

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, June 18, 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, July 23, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, July 21, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on June 4, 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**
- Ex-Parte 2. E-26-27 (Companion AD-26-30)
Council District-5 – Planning District-3 5315 St. Augustine Road Signs Posted: Yes
Request: CCG-2 use for a Used Car Dealership
Owner(s): Aldion Cili Agent: Eraldo Perdoj
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 3. A D-26-30 (Companion E-26-27)
Council District-5 – Planning District-3 5315 St. Augustine Road Signs Posted: Yes
Request: Multiple Requests
Owner(s): Aldion Cili Agent: Eraldo Perdoj
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte 1. W L D-26-04
Council District-7 – Planning District-1 2030 Walnut Street Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
from 1500 feet to 280 feet
Owner(s): 4 LOCO Investors Agent: Felicia Luke
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **APPROVE 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 – 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 –

1. 2026-0422 (L-6058-25C) (Companion 2026-0423)
Council District-10 – Planning District-5 0 Old Kings Road Signs Posted: Yes
Request: L I to H I
Owner(s): Outdoor Depot, Inc Agent: Randy Baker
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 2. 2026-0423 (Companion 2026-0422)
Council District-10 – Planning District-5 0 Old Kings Road Signs Posted: Yes
Request: I L to I H
Owner(s): Outdoor Depot, Inc Agent: Randy Baker
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
3. 2026-0424 (L-6103-26C) (Companion 2026-0425)
Council District-10 – Planning District-5 5710 Pickettville Road Signs Posted: Yes
Request: L D R to L I
Owner(s): Robert Ledwick, II Agent: Curtis L Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 4. 2026-0425 (Companion 2026-0424)
Council District-10 – Planning District-5 5710 Pickettville Road Signs Posted: Yes
Request: R L D-60 to P U D
Owner(s): Robert Ledwick, II Agent: Curtis L Hart
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**
5. 2026-0426 (L-6110-26C) (Companion 2026-0427)
Council District-12 – Planning District-5 2505 Imeson Road Signs Posted: Yes
Request: R P I to L I
Owner(s): Land Holdings Northeast, Inc. Agent: Timothy Adkinson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 6. 2026-0427 (Companion 2026-0426)
Council District-12 – Planning District-5 2505 Imeson Road Signs Posted: Yes
Request: P U D to I L
Owner(s): Land Holdings Northeast, Inc. Agent: Timothy Adkinson
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

7. 2026-0428 (L-6111-26C) (Companion 2026-0429)
Council District-9 – Planning District-5 426 McDuff Avenue South, 3057 Hunt Street, 0, 3044,
Signs Posted: Yes 3050 Nolan Street and 3055, 3061 Cecelia Street
Request: R P I and L D R to C G C
Owner(s): City Rescue Mission, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 8. 2026-0429 (Companion 2026-0428)
Council District-9 – Planning District-5 426 McDuff Avenue South, 3057 Hunt Street, 0, 3044,
Signs Posted: Yes 3050 Nolan Street and 3055, 3061 Cecelia Street
Request: R L D-60 and CRO, CO and CCG-2 to P UD
Owner(s): City Rescue Mission, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED**
9. 2026-0430 (L-6115-26C) (Companion 2026-0431)
Council District-8 – Planning District-6 505 Starratt Road Signs Posted: Yes
Request: L D R to R P I
Owner(s): Nan L Brown Trust Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 10. 2026-0431 (Companion 2026-0430)
Council District-8 – Planning District-6 505 Starratt Road Signs Posted: Yes
Request: R L D-60 to C N
Owner(s): Nan L Brown Trust Agent: Brian Small
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**
11. 2026-0432 (L-6118-26C) (Companion 2026-0433)
Council District-8 – Planning District-6 6670 Barth Road Signs Posted: Yes
Request: L D R to L I and L D R to B P
Owner(s): Thomas R. Ursry Estate Agent: Kristen Reed
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 12. 2026-0433 (Companion 2026-0432)
Council District-8 – Planning District-6 6670 Barth Road Signs Posted: Yes
Request: R R-Acre to P U D
Owner(s): Thomas R. Ursry Estate Agent: Kristen Reed
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation: **APPROVED** with **CONDITION**

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

CONVENTIONAL REZONINGS

Deferrals – NONE

Deferred Items to be Heard –

- Ex-Parte 1. 2026-0372
Council District-8 – Planning District-6 12020 Dunn Creek Road Signs Posted: Yes
Request: R R-Acre to R L D-50
Owner(s): Eigger Enterprise, LLC Agent: Eigger Enterprise, LLC
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **DEFERRED**

New Items – NONE

PLANNED UNIT DEVELOPMENTS

Deferrals –

- Ex-Parte 1. 2026-0421
Council District-11 – Planning District-3 0 Baymeadows Way West Signs Posted: Yes
Request: P U D to P U D
Owner(s): CCP Baymeadows, LLC Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 2. 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 –

- Ex-Parte 1. 2026-0434
Council District-7 – Planning District-1 101 1st Street West and 0 Laura Street
Request: C R O-S to P U D Signs Posted: Yes
Owner(s): Jacksonville Museum Space, LLC Agent: Lara Hipps
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation: **DEFERRED**
- Ex-Parte 2. 2026-0435
Council District-9 – Planning District-4 0 Village Lane Signs Posted: Yes
Request: R M D-A to P U D
Owner(s): North Florida Land Trust, Inc. Agent: Peter King
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte 3. 2026-0437
Council District-5 – Planning District-2 0, 4066, 4132 Atlantic Boulevard and
1635, 1649, 1657 and 1667 Arletha Road
Request: P U D to P U D Signs Posted: Yes
Owner(s): Acree JV, LLC Agent: Andre Green
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**
- Ex-Parte 4. 2026-0438
Council District-8 – Planning District-6 116 Kirk Road Signs Posted: Yes
Request: R L D-120 to P U D
Owner(s): Robert Summey, Candice Summey, Curtis Easter, Tina Easter, Linda Jaeger,
Robert Jaeger, Earl Jesse Compton, Brenda Compton, John Rawlings, Melissa Rawlings
and John Thomas Rawlings Jr. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 5. 2026-0439
Council District-3 – Planning District-3 4420 Hodges Boulevard Signs Posted: Yes
Request: R M D-A to P U D
Owner(s): The Church at Chets Creek, Inc. Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

ORDINANCES – NONE

OLD BUSINESS – NONE

NEW BUSINESS – NONE

APPEALS UPDATE – NONE

ADJOURNMENT – 2:18PM