL REZONINGS
Deferrals – NONE
Deferred Items to be Heard – NONE
New Items – NONE

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 Items to be Heard –NONE

New Items –

Ex-Parte 1. 2026-0789
Council District-1 – Planning District-2 0 Fort Caroline Road Signs Posted: Yes
Request: R L D-90 to P U D
Owner(s): Fort Caroline Christine Church, Inc. Agent: Cyndy Trimmer
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

ORDINANCES – 2026-0807
Amend Section 656.304 (Rural Residential Category), 656.305 (Low Density Residential Category), 656.306 (Medium Density Residential Category) & 656.307 (High Density Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.311 (Residential - Professional - Institutional Category), 656.312 (Neighborhood Commercial Category) & 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.368 (Springfield Historic Zoning Districts), Subpt I (Springfield Zoning Overlay & Historic District Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.397 (Mayport Village Working Waterfront Zoning Districts), Subpt L (Mayport Road Zoning Overlay & Mayport Village Working Waterfront District), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.401 (Performance Standards & Development Criteria), Subpt A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code, to Add Community Gardens & Market Gardens Requirements; Amend Sec 656.422 (Chickens Allowed by Permit in Certain Zoning Districts), Subpt B (Miscellaneous Regulations), Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Define “Community Garden”, “Market Garden” & “Urban Agriculture”; Provide for Codification Instructions.
Staff Recommendation**: APPROVE**
Planning Commission Recommendation:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –