

# City of Jacksonville



## Planning Commission Agenda version 1/29/26

214 North Hogan Street, Edward Ball Building, 1<sup>st</sup> 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:
  
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:
  
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:
  
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 9<sup>th</sup> 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:
  
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:
  
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 Signs Posted: Yes  
Request: PUD to PUD Agent: Paul M Harden, Esquire  
Owner(s): Arnold Road Propco, LLC Staff Recommendation: **APPROVE with CONDITIONS**  
Planning Commission Recommendation:

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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 Signs Posted: Yes  
Request: RR-Acre to RLD-90  
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, 3653 Newcomb Road and 3707 Newcomb Road  
Request: RMD-A to PUD  
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 –**