City of Jacksonville

Planning Commission Meeting Agenda

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

Thursday, November 19, 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
Aleizha Batson

Mark McManus, Military Representative
Randy Gallup, School District Representative

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, December 3, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, December 1, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on November 5, 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 (W A A R)

EXCEPTIONS, WAIVER OF LIQUOR LICENSE LOCATION AND ADMINISTRATIVE DEVIATION COMPANIONS

Deferrals – NONE

Deferred Items to be Heard –

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 L L C Agent: Mark W. Shelton
Staff Recommendation: **APPROVE**
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 L L C Agent: Mark W. Shelton
Staff Recommendation**: APPROVE**
Planning Commission Recommendation:

Ex-Parte 3. 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:

New Items – None

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

Deferrals – None

Deferred Item to be Heard – None

New Items –

1. A D A O-26-03
   Council District-13 – Planning District-2 14511 Aqua Vista Court Signs Posted: Yes
   Request: Appeal of final order from the Zoning Administrator Approving with Condition Application AD-26-48 an application requesting to:
   - Reduce the required minimum lot area from 9,900 square feet to 8,610 square feet for Lot 1
   - Reduce the required minimum lot area from 9,900 square feet to 7,670 square feet for Lot 2
   - Reduce the lot width from 90 feet to 74 feet for Lot 2

   Owner: David Lombana Appellant: Whitney Stefanides
   Planning Commission Recommendation:

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, L L C 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, L L C Agent: Michael Herzberg
   Staff Recommendation: **DEFER – NO REPORT**
   Planning Commission Recommendation:

Deferred Items to be Heard –

1. 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, L L C Agent: Brad Schoenemann
   Staff Recommendation: **DENY**
   Planning Commission Recommendation:

Ex-Parte 2. 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, L L C Agent: Brad Schoenemann
Staff Recommendation: **DENY**
Planning Commission Recommendation:

New Items –

1. 2026-0833 (L-6148-26C) (Companion 2026-834)
Council District- 9 – Planning District-5 0, 1134 and 1136 Huron Street and 0 1st Street
Request: L D R to R P I Signs Posted: Yes
Owner(s): Moss Holdings 1 of Jax L L C Agent: Travis Moss
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2026-0834 (Companion 2026-833)
Council District- 9 – Planning District-5 0, 1134 and 1136 Huron Street and 0 1st Street
Request: R L D-60 to C N Signs Posted: Yes
Owner(s): Moss Holdings 1 of Jax L L C Agent: Travis Moss
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

3. 2026-0835 (L-6150-26C) (Companion 2026-836)
Council District-8 – Planning District-5 0 Adams Avenue Signs Posted: Yes
Request: B P to L D R
Owner(s): First Coast Properties of Jacksonville, Inc. Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

Ex-Parte 4. 2026-0836 (Companion 2026-835)
Council District-8 – Planning District-5 0 Adams Avenue Signs Posted: Yes
Request: P U D to R L D-50
Owner(s): First Coast Properties of Jacksonville, Inc. Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation:

5. 2026-0837 (L-6159-26C) (Companion 2026-838)
Council District-9 – Planning District-4 4555 and 4609 Wesconnett Boulevard Signs Posted: Yes
Request: N C to B P
Owner(s): Curtis Baxter Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 6. 2026-0838 (Companion 2026-837)
Council District-9 – Planning District-4 4555 and 4609 Wesconnett Boulevard Signs Posted: Yes
Request: C N to P U D
Owner(s): Curtis Baxter Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

7. 2026-0839 (L-6167-26C) (Companion 2026-0840)
   Council District-12 – Planning District-5 10491 Normandy Boulevard Signs Posted: Yes
   Request: L D R to N C
   Owner(s): N. D. Yazgi Normandy Boulevard, Inc. Agent: Josh Cockrell
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

Ex-Parte 8. 2026-0840 (Companion 2026-0839)
   Council District-12 – Planning District-5 10491 Normandy Boulevard Signs Posted: Yes
   Request: R LD-60 to C N
   Owner(s): N. D. Yazgi Normandy Boulevard, Inc. Agent: Josh Cockrell
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

9. 2026-0841 (L-6169-26C) (Companion 2026-0842)
   Council District-2 – Planning District-6 0 Kraft Road Signs Posted: Yes
   Request: L I to H I
   Owner(s): Eastport Jacksonville Property Owner L L C Agent: Steve Diebenow, Esquire
   Staff Recommendation: **APPROVE**
   Planning Commission Recommendation:

Ex-Parte 10. 2026-0842 (Companion 2026-0841)
   Council District-2 – Planning District-6 0 Kraft Road Signs Posted: Yes
   Request: I B P to I H
   Owner(s): Eastport Jacksonville Property Owner L L C Agent: Steve Diebenow, Esquire
   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 J V, L L C Agent: Justin Holmes
   Staff Recommendation: **DEFER – NO REPORT**
   Planning Commission Recommendation:

Deferred Items to be Heard –None

New Items –

Ex-Parte 1. 2026-0843
Council District-10 – Planning District-5 91 Tourt River Drive and 8101 Main Street North
Signs Posted: Yes
Request: P U D and C C G-2 to P U D
Owner(s): Harbor Trout River L L C Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation:

Ex-Parte 2. 2026-0844
Council District-8 – Planning District-6 0 Lem Turner Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): E P G Jax L L C Agent: Wyman Duggan, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation:

ORDINANCES – None

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –