

City of Jacksonville



Planning Commission Results Agenda

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

Thursday, June 4, 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, June 18, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, June 16, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on May 21, 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**

Deferred Items to be Heard –

Ex-Parte 1. V-26-12
Council District-6 – Planning District-3 9716 San Jose Boulevard Signs Posted: Yes
Request: Increase Parking from 115 to 180 spaces and reduce the Perimeter Landscaping along the
West Property Line
Owner(s): Christian Oldenburg Agent: Jillian Konarski
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

Ex-Parte 1. E-26-25 (Companion AD-26-27)
Council District-8 – Planning District-5 8701 Old Kings Road Signs Posted: Yes
Request: Recycling Facilities and Yards meeting the Performance Standards and Development Criteria
set forth in Part 4
Owner(s): Howard R. Shaw Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. AD-26-27 (Companion E-26-25)
Council District-8 – Planning District-5 8701 Old Kings Road Signs Posted: Yes
Request: Increase maximum number of off-street parking spaces from 35 spaces to 345 spaces
Owner(s): Howard R. Shaw Agent: Paul M Harden, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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

Deferrals – NONE

Deferred Item to be Heard – NONE

New Items –

- Ex-Parte 1. M M-26-10
Council District-14 – Planning District-4 6353 Argyle Forest Blvd Signs Posted: Yes
Request: Subdivide the property in order to sell individual buildings within the business park, as further described in the Minor Modification written description
Owner(s): Samaarsh Family Trust Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 2. M M-26-11
Council District-8 – Planning District-6 0 Bird Road Signs Posted: Yes
Request: Amend #2.B.11. Architectural Criteria to allow a durable, fire-resistant fiber cement siding made of sand, cement, and cellulose fibers, commonly known as Hardie Board on the front of any dwelling unit in the PUD
Owner(s): Reza Ramaghi Agent: Janis Fleet
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

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 –

1. 2026-0293 (L-6098-26C) (Companion 2026-0294 & 2026-0295)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: C G C to L D R
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 2. 2026-0294 (Companion 2026-0293 & 2026-0295)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: C C G-2 & R L D-100A
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 3. 2026-0295 (Companion 2026-0293 & 2026-0294)
Council District-2 – Planning District-6 9801 Heckscher Drive Signs Posted: Yes
Request: Increase height of fence from 4 feet to 8 feet
Owner(s): Paul Zebouni Agent: Ian Brown
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED** with **CONDITION** (Increase height of dwelling from 35 ft. to 50 ft.)

New Items –

1. 2026-0365 (L-6082-25A)
Council District-12 – Planning District- 4 0 Yellow Water Road North
Request: R R to L D R Signs Posted: Yes
Owner(s): Yellow Water Land Holdings, LLC. Agent: Paul M. Harden Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

2. 2026-0366 (L-6096-26C) (Companion 2026-0367)
Council District-12 – Planning District-4 4782, 4788, 4800 & 4906 Yellow Water Road
Request: A G R to L D R Signs Posted: Yes
Owner(s): Yellow Water Pines, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 3. 2026-0367 (Companion 2026-0366)
Council District-12 – Planning District-4 4782, 4788, 4800 & 4906 Yellow Water Road
Request: A G R to R L D-60 Signs Posted: Yes
Owner(s): Yellow Water Pines, Inc. Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
4. 2026-0368 (L-6105-26C) (Companion 2026-0369)
Council District-10 – Planning District-5 508 63rd Street East
Request: C G C to M D R Signs Posted: Yes
Owner(s): BCEL 10F, LLC Agent: Christopher Paul
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 5. 2026-0369 (Companion 2026-0368)
Council District-10 – Planning District-5 508 63rd Street East
Request: C C G-1 to R M D-A Signs Posted: Yes
Owner(s): BCEL 10F, LLC Agent: Christopher Paul
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
6. 2026-0370 (L-6107-26C) (Companion 2026-0371)
Council District-8 – Planning District-6 0 Dundas Drive Signs Posted: Yes
Request: B P to L I
Owner(s): Reman-Northside, LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 7. 2026-0371 (Companion 2026-0370)
Council District-8 – Planning District-6 0 Dundas Drive Signs Posted: Yes
Request: I B P to I L
Owner(s): Reman-Northside, LLC Agent: Folks Huxford
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

TEXT AMENDMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items – NONE

CONVENTIONAL REZONINGS

Deferrals –

- Ex-Parte 1. 2026-372
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: **DEFER – NO REPORT**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard –

- Ex-Parte 1. 2026-304
Council District-10 – Planning District-5 5450 Cleveland Road Signs Posted: Yes
Request: C C G-1 to C C G-2
Owner(s): Myknoll, LLC Agent: Bronte Ziegler
Staff Recommendation: **DENY**
Planning Commission Recommendation: **DENIED**

New Items – NONE

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

- Ex-Parte 1. 2026-373
Council District-5 – Planning District-3 4578 San Jose Boulevard Signs Posted: Yes
Request: P U D to P U D
Owner(s): Shops of Granada, LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED with CONDITION**
- Ex-Parte 2. 2026-374
Council District-8 – Planning District-6 1151 Miller Circle North & 11938 Pulaski Road
Request: C C G-1 to P U D Signs Posted: Yes
Owner(s): KST Investments, LLC Agent: Josh Cockrell
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

ORDINANCES – 1. 2026-0364

- Amend Section 656.101 (definitions) and 656.109 (Administration and Enforcements; Interpretation of Zoning Code; Administrative Deviations) Part 1, Ch 656 (Zoning Code), Ord Code; Amend Section 656.720 (Nonconforming Use Administrative Deviation). Part 7 (Nonconforming lots, Uses and Structure)
Staff Recommendation: **WITHDRAW**
Planning Commission Recommendation: **WITHDRAWN**

2. 2026-0376

An Ordinance Regarding Home Occupations; Amending Sections 656.304 (Rural Residential Category), 656.305 (Low Density Residential Category), 656.306 (Medium Density Residential Category) And 656.307 (High Density Category), Subpart B (Residential Use Categories And Zoning Districts), Part 3 (Schedule Of District Regulations), Chapter 656 (Zoning Code), Ordinance Code; Amending Section 656.311 (Residential Professional-Institutional Category), Subpart C (Commercial Use Categories And Zoning Districts), Part 3 (Schedule Of District Regulations), Chapter 656 (Zoning Code), Ordinance Code; Amending Section 656.331 (Agriculture), Subpart E (Miscellaneous Use Categories And Zoning Districts), Part 3 (Schedule Of District Regulations), Chapter 656 (Zoning Code), Ordinance Code; Amending Sections 656.368 (Springfield Historic Zoning Districts) And 656.369 (Springfield Performance Standards And Development Criteria), Subpart I (Springfield Zoning Overlay And Historic District Regulations), Part 3 (Schedule Of District Regulations), Chapter 656 (Zoning Code), Ordinance Code; Amending Section 656.401 (Performance Standards And Development Criteria), Subpart A (Performance Standards and Development Criteria), Part 4 (Supplementary Regulations), Chapter 656 (Zoning Code), Ordinance Code, To Modify Home Occupation Requirements Consistent With State Statute;

Staff Recommendation: **APPROVE**

Planning Commission Recommendation: **APPROVED**

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT – 3:33PM