

City of Jacksonville



Planning Commission Agenda version 1/29/26

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

Thursday, February 5, 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

Mark McManus, Military Representative
Randy Gallup, School District Representative

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

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Wednesday, February 15, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on January 23, 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:
- Ex-Parte** 2. E-25-47 (companion V-25-23)
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Daycare Center (Adult Center) meeting the performance standards and development criteria set forth in Part 4.
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:
- Ex-Parte** 3. V-25-23 (companion to E-25-47)
Council District-7 – Planning District-1 2036 Silver Street Signs Posted: Yes
Request: Reduce the minimum distance between a daycare facility and a sexual predator residence from 2,500 feet required to 250 feet.
Owner(s): Mount Sinai Missionary Baptist Church Agent: James Gordon
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

New Items –

Ex-Parte

1. E-26-02
Council District-8 – Planning District-6 3353 Dunn Avenue Signs Posted: Yes
Request: Daycare
Owner(s): Ayman Safar Agent: Rose Paulino
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. E-26-03
Council District-9 – Planning District-5 5390 Verna Boulevard Signs Posted: Yes
Request: Truck Parking and /or Storage
Owner(s): Maribel Melendi Agent: Alain Franco
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

3. V-26-01
Council District-3 – Planning District-3 2911 Front Road Signs Posted: Yes
Request: Increase size of an Accessory Dwelling Unit and allow the Accessory Dwelling Unit on the side of the Primary Structure
Owner(s): Louis Posick, Debby Proctor and Stacey Posick Agent: Scott Niedbalski
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

4. V-26-02
Council District-4 – Planning District-2 0 Beach Boulevard Signs Posted: Yes
Request: Increase maximum off-street parking from 19 to 40 spaces; allow deviation from the parking lot landscaping matrix (Part 12)
Owner(s): Long Nguyen, Steve Alpert, Agent: Blair Knighting
Mark Alpert and Abraham Alpert
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

MINOR MODIFICATIONS (M M) AND ADMINISTRATIVE DEVIATION APPEALS (A D)

Deferrals – NONE

Deferred Item to be Heard –

Ex-Parte

1. MM-25-15
Council District-8 – Planning District-6 11708 Lem Turner Road Signs Posted: Yes
Request: Revise Site Plan
Owner(s):Rafael Partidas Agent: Enrique Mascareno
Staff Recommendation: **APPROVE with CONDITION**
Planning Commission Recommendation:

**New Items –
Ex-Parte**

1. MM-26-02
Council District-7 – Planning District-1 0 9th Street West Signs Posted: Yes
Request: Reduce minimum lot area from 4,000 square feet to 2,000 square feet
Reduce front yard setback from 20 feet to 4 feet for a proposed single-family home
Owner(s): Jushua Cooper Rosario Agent: Cooper Rosario
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte

2. MM-26-03
Council District-4 – Planning District-2 12525 Beach Boulevard Signs Posted: Yes
Request: Allow increase in size for directional signs
Owner(s): St. Vincents Health System Inc Agent: Bradley Ginzig
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

**LAND USE AMENDMENTS, COMPANION REZONINGS, TEXT AMENDMENTS, CONVENTIONAL REZONINGS,
PLANNED UNIT DEVELOPMENTS (PUD), AND ORDINANCES**

LAND USE AMENDMENTS AND COMPANIONS REZONINGS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

1. 2026-0006 (L-6068-25C) (companion 2026-0007)
Council District-14 – Planning District-4 5735 Morse Avenue Signs Posted: Yes
Request: LDR to MDR
Owner(s): Kelly Dawn Chatham and Paula Moore Agent: Hayden Phillips, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte

2. 2026-0007 (companion 2026-0006)
Council District-14 – Planning District-4 5735 Morse Avenue Signs Posted: Yes
Request: RR-Acre to PUD
Owner(s): Kelly Dawn Chatham and Paula Moore Agent: Hayden Phillips, Esquire
Staff Recommendation: **DENY**
Planning Commission Recommendation:

3. 2026-0008 (L-6072-25C) (companion 2026-0009)
Council District-2 – Planning District-6 0 Port Jacksonville Parkway Signs Posted: Yes
Request: LDR to LI and LDR to CSV
Owner(s): Stone Mountain Industrial Park Inc Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 4. 2026-0009 (companion 2026-0008)
Council District-2 – Planning District-6 0 Port Jacksonville Parkway Signs Posted: Yes
Request: PUD to PUD
Owner(s): Stone Mountain Industrial Park Inc Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:
5. 2026-0010 (L-6074-25C) (companion 2026-0011)
Council District-5 – Planning District-3 2890 University Boulevard West Signs Posted: Yes
Request: RPI to CGC
Owner(s): VyStar Credit Union Agent: Hunter Faulkner
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 6. 2026-0011 (companion 2026-0010)
Council District-5 – Planning District-3 2890 University Boulevard West Signs Posted: Yes
Request: CCG-1 & CRO to PUD
Owner(s): VyStar Credit Union Agent: Hunter Faulkner
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:
7. 2026-0012 (L-6081-25C) (companion 2026-0013)
Council District-8 – Planning District-6 0 Arnold Road South Signs Posted: Yes
Request: LI to LDR
Owner(s): Arnold Road Propco, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 8. 2026-0013 (companion 2026-0012)
Council District-8 – Planning District-6 0 Parete Road South and 0 Arnold Road South
Request: PUD to PUD Signs Posted: Yes
Owner(s): Arnold Road Propco, LLC Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

9. 2026-0022 (L-6084-25C) (companion 2026-0023)
Council District-5 – Planning District-3 9702 Historic Kings Road South Signs Posted: Yes
Request: LDR to BP
Owner(s): Eduardo Cesar De Santana and Sandra Santana Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- Ex-Parte 10 2026-0023 (companion 2026-0022)
Council District-5 – Planning District-3 9702 Historic Kings Road South Signs Posted: Yes
Request: RLD-70 & RR-Acre to IBP
Owner(s): Eduardo Cesar De Santana and Sandra Santana Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:
- 11 2026-0027 (L-6059-25C) (companion 2026-0028)
Council District-12 – Planning District-5 0 Utsey Road Signs Posted: Yes
Request: AGR to RR
Owner(s): Dexter Bennett Agent: Deshawna Bennett
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte 12 2026-0028 (companion 2026-0027)
Council District-12 – Planning District-5 0 Utsey Road Signs Posted: Yes
Request: AGR to RR-Acre
Owner(s): Dexter Bennett Agent: Deshawna Bennett
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

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: RLD-60 to RMD-B
Owner(s): Charles Powell Agent: Charles Powell
Staff Recommendation: **DEFER – NO REPORT**
Planning Commission Recommendation:

Deferred Items to be Heard –

- Ex-Parte** 1. 2025-0887
Council District-10 – Planning District-5 2610 Fairfax Street Signs Posted: Yes
Request: RLD-60 to PBF-1
Owner(s): City of Jacksonville Agent: Daniel Vansickle
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation:

New Items –

- Ex-Parte** 1. 2026-0016
Council District-6 – Planning District-3 0 Brady Road & 12245 Brady Road
Request: RR-Acre to RLD-90 Signs Posted: Yes
Owner(s): Joseph Coppedge, Lisa Coppedge and Lorriane Court, LLC
Agent: Hayden Phillips
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

- Ex-Parte** 2. 2026-0024
Council District-10 – Planning District-1 5348 Moncrief Road Signs Posted: Yes
Request: RLD-60 to CRO
Owner(s): Clara White Mission, Inc. Agent: Meg Fisher
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte** 1. 2026-0014
Council District-7 – Planning District-1 2063 Blair Street Signs Posted: Yes
Request: RMD-A to PUD
Owner(s): Jacksonville Port Authority Agent: Robin Marshall
Staff Recommendation: **APPROVE** with **CONDITION**
Planning Commission Recommendation:

- Ex-Parte** 2. 2026-0015
Council District-8 – Planning District-6 0 Hemlock Street, 3640 Hemlock Street,
Request: RMD-A to PUD 3653 Newcomb Road and 3707 Newcomb Road
Signs Posted: Yes
Owner(s): William Houston Stephens Revocable Trust, Agent: Brian Small
William H. Stephens, Newcomb Terrace, LLC
William Leslie Howell and Minne Lou Howell
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

- Ex-Parte** 3. 2026-0017
Council District-3 – Planning District-3 10060 Skinner Lake Drive Signs Posted: Yes
Request: PUD to PUD
Owner(s): Sierra Leaf Propco, LLC Agent: Paige Johnston
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:
- Ex-Parte** 4. 2026-0026
Council District-11 – Planning District-3 5022 Gate Parkway Signs Posted: Yes
Request: IBP to PUD
Owner(s): Merritt-Jame, LLC Agent: Cyndy Trimmer, Esquire
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 – NONE

APPEALS UPDATE – NONE

ADJOURNMENT –