

City of Jacksonville



Planning Commission 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 -

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 Items to be Heard – None

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:

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:

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:

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:
- 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:

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:
- 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:

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:
- 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 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:
- 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:
- 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:

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:

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:
- 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:
4. 2026-0368 (L-6105-26C) (Companion 2026-0369)
Council District-7 – 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:
- Ex-Parte 5. 2026-0369 (Companion 2026-0368)
Council District-7 – 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:
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:
- 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:

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 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:

New Items – NONE

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. 2026-373
Council District-3 – Planning District-5 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: **APPROE**
Planning Commission Recommendation:

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:

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: **DEFERRED TO JULY 23, 2026**
Planning Commission Recommendation:

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:

OLD BUSINESS –

NEW BUSINESS –

APPEALS UPDATE –

ADJOURNMENT –