

City of Jacksonville



Planning Commission Results Agenda ver. 03/19/26

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

Thursday, March 19, 2026

1:00 P.M.

Jacksonville Planning Commissioners

~~Moné Holder, Chair~~

Michael McGowan, Vice Chair

~~Lamonte Carter, Secretary~~

Amy Fu

~~Dorothy Gillette~~

Ali Marar (*Late Arrival 1:32*)

~~D.R. Repass~~

Joshua Garrison

Sean Hall

Suzanne Jenkins, Alternate

Mark McManus, Military Representative

~~Randy Gallup, School District Representative~~

NOTE: The next regular meeting of the Jacksonville Planning Commission will be held on **Thursday, April 9, 2026**

NOTE: The next regular meeting of the Land Use & Zoning Committee will be held on **Tuesday, April 7, 2026**

WELCOME

PLEDGE OF ALLEGIANCE

ATTENDANCE

APPROVE MINUTES of regular meeting on March 5, 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. W L D-26-01
Council District-7 – Planning District-1 1349 Market Street North Signs Posted: Yes
Request: Reduce minimum distance between liquor license location and church or school from
500 feet to 60 feet
Owner(s): Raiti Jonathan Agent: Lawrence Yancy
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

New Items –

Ex-Parte

1. E-26-07 (Companion A D-26-12)
Council District-7 – Planning District-5 1604 Margaret Street Signs Posted: Yes
Request: Outside Sales and Service for Food
Owner(s): Homerick LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte** 2. A D-26-12 (Companion E-26-07)
Council District-7 – Planning District-5 1604 Margaret Street Signs Posted: Yes
Request: Reduction of Off-Street Parking spaces, the Landscape Buffer and the Driveway Width
Owner(s): Homerick LLC Agent: Steve Diebenow, Esquire
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 3. E-26-13
Council District-5 – Planning District-3 9512 Hood Road Signs Posted: Yes
Request: Service Garages for Minor Repairs
Owner(s): Richard Tillman Agent: Curtis L Hart
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 4. V-26-04
Council District-7 – Planning District-5 3024 St. Johns Avenue Signs Posted: Yes
Request: Increase size of Accessory Structure
Owner(s): Lewis S. Hurst Agent: William Leuthold
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte** 5. W L D-26-02
Council District-5 – Planning District-2 5825 Beach Boulevard Signs Posted: Yes
Request: Reduce required minimum distance between liquor license location and church or school
Owner(s): Fadi Khazaal 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-26-08
Council District-9 – Planning District-5 0 Lane Avenue South Signs Posted: Yes
Request: Revise Site Plan for Retail/ Commercial, Restaurant and Hotels Uses
Owner(s): Fountains at Westside LLC Agent: Mark W. Shelton
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 – NONE

New Items –

1. 2026-0124 (L-6079-25C) (Companion 2026-0125)
Council District-14 – Planning District-4 0 Rampart Road Signs Posted: Yes
Request: M D R to B P
Owner(s): Collins Rd Properties 1, LLC Agent: Patrick Krechowski
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

- Ex-Parte 2. 2026-0125 (companion 2026-0124)
Council District-14 – Planning District-4 0 Rampart Road Signs Posted: Yes
Request: P U D to P U D
Owner(s): Collins Rd Properties 1, LLC Agent: Patrick Krechowski
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**
3. 2026-0128 (L-6090-25C) (Companion 2026-0129)
Council District-4 – Planning District-2 2124, 2144, 2200, and 2220 Southside Boulevard
Request: L D R to B P Signs Posted: Yes
Owner(s): Orion Christopher Likins and Miriam Margaret Templeman Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**
- Ex-Parte 4. 2026-0129 (companion 2026-0128)
Council District-4 – Planning District-2 2124, 2144, 2200, and 2220 Southside Boulevard
Request: R L D-60 to I B P Signs Posted: Yes
Owner(s): Orion Christopher Likins and Miriam Margaret Templeman Agent: Michael Herzberg
Staff Recommendation: **DENY**
Planning Commission Recommendation: **APPROVED**

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**
Planning Commission Recommendation: **DEFERRED**

Deferred Items to be Heard – NONE

New Items –

Ex-Parte

1. 2026-0133
Council District-10 – Planning District-5 0 Sherrington Street Signs Posted: Yes
Request: R L D-60 to R M D-A
Owner(s): K3 Advantages, LLC Agent: Kenneth Grady
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2026-0134
Council District-10 – Planning District-5 0 Sherrington Street Signs Posted: Yes
Request: Reduce the required Side Yard Setback from 10 feet to 5 feet
Owner(s): K3 Advantages, LLC Agent: Kenneth Grady
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

PLANNED UNIT DEVELOPMENTS

Deferrals – NONE

Deferred Items to be Heard – NONE

New Items –

Ex-Parte 1. 2026-0130
Council District-3 – Planning District-3 12226 Beach Boulevard Signs Posted: Yes
Request: P U D to P U D
Owner(s): Sans Pareil Property, LLC Agent: Josh Cockrell
Staff Recommendation: **APPROVE**
Planning Commission Recommendation: **APPROVED**

Ex-Parte 2. 2026-0131
Council District-12 – Planning District-4 880 & 950 US 301 Hwy S Signs Posted: Yes
Request: C C G-1 and C C G-2 to P U D
Owner(s): 880 US Hwy 301, LLC, Charles Douglas Moore Life Estate, Dana Michelle Moore
Gautreaux, Kendra Ann Boore Baudoin, Harld Robert Mosley and Wesley Mosley Jr.
Agent: Cyndy Trimmer, Esquire
Staff Recommendation: **APPROVE** with **CONDITIONS**
Planning Commission Recommendation: **APPROVED** with **CONDITIONS**

ORDINANCES – NONE

OLD BUSINESS – Blueprint for Responsible Growth Task Force Kickoff – **DEFERRED UNTIL FURTHER NOTICE**

NEW BUSINESS – NONE

APPEALS UPDATE – NONE

ADJOURNMENT – 2:23PM