

City of Jacksonville



Planning Commission Agenda ver. 03/12/26

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

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, 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 -

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 –

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:

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:

- 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:
- 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:
- 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:
- 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:

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:

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 – 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:

- 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:
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:
- Ex-Parte 4. 2026-0129 (companion 2026-0128)
Council District-4 – Planning District-2 2124, 2144, 2200, and 2200 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:

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 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:

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:

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:

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:

ORDINANCES – NONE

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

NEW BUSINESS – NONE

APPEALS UPDATE – NONE

ADJOURNMENT –