

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Meeting Minutes - Amended

Tuesday, April 21, 2026

5:00 PM

Council Chamber,
1st Floor, City Hall

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman

Randy White

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson - Excused Late Arrival/Early Departure

Legislative Assistant: Rebecca Bolton

Council Research: Brandon Russell

Office of General Counsel: Terrence Harvey

Planning Dept.: Susan Kelly

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;**
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;**
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;**
- 4) Audible noise from cellphones or other electronic devices;**
- 5) Consumption of alcohol or controlled substances;**
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;**
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;**
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.**

Meeting Convened: 5:02 PM**Meeting Adjourned: 8:28 PM****Attendance:****CM Clark-Murray - 25-630, 26-168 & 26-169****ADA Presentation - Teresa Eichner****Pages:****Madelyn Knight – John E Ford Elementary School****Dilan Patel – Episcopal School of Jacksonville****Item/File No.****Title History**

- [2025-0630](#)** ORD-Q Rezoning at 0 Commonwealth Ave, btwn Superior St & McDuff Ave N - (2.01± Acres) - RLD-60 to RMD-B - Charles Powell (R.E. # 056763-0000) (Dist. 9-Clark-Murray) (Nagbe) (LUZ) (PD Deny)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
9/23/25 CO PH Only
4/21/26 LUZ PH Withdraw (Refund of Fees) 6-0
LUZ PH: 10/7/25, 10/21/25, 11/4/25, 11/18/25, 12/2/25, 1/6/26, 1/21/26, 2/3/26, 2/18/26, 3/3/26, 4/7/26, 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH WITHDRAW (RETURN OF FEES)**Public hearing opened and closed****Motion/2nd move to withdraw: Gaffney, Jr./Arias****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

2. [2025-0724](#) ORD-Q Rezoning at 6926 Garden St, btwn Iowa Ave & Old Kings Rd - (1.04± Acres) - CRO to CN - Joel Arreguin-Aguilar (R.E. # 003968-0010) (Dist. 8-Gaffney, Jr.) (Mehta) (LUZ) (PD & PC Apv)
9/23/25 CO Introduced: LUZ
10/7/25 LUZ Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/28/25 CO PH Only
4/21/26 LUZ PH Approve 7-0
LUZ PH: 11/4/25, 1/21/26, 4/7/26, 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Freeman

Ex parte declarations: CM Gaffney, Jr.

Speakers: Joel Arreguin-Aguilar (support), Nerva Arraguin (support)

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

3. [2026-0006](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline Rd - (9.70± Acres) - LDR to MDR - Kelly Dawn Chatham & Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson) (Kelly) (LUZ) (PD Deny) (PC Apv) (Rezoning 2026-7)
 1/13/26 CO Introduced: LUZ
 1/21/26 LUZ Read 2nd & Rerefer
 1/27/26 CO Read 2nd & Rerefer
 2/10/26 CO PH Add'l 2/24/26
 2/24/26 CO PH Cont'd 3/10/26
 3/10/26 CO PH Cont'd 3/24/26
 3/24/26 CO PH Cont'd 4/14/26
 4/14/26 CO PH Cont'd 4/28/26
 4/21/26 LUZ PH Amend/Approve 4-3 (Freeman, Gaffney Jr., Johnson)
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26, 4/21/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26, 3/10/26, 3/24/26, 4/14/26, 4/28/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Motion/2nd move to amend: Diamond/White

Motion/2nd move to approve as amended: Arias/White

Speakers: Hayden Phillips (support), Ken Atlee (support), Samantha Ceres (oppose), Folks Huxford (support), John Moye (support), Lawrence Chaney (oppose), Shelley Chaney (oppose), Henry Baker (oppose), David McClure (oppose), Bobbie O'Connor (oppose), Donna Charise Tanner (oppose), Elaine Wilson (oppose), Lora Young (oppose), Tanya Wells (oppose), Chris Ward (support), Kaleb Erwin (oppose), Layla Alim (oppose), Jamie Travis-Leonard (oppose), Corben Blake (oppose), Luis Vasquez (oppose), Blair Young (oppose), Kyle Horton (oppose), Christina Warren (oppose), Steve Wilson (oppose), Hunter Chaney (oppose), Rodulfo Quinones (oppose), Steve Tomaszewski (oppose), Kinsey Quinones (oppose), John C. Haward, Jr. (oppose), Darlene Renfroe (oppose), Barbara Black (oppose), Elizabeth Reyes (oppose), Ann Staley (oppose).

Aye: 4 - Carlucci, Diamond, White and Arias

Nay: 3 - Freeman, Gaffney Jr. and Johnson

AMENDMENT:

1. Amend to include Site Specific Policy 4.4.46.

2. Attaches Exhibit 3 (Future Land Use Element (FLUE) Site Specific Policy 4.4.46, dated April 21, 2026)

4. [2026-0007](#) ORD-Q Rezoning at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline Rd - (9.70± Acres) - RR-Acre to PUD, to Permit a Max of 89 Single Family Units, as Described in the Morse Avenue PUD - Kelly Dawn Chatham & Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Amd/Apv) (PD Deny) (PC Apv) (Ex-Parte: CMs Johnson, Freeman, Arias, Diamond, White, Gaffney Jr., & J. Carlucci)
 (Small-Scale 2026-6)
 1/13/26 CO Introduced: LUZ
 1/21/26 LUZ Read 2nd & Rerefer
 1/27/26 CO Read 2nd & Rerefer
 2/10/26 CO PH Add'l 2/24/26
 2/24/26 CO PH Cont'd 3/10/26
 3/10/26 CO PH Cont'd 3/24/26
 3/24/26 CO PH Cont'd 4/14/26
 4/14/26 CO PH Cont'd 4/28/26
 4/21/26 LUZ PH Amend/Approve 4-3 (Freeman, Gaffney Jr., Johnson)
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26, 4/21/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26, 4/14/26, 4/28/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Motion/2nd move to amend: Diamond/White (approved 6-1, Johnson opposed)

Motion/2nd move to approve as amended: Diamond/Gaffney, Jr.

Ex parte declarations: CMs Johnson, Diamond, Arias

Speakers: John Moyer (support), Bobbie O'Connor (oppose), David McClure (oppose), Shelley Chaney (oppose), Lawrence Chaney (oppose), Samantha Ceres (oppose), Folks Huxford (support), Elizabeth Reyes (oppose), Ken Atlee (support), Donna Charise Tanner (oppose), Steve Tomaszewski (oppose), Elaine Wilson (oppose), Steve Wilson (oppose), Christina Warren (oppose), Lora Young (oppose), Tanya Wells (oppose), Chris Ward (support), Jamie Travis-Leonard (oppose), Kaleb Erwin (oppose), Layla Alim (oppose), Ann Staley (oppose), Maryjo Reynolds (oppose), Barbara Black (oppose), Darlene Renfroe (oppose), John C. Harward, Jr. (oppose), Kinsey Quinones (oppose), Rodulfo Quinones (oppose), Hunter Chaney (oppose), Corben Blake (oppose), Kyle Harten (oppose), Blair Young (oppose), Luis Vasquez (oppose), Hayden Phillips (support).

Aye: 4 - Carlucci, Diamond, White and Arias

Nay: 3 - Freeman, Gaffney Jr. and Johnson

AMENDMENT:

1. Attaches a Revised Exhibit 3 (Revised Written Description dated April 1, 2026).

2. Attaches a Revised Exhibit 4 (Revised Site Plan dated March 3, 2026).

5. [2026-0122](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to LDR- Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Read) (LUZ)
(Rezoning 2026-123)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
3/24/26 & 4/14/26, 4/28/26

PH OPEN/CONT 5/5/26

Speakers: Samantha Ceres (oppose), Jaime Travis-Leonard (oppose)

6. [2026-0123](#) 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 (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Cox) (LUZ) (N CPAC Deny)
(Small-Scale 2026-122)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26,
4/28/26

PH OPEN/CONT 5/5/26

Speakers: Samantha Ceres (oppose), Jaime Travis-Leonard (oppose)

7. [2026-0124](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - MDR to BP - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Read) (LUZ) (PD & PC Apv) (Rezoning 2026-125)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 5/26/26
LUZ PH: 4/7/26, 4/21/26, 5/19/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 5/26/26

PH OPEN/CONT 5/19/26

8. [2026-0125](#) ORD-Q Rezoning at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - PUD (2021-736-E) to PUD, to Permit Industrial Business Park & Office Uses, as Described in the Rampart & Collins PUD - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Corrigan) (LUZ) (SW CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2026-124)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 5/26/26
LUZ PH: 4/7/26, 4/21/26, 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 5/26/26

PH OPEN/CONT 5/19/26

9. [2026-0126](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6919 Pitts Rd, btwn New Kings Rd & Moncrief-Dinsmore Rd - (1.88± Acres) - LDR to CCG- Fluffy Buttons, LLC (R.E. # 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Read) (LUZ) (Rezoning 2026-127)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26

PH OPEN/CONT 5/5/26

Speakers: Samantha Ceres (oppose), Jaime Travis-Leonard (oppose),

10. [2026-0127](#) ORD-Q Rezoning at 6919 Pitts Rd, 10650 New Kings Rd, & 0 New Kings Rd, btwn New Kings Rd & Moncrief Rd - (5.55± Acres) - RR-Acre & CCG-2 & PUD, to Permit the Operation of an Auto Sales Company, Primarily Operating as an Online Sales Company on the Property, as Described in the Pitts Road Auto PUD- Fluffy Buttons, LLC (R.E. # 003905-0000, 003906-0000 & 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Corrigan) (LUZ) (N CPAC Deny) (Small-Scale 2026-126)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 4/28/26

PH OPEN/CONT 5/5/26

Speakers: Samantha Ceres (oppose), Jamie Travis-Leonard (oppose)

11. [2026-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3010 Leon Rd, btwn Anniston Rd & Leon Rd - (2.3± Acres) - LDR to BP- Sharron Rose Berk Trust (R.E. # 164128-0010 (Portion)) (Appl # L-6087-25C) (Dist. 4-Carrico) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2026-165)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
4/14/26 CO PH Add'l 4/28/26
4/22/26 LUZ PH Approve 4-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speakers: Cyndy Trimmer (support)****Aye:** 4 - Carlucci, Diamond, White and Arias

12. [2026-0165](#) ORD-Q Rezoning at 3010 Leon Rd, btwn Anniston Rd & Leon Rd - (2.3± Acres) - RLD-60 to IBP - Sharron Rose Berk Trust (R.E. # 164128-0010 (Portion)) (Appl # L-6087-25C) (Dist. 4-Carrico) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2026-164)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
4/14/26 CO PH Add'l 4/28/26
4/21/26 LUZ PH Approve 5-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney, Jr.****Speakers: Cyndy Trimmer (support)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Arias

13. [2026-0166](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - RPI to CGC (3.72± Acres) & MDR to RPI (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Sheppard) (LUZ) (PD & PC Apv) (Rezoning 2026-167)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
4/14/26 CO PH Add'l 4/28/26
4/22/26 LUZ PH Amend/Approve 6-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26

PH AMEND/APPROVE**Public hearing opened and closed.****Motion/2nd move to amend: Arias/Diamond****Motion/2nd to approve as amended: Arias/Diamond****Speakers: Josh Cockrell (support)****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias**AMENDMENT:****Correct "Moncrief Avenue" to "Moncrief Road", page 1 lines 15 & 16, page 3 lines 11 & 12.**

14. [2026-0167](#) ORD-Q Rezoning at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - CN to CCG-1 (3.72± Acres) & RLD-60 to CN (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CM Arias) (Small-Scale 2026-166)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
4/14/26 CO PH Add'l 4/28/26
4/22/26 LUZ PH AmendApprove 6-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

PH AMEND/APPROVE**Public hearing opened and closed.****Motion/2nd move to amend: Arias/Diamond****Motion/2nd move to approve as amended: Diamond/Gaffney, Jr.****Ex parte declarations: CM Arias****Speakers: Josh Cockrell (support)**

Aye: 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

AMENDMENT:

Correct "Moncrief Avenue" to "Moncrief Road", page 1 lines 7 & 8, page 2 lines 26 & 27.

15. [2026-0168](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Commonwealth Ave, btwn Mcduff Ave & Westbrook Cir - (0.10± Acres) - LDR to MDR- Nzabarinda Estate Invest, LLC (R.E. # 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Tremante) (LUZ) (PD & PC Apv) (Rezoning 2026-169)
 3/10/26 CO Introduced: LUZ
 3/17/26 LUZ Read 2nd & Rerefer
 3/24/26 CO Read 2nd & Rerefer
 4/14/26 CO PH Add'l 4/28/26
 LUZ PH: 4/21/26, 5/5/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26

PH OPEN/CONT 5/5/26

CM Clark-Murray requested deferral to allow time to speak with the applicant.

Speakers: Benjamin Nzabarinda (support), Joyce Dars (oppose), Sallie Barnes (oppose), Carolyn Griffin (oppose)

16. [2026-0169](#) ORD-Q Rezoning at 1005 Mcduff Ave & 0 Commonwealth Ave, at the NE Corner of the Intersection of Mcduff Ave & Commonwealth Ave - CCG-2 (0.17± Acre) & RLD-60 (0.10± Acre) to CRO - Nzabarinda Estate Invest, LLC (R.E. # 050332-0000 & 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2026-168)
 3/10/26 CO Introduced: LUZ
 3/17/26 LUZ Read 2nd & Rerefer
 3/24/26 CO Read 2nd & Rerefer
 4/14/26 CO PH Add'l 4/28/26
 LUZ PH: 4/21/26, 5/5/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26

PH OPEN/CONT 5/5/26

Speakers: Carolyn Griffin (oppose), Joyce Dars (oppose), Sallie Barnes (oppose)

17. [2026-0170](#) ORD-Q Rezoning at 903 University Blvd N, at the NE Corner of the Intersection of University Blvd N & Arlington Expy - (18.27± Acres) - PUD (2021-196-E) to PUD, to Permit a Mix of Commercial, Residential and Office Uses, as Described in the College Park PUD Major Modification - 903 University Blvd, LLC (R.E. # 129407-0010) (Dist. 1-Amaro) (Corrigan) (LUZ) (PD & PC Amd/Apv)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
4/14/26 CO PH Only
4/22/26 LUZ PH Amend/Approve (w/Conds) 6-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Arias

Motion/2nd move to approve as amended: Diamond/Arias

Speakers: Zach Miller (support),

Aye: 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

- 1. The developer shall install a minimum six-foot high, 100 percent opaque visual screen (fence or wall), foundation landscaping (unless a wall mural is proposed), as well as signage, that restricts off-premises alcohol consumption between the outdoor food court area and adjacent off-site outparcels (gas station and fast-food restaurant).**
- 2. The College Park PUD shall be limited to a single (1) liquor store within the PUD boundary, which must be developed in conjunction with a grocery store occupying 20,000 square feet or more of space.**
- 3. The sidewalk on Harris Avenue shall be extended so that it connects with the sidewalk on University Boulevard.**

18. [2026-0174](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-01) at 0 Wages Wy, S of New Berlin Rd - Austin Rubashka - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 106886-0010)(Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ) (PD Apv)
(Companion 2026-175)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO PH Read 2nd & Rerefer
4/7/26 LUZ PH Amend/Rerefer 5-0
4/14/26 CO PH Amend/ Rerefer 19-0
4/22/26 LUZ PH Approve 6-0
LUZ PH: 4/7/26 & 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speakers: Austin Rubashka (support)****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

19. [2026-0175](#) ORD-Q Granting Administrative Deviation (Appl AD-26-06) at 0 Wages Wy, S of New Berlin Rd - Austin Rubashka - Req to Reduce the Required Min Lot Area from 43,560 sq ft to 27,007 sq ft, in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ) (PD Apv)
(Companion 2026-174)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO PH Read 2nd & Rerefer
4/7/26 LUZ PH Amend/Rerefer 5-0
4/14/26 CO PH Amend/ Rerefer 19-0
4/22/26 LUZ PH Approve 6-0
LUZ PH: 4/7/26 & 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney, Jr./Diamond****Speakers: Austin Rubashka (support)****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

20. [2026-0177](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-05) at 4526 Mundy Dr S, btwn Mundy Dr S & St. Johns River - Mundy Land Trust - Req to Reduce the Min Rd Frontage Requirements from 144 ft to 0 ft in RLD-90 (R.E. # 099912-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD Apv)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO PH Read 2nd & Rerefer
4/22/26 LUZ PH Withdraw 6-0
LUZ PH: 4/7/26, 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH WITHDRAW

Motion/2nd move to withdraw: Gaffney, Jr./Diamond

Aye: 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

21. [2026-0208](#) ORD-Q Rezoning at 0 Wilson Blvd, btwn Old Middleburg Rd N & Paleface Pl - (2.62± Acres) - PUD (2024-0666-E) to PUD, to Clarify Permitted Uses & Expand sq ft by 6,785 sq ft of Non-Residential Floor Area, as Described in the Wilson Boulevard Business Park II PUD - First Coast Properties of Jacksonville, Inc. (R.E. # 012499-0000) (Appl # Z-6791) (Dist. 9- Clark-Murray) (Cox) (LUZ)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
4/14/26 CO Read 2nd & Rerefer
LUZ PH: 5/5/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

DEFER

22. [2026-0209](#) ORD-Q Rezoning at 0, 3301 & 3323 Alameda St, btwn 23rd St W & 26th St W - (1.01± Acres) - RLD-60 to RLD-50 - TSG Construction, LLC (R.E. # 084307-0040, 084307-0050, 084307-0060 & 084307-0070) (Appl # Z-6886) (Dist. 10-Pittman) (Cox) (LUZ)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
4/14/26 CO Read 2nd & Rerefer
LUZ PH: 5/5/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

DEFER

23. [2026-0210](#) ORD-Q Rezoning at 0 Owens Rd, at the Corner of Owens Rd & Ranch Rd - (4.62± Acres) - PUD (2024-0823-E) to PUD, to Permit Add'l Permissible Uses Currently Allowed as an Exception, Including Senior Facilities Such as Nursing Homes, Adult Congregate Facilities, Group Care Homes, & Day Cares, as Well as Commercial, Professional, Retail, Restaurant, & Office Uses, as Described in the Owens Point PUD - Owens Road, LP. (R.E. # 019336-0100) (Appl # Z-6894) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
4/14/26 CO Read 2nd & Rerefer
LUZ PH: 5/5/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

DEFER

24. [2026-0211](#) ORD-Q Apv Zoning Exception (Appl E-26-11) at 11247 Alta Dr, at the Corner of Faye Rd & Alta Dr - Beemer & Associates XLIX LLC - Req the Allowance of Retail Sales & Svc of All Alcoholic Beverages Including Liquor, Beer, or Wine for On-Premises or Off-Premises Consumption or Both, in Conjunction with a Restaurant, for Kappuccinos Breakfast & Sports Bar, in PUD (R.E. # 108678-0050) (Dist. 2-Gay) (Nagbe) (LUZ) (PD Apv)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
4/14/26 CO PH Read 2nd & Rerefer
4/22/26 LUZ PH Approve 6-0
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Speakers: Josh Cockrell (support).

Aye: 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

25. [2026-0212](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-06) at 1923 Valencia Dr, btwn Rankin Dr N & Thorden Rd - Matthew Remodeling Inc. - Req to Reduce the Min Rd Frontage Requirements from 144 ft to 0 ft in RLD-90 (R.E. # 136308-0000) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD Apv)
 3/24/26 CO Introduced: LUZ
 4/7/26 LUZ Read 2nd & Rerefer
 4/14/26 CO PH Read 2nd & Rerefer
 4/22/26 LUZ PH Approve 6-0
 LUZ PH: 4/21/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Ex parte declarations: CM J. Carlucci

Speakers: Josh Cockrell (support).

Aye: 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Arias

26. [2026-0232](#) RESO-Q Concerning the Appeal of a Final Order of the JHPC Denying Appl for Certificate of Appropriateness, as Req by St. Johns Quarter LLC, Seeking to Construct a New Primary Structure in the Riverside/Avondale Historic Dist at 2230 St Johns Ave - Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee; Prov for Notice (COA-25-33142) (R.E. # 090538-0000) (Reingold) (LUZ) (PD Deny) (Ex-Parte: CMs White, Johnson & J.Carlucci)
 3/24/26 CO Introduced: LUZ
 4/7/26 LUZ Read 2nd & Rerefer
 4/14/26 CO Read 2nd & Rerefer
 4/21/26 LUZ PH Amend/Approve (Grant Appeal) 5-2 (Gaffney Jr., Johnson)
 LUZ PH: 4/21/26

PH AMEND/APPROVE (GRANT APPEAL)

Mr. Harvey from OGC explained the appeal process and the reason for the appeal.

Presentation by representative of the appellant, Brenna Durden. Ms. Schell from OGC presented on behalf of the City.

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Arias

Motion/2nd move to approve as amended: Diamond/Arias

Ex parte declarations: CMs White, Freeman, and Carlucci

Speakers: William Leuthold (support), Ron Root (support), Brenna Durden (support), Ethan Gregory (oppose), Shannon Blankenship (oppose), Catherine Duncan (support)

Aye: 5 - Carlucci, Diamond, Freeman, White and Arias

Nay: 2 - Gaffney Jr. and Johnson

AMENDMENT

1. Grant Appeal

27. [2026-0273](#) ORD-Q Rezoning at 7599 Southside Blvd, btwn Whipoorwill Ln & Validus Dr - (11.88± Acres) - RR-Acre to PBF-1 - JEA (R.E. # 167742-0067) (Appl # Z-6978) (Dist. 11-Arias) (Abney) (LUZ)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

28. [2026-0274](#) ORD-Q Rezoning at 4578 Blanding Blvd, btwn Collins Rd & San Juan Ave - (0.96± Acres) - CCG-1 to CCG-2 - Triad Venture Capitalists, LLC (R.E. # 095756-0005 (Portion)) (Appl # Z-7019) (Dist. 9-Clark-Murray) (Cox) (LUZ)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

29. [2026-0275](#) ORD-Q Apv Zoning Exception (Appl E-26-17) at 8602 Baymeadows Rd, btwn Bayberry Rd & Baymeadows Way Which Includes the Retail Sale & Service of All Alcoholic Beverages in Conjunction With a Restaurant, Including Outside Sales & Services, for Babylon Restaurant Lounge & Bar, LLC, in CCG-1 (R.E. # 152690-0155) (Dist. 11-Arias) (Nagbe) (LUZ)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

30. [2026-0276](#) ORD-Q Apv Sign Waiver (Appl SW-26-06) at 6680 Powers Ave, btwn Toledo Rd & University Blvd - FL National Investments, LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-2 (R.E. # 152593-0045) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, May 5, 2026.

*******Note: Items may be added at the discretion of the Chair.*******

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Rollcall

Present: 7 - Joe Carlucci, Rory Diamond, Terrance Freeman, Randy White, Reggie Gaffney Jr., Raul Arias and Rahman Johnson

Minutes: Brandon Russell, Council Research

brussell@coj.net, (904) 255-5137

Posted: 4/23/26, 1:00 p.m.