



OFFICE OF CITY COUNCIL

CITY COUNCIL AGENDA OF August 11, 2026

BRIEF SUMMARIES OF AMENDMENTS and SUBSTITUTES

Compiled by: Research Division

26-123 Amendment (ORD-Q Rezoning at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to PUD, to Permit Single-family Dwellings, as Described in the Old Kings Rd Manufactured Home PUD - Sandcastle Capital Holdings, LLC):

1. Attach Revised Exhibit 3 (revised Written Description dated July 11, 2026).
2. Attach Revised Exhibit 4 (revised Site Plan dated May 6, 2026).

26-421 Amendment (ORD-Q Rezoning at 0 Baymeadows Wy W, btwn Baymeadows Wy & I-95 - (7.64± Acres) - PUD (1974-577-E) to PUD, to Permit Multi-Family Residential Dev, as Described in the Baymeadows Wy W PUD - CCP Baymeadows, LLC):

1. Unless waived by the Chief of Traffic Engineering (or their designee), a traffic study shall be undertaken by the developer upon PUD verification and prior to the submission of civil plans. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

26-434 Amendment (ORD-Q Rezoning at 101 1st St W & 0 Laura St, btwn Pearl St N & Laura St N - (0.46± Acre) - CRO-S to PUD, to Permit a Banquet Hall & Event Space, as Described in the Karpeles Grand PUD - Jacksonville Museum Space, LLC):

1. Attach Revised Exhibit 3 (revised Written Description dated June 23, 2026).

26-435 Amendment (ORD-Q Rezoning at 0 Village Ln, E of I-295 btwn Herlong Rd & Normandy Blvd - (19.38± Acres) - RMD-A to PUD, to Permit a Multi-Family Housing Dev with Multiple Bldgs, as Described in the Ragland Landings PUD - North Florida Land Trust, Inc.):

1. A traffic study, including an operational analysis study, shall be undertaken by the developer upon PUD verification and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee)

2. Attach a Revised Exhibit 4 (revised Site Plan dated June 4, 2026).

26-437 Amendment (ORD-Q Rezoning at 0, 4066, 4132 Atlantic Blvd & 1635, 1649, 1657, 1667 Arletha Rd, btwn Art Museum Drive Rd & Beach Blvd - (7.14± Acres) – PUD (2022-0534-E) to PUD, to Permit the Inclusion of Add'l Uses Including Residential & Commercial Uses, as Described in the St. Nicholas PUD - St. Nicholas MF Partners, LLC):

1. Alleyways shall only be allowed pursuant to the review and approval of the Planning Department and the Development Services Division meeting the requirements of the applicable City Ordinances.

2. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

3. No major automotive repair or truck rentals are permitted within the PUD.

4. Attach a Revised Exhibit 3 (revised PUD Written Description dated August 4, 2026).

5. Page 3, Line 4: Scrivener's error to change Site Plan from April 13, 2025, to August 13, 2025.

26-478 Amendment (ORD-Q Rezoning at 7401 Old Kings Rd S, Btwn Old Kings Rd S & Powers Ave - (12.41± Acres) - PBF-1 to PUD to Permit Multifamily Residential Dwellings Including Townhomes & Cottage Homes, as Described in the Kings Trail PUD - Duval County School Board):

1. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

2. The installation of a fence along the Southern line of the 20-foot roadway buffer.

3. Landscaping along the fence line.

4. Attach a Revised Exhibit 3 (revised Written Description dated August 3, 2026).
5. Attach a Revised Exhibit 4 (revised Site Plan dated August 3, 2026).

26-480 Amendment (ORD-Q Rezoning at 888 Franklin St, Btwn Franklin St & Van Buren St - (1.69±Acres) - RMD-D to PUD to Generally Permit Affordable Senior Housing Units, as Described in the Franklin Arms PUD - JHA Franklin Arms, LLC):

1. Unless waived by the Chief of Traffic Engineering (or their designee), a traffic study shall be undertaken by the developer upon PUD verification and prior to the submission of civil plans. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
2. A Designated Loading Zone shall be provided in accordance with Part 6 of the zoning Code.

26-481 Amendment (ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1442 Bivins Rd, Btwn Hogan Settlement Rd & Normandy Blvd - (0.78± Acres) - CGC to LDR - Commercial Strategies Group, LLC):

1. Attach a Revised Exhibit 2.

26-483 Amendment (ORD-Q Rezoning at 6411 Arlington Rd, Btwn Sprinkle Dr & Westdale Dr - (0.71± Acres) - PUD (2026-773-E) to PUD to Permit the Operation of a Thrift Store & Community Retail Center, as Described in the Foster Closet PUD - Pam, LLC):

1. Attach a Revised Exhibit 3 (revised Written Description dated July 16, 2026.)

26-487 Amendment (ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-26-10) at 1522 Girvin Rd, Btwn Girvin Rd & Ebbtide Ct - John Kaplan & Diane Kaplan - Req to Reduce the Min Road Frontage Requirements from 240 ft to 0 ft in RR-Acre):

1. Page 1, lines 12 and 26: remove "240 feet to 0 feet" and replace with "240 feet to 94 feet".

26-535 Amendment (ORD Approp \$390,000.00 from the Mobility Plan Proj - Zone 05 Acc to (1) the Trout River Blvd at New Kings Rd Intersection Improvements Proj, to Prov Funding for the Design & Construction of Turn Lanes at the Trout River Blvd & New Kings Rd Intersection (\$320,000.00), & (2) the Trout River Blvd Sidewalk (New) Proj, to Prov Funding

for the Construction of New Sidewalks & ADA Ramps (\$70,000.00); Amend the 2026-2030 5-Yr Capital Improvement Prog Appvd by Ord 2025-505-E to Reflect This Approp of Funds to the Projs; Waiving the Provisions of Sec 106.303 (Format & Determination of Amounts Appropriated), Subpt A (General Provisions), Pt 3 (Appropriations), Ch 106 (Budget & Accounting Code), Ord Code, to Allow Modification of the Approp of Funds Exhibit to Facilitate Compliance with the Requirements of the ADA; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of PW):

1. Clarify the funding will be used for design for both projects.
2. Attach Revised Exhibit 1 (BT) to correct account information.
3. Attach Revised Exhibit 2 (CIP Sheets) to correct formatting and the Council District.

26-536 Amendment (ORD Approp \$3,950 from the National Arts Prog - Contributions from Private Sources Acct (\$3,450) & the Misc Svcs & Charges Acct (\$500) to the Misc Grants & AIDS Acct to Prov \$3,450 to Be Distributed as Awards & \$500 for a Reception Honoring the Award Recipients in a Local Art Show Featuring Art Created by City of Jax Employees or a Member of Their Immediate Family):

1. Correct appropriation language in the bill title.
2. Include carryover language in the bill.
3. Attach the grant award letter as a new Exhibit 2.

26-542 Amendment (ORD Apv the Expenditure of \$413,900.00 from the Homelessness Initiatives Special Revenue Fund, to Prov Funding to I.M. Sulzbacher Center for the Homeless, Inc. to Increase Homeless Shelter Capacity in Duval County as More Specifically Described Herein; Invoking the Exemption in Sec 126.108(G) (Exemptions From Competitive Solicitation), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code, to Allow for a Direct Contract with Sulzbacher; Waiving Sec 118.107 (Nonprofits to Receive Funding Thru a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with Sulzbacher; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City, an Agrmt btwn the City & Sulzbacher; Prov for Oversight by the JFRD):

1. Revise the contract term to October 1, 2026 - September 30, 2027.
2. Attach Revised Exhibit 1 (Term Sheet) to:

(a) revise payment terms to a reimbursement of \$1,022.14 per month per additional bed and one- time reimbursement of \$21,398.24 for equipment/supplies;

- (b) update deliverables;
- (c) remove the line item budget;
- (d) revise the contract term; and
- (e) remove the Chapter 118 reporting language.

3. Add carryover language to the bill.

26-543 Amendment (ORD Approp \$150,000 From the Multiyear Progs & Initiatives - Council Dist 5 CBA - Contingency Acct to the Multiyear Progs & Initiatives - Subsidies & Contributions to Private Org Acct to Prov Funding to Zawyer Sports Foundation, Inc. ("ZSF") for the Duval County Community Impact Initiative as Described Herein; Prov for Carryover to FY 26-27; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract With ZSF; Approv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt Btwn the City & Zawyer Sports Foundation, Inc. for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept):

- 1. Attach Revised Exhibit 1 (BT) to correct account information.
- 2. Attach Revised Exhibit 2 (Term Sheet and Budget) to provide additional clarity on the various budget categories.

26-544 Amendment (RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for COA, as Requested by Gina Teresi, Seeking to Replace the Remaining 20 Historic Windows in the Riverside/Avondale Historic Dist at 3855 Saint Johns Ave, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee):

- 1. Grant the Appeal.

26-552 Amendment (*Plus Attached Handout*) (ORD Making Certain Findings & Approp \$1,682,318.00 from Gen Fund Operating - Contingency, Including \$682,318.00 to Prov Funding to the Jacksonville Riverfront Alliance, Inc. (JRA), & \$1,000,000 to Prov Funding for Maintenance of Parks in Downtown Jax; Auth the Mayor, or Her Desig, & the Corp Sec to Enter Into an Agrmt with JRA for Operation & Mgmt of Certain Jax Riverfront Public Spaces, to Prov Maintenance & Programming for City-Owned Park Assets within the Downtown CRA; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch

118 (City Grants), Ord Code, to Allow for a Direct Contract with JRA; Waiving the Provisions of Sec 110.112 (Advancement of City Funds; Prohibition Against), Pt 1 (The City Treasury), Ch 110 (City Treasury), Ord Code, to Allow Advancement of Funds to JRA; Prov for Carryover to FY 26-27; Prov for Oversight by the Parks, Recreation & Community Svcs Dept):

1. Reduce the appropriation amount for JRA from \$682,318 to \$570,159 based on a revised budget provided by JRA and reduce the total appropriation amount to \$1,570,159 accordingly.
2. Reduce the authorized advance for FY 2025-2026 from \$341,159 to \$277,737 based on the revised budget provided by JRA and allow for an additional advance of \$292,422 for FY 2026-2027.
3. Attach Revised Exhibit 1 (BT) to reflect reduced appropriation and correct account information.
4. Place revised agreement Revised On File to address items outlined in the **attached handout** from the Council Auditor's Office.
5. Correct scrivener's errors in the legislation and the agreement.

26-571 Amendment (ORD Approp \$150,000 from the Gen Fund Operating - Salvation Army - Contingency Acct to the Subsidies & Contributions to Private Org Acct to Prov Funding to the Salvation Army for the Homeless to Work Prog as Described Herein; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with Salvation Army; Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & the Salvation Army for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Req 1 Cycle Emerg Passage):

1. Add carryover language to the bill.
2. Attach Revised Exhibit 1 (BT) to correct account information.

26-577 Amendment (ORD Approp \$50,000 from the FAGC Grants & Contract Compliance - Financial & Admin - Subsidies & Contributions to Private Org Acct to the Gen Fund Operating - First Coast Crime Stoppers - Subsidies & Contributions to Private Org Acct to Prov Funding to First Coast Crime Stoppers, Inc. for the Operation Community Shield Prog as Described Herein; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process; Waiver & Disclosures), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow for a Direct Contract with FCCS; Apv,

& Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver on Behalf of the City a Grant Agrmt btwn the City & First Coast Crime Stoppers, Inc. for the Prog; Prov for Oversight by the Grants & Contract Compliance Div of the Finance Dept; Req 1 Cycle Emerg Passage):

1. Add carryover language to the bill.
2. Attach Revised Exhibit 1 (BT) to correct account information.
3. Correct scrivener's error (page 2, line 11).

Council Auditor's Office
2026-552 Amendment

4. Place revised Agreement **Revised On File** to:

- a. Amend Section II.03 to:
 - i. Provide that no amendment to the Work Plan may substantially reduce the services provided by Operator or increase the City's financial commitment without Council approval.
 - ii. Include a definition of "substantially reduce".
 - iii. Limit administrative budget reallocations to 10% of existing line items.
- b. Clarify in Section II.06 that all subcontracts and agreements between the Operator and a third party shall contain all City mandated provisions, including required insurance and indemnification provisions.
- c. Amend Section III.02(h) to clarify City audit rights.
- d. Amend Section III.04 to reflect that Operator must provide reporting on private funds raised and details regarding Working Capital as part of their annual reporting and to include a definition of "Working Capital."
- e. Reduce the Maximum Indebtedness to \$570,159, based on revised budget provided by JRA.
- f. Amend Section IV.04 pertaining to advance payments, to:
 - i. Clarify that support on the use of advanced funds must be provided to the City prior to any subsequent disbursement by the City.
 - ii. Include a provision that the City may consider Working Capital in determination of whether to approve, reduce, or deny an advance payment.
- g. Amend Section IV.05 to state that the initial advance to the Operator is \$277,737 based on the revised FY 2025-2026 budget provided by JRA and allow for an additional advance of \$292,422 in FY 2026-2027.
- h. Add a new section stipulating that the City's financial obligations under the Agreement are subject to and contingent upon the availability of lawfully appropriated funds.
- i. Revise Exhibit B (Work Plan) to:
 - i. Clarify that repair responsibilities for Park Assets will be transferred to JRA contemporaneously with the transfer of operational responsibilities.
 - ii. Clarify that the City is responsible for security for all parks.
 - iii. Update Phase I funding based on revised budget provided by JRA.
- j. Replace Exhibit C with the revised budget.
- k. Replace Exhibit E with the approved insurance requirements.