

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, April 7, 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 - Excused Early Departure

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson

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: 5:00 PM**Meeting Adjourned: 8:36P PM**

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

Attendance:

Pages:

Serra Akgul

Advik Gupta

Item/File No.

Title History

1. [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
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 OPEN/CONT 4/21/26

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
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 OPEN/CONT 4/21/26

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
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

PH OPEN/CONT 4/21/26

Public hearing opened.

Speakers: Hayden Phillips (support), Folks Huxford (support), Lawrence Chaney (oppose), Tanya Wells (oppose), Shelley Chaney (oppose), Laura Ingalls (oppose), David McClure (oppose), Steve Tomaszewski (oppose), Berni Tomaszewski (oppose), Steve Wilson (oppose), Elaine Wilson (oppose), Donna Tanner (oppose), Kaleb Erwin (oppose), Kinsey Quinones (oppose), Hunter Chaney (oppose), Jeremy Pavlosky, Jr., (oppose), Blair Young (oppose), Rodulfo Quinones (oppose), Lora Young (oppose), Layla Alim (oppose), Corben Blake (oppose), Tracie Thompson (oppose), Kim Atlie (support), Darlene Renfare (oppose), Barbara Black (oppose), Janice Black (oppose), Christina Warren (oppose)
Mr. Phillips provided rebuttal.

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
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

PH OPEN/CONT 4/21/26

Ex parte declarations: CMs Johnson, Freeman, Arias, Diamond, White, Gaffney, Jr., Carlucci.

Speakers: Hayden Phillips (support), Folks Huxford (support), Shelley Chaney (oppose), Tanya Wells (oppose), Lawrence Chaney (oppose), Laura Ingalls (oppose), David McClure (oppose), Fred Groenert (oppose), Ken Atlee (support), Steve Wilson (oppose), Elaine Wilson (oppose), Berni Tomaszewski (oppose), Blair Young (oppose), Steve Tomaszewski (oppose), Darlene Renfroe (oppose), Barbara Black (oppose), Christian Warren (oppose), Janice Black (oppose), Hunter Chaney (oppose), Jeremy Pavlosky, Jr. (oppose), Donna Tanner (oppose), Kaleb Erwin (oppose), Kinsey Quinones (oppose), Rodulfo Quinones (oppose), Lora Young (oppose), Layla Alim (oppose), Corben Blake (oppose), Tracie Thompson (oppose).

5. [2026-0015](#) ORD-Q Rezoning at 0 Hemlock St, 3640 Hemlock St, 3653 Newcomb Rd & 3707 Newcomb Rd, btwn Newcomb Rd & Hemlock St - (14.17± Acres) - RMD-A to PUD, to Permit a Residential Subdivision to Contain Max of 130 Cottage Home Units, as Described in the Azalea Grove PUD - William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell & Minnie Lou Howell (R.E. # 019476-0010, 019476-0020, 019487-0000 & 019488-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CMs Gaffney Jr., White, Freeman & J.Carlucci)
 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 Only
 4/7/26 LUZ PH Amend/Approve (w/Conds) 4-1 (Gaffney Jr.)
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

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

Ex parte declarations: CM Gaffney, Jr.

Speakers: Brian Small (support)

Aye: 4 - Carlucci, Diamond, White and Arias

Nay: 1 - Gaffney Jr.

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

- 1. The proposed development shall meet the minimum recreation and open space requirements of the 2045 Comprehensive Plan.**
- 2. A traffic study shall be undertaken by the developer upon PUD verification. 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. All roadways shall be privately maintained by property owners in accordance with Sec. 654.111 of the Ordinance Code.**
- 4. Access point locations shall be determined by Development Services and Traffic Engineering Divisions.**
- 5. If the development proceeds as multifamily, guest parking shall be provided even if the required number is reduced.**

- 6. [2026-0022](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9702 Historic Kings Rd, btwn Robin Ln & Lourcey Rd - (1.98± Acres) - LDR to BP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Sheppard) (LUZ) (PD Deny) (PC Apv)
 (Rezoning 2026-23)
 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
 4/7/26 LUZ PH Amend/Approve 6-0
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26
 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

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Diamond

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

Speakers: Michael Herzberg (support)

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

AMENDMENT

- 1. Page 1, Line 11 insert "South" following Historic Kings Road.

7. [2026-0023](#) ORD-Q Rezoning at 9702 Historic Kings Rd S, btwn Robin Rd & Lourcey Rd - (1.98± Acres) - RLD-70 & RR-Acre to IBP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD Deny) (PC Apv) (Ex-Parte: CMs Freeman, J. Carlucci & Gaffney Jr.)
 (Small-Scale 2026-22)
 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
 4/7/26 LUZ PH Approve 5-0
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26
 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

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Gaffney, Jr./White

Ex parte declarations: CMs Freeman, Carlucci, Gaffney, Jr.

Speakers: Michael Herzberg (support)

Aye: 5 - Carlucci, Diamond, Freeman, White and Gaffney Jr.

8. [2026-0087](#) ORD-Q Rezoning at 0 Mccargo St N, btwn Nevada St & Driggers St - (1.82± Acres) - RR-Acre to RLD-60 - Ryrad Home Builders, Inc. (R.E. # 006093-0010) (Dist. 12-White) (Nagbe) (LUZ) (PD & PC Apv)
 2/10/26 CO Introduced: LUZ
 2/18/26 LUZ Read 2nd & Rerefer
 2/24/26 CO Read 2nd & Rerefer
 3/10/26 CO PH Only
 4/7/26 LUZ PH Approve 6-0
 LUZ PH: 3/17/26, 4/7/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Gaffney, Jr.

Speakers: Janis Fleet (support)

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

9. [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
LUZ PH: 4/7/26, 4/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

PH OPEN/CONT 4/21/26

10. [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
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 OPEN/CONT 4/21/26

11. [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
LUZ PH: 4/7/26, 4/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

PH OPEN/CONT 4/21/26

Speakers: Bill Lewis (support)

12. [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
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 OPEN/CONT 4/21/26

Speakers: Bill Lewis (support)

13. [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
LUZ PH: 4/7/26, 4/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

PH OPEN/CONT 4/21/26

14. [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
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 OPEN/CONT 4/21/26

15. [2026-0128](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - LDR to BP- Orion Christopher Likins and Miriam Margaret Templeman, (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4 -Carrico) (Tremante) (LUZ) (PD Deny) (PC Apv) (Rezoning 2026-129)
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
4/7/26 LUZ PH Approve 6-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speakers: Michael Herzberg (support), Melvin Peepers (oppose), Candaladia Peepers (oppose), Keith Langenberg (oppose)****Aye:** 6 - Carlucci, Diamond, Freeman, Gaffney Jr., Arias and Johnson

16. [2026-0129](#) ORD-Q Rezoning at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - RLD-60 to IBP, - Orion Christopher Likins and Miriam Margaret Templeman (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4-Carrico) (Nagbe) (LUZ) (PD Deny) (PC Apv) (Ex-Parte: CMs Freeman, Gaffney Jr. & Johnson) (Small-Scale 2026-128)
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
4/7/26 LUZ PH Approve 5-0
LUZ PH: 4/7/26
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./ Freeman****Ex parte declarations: Freeman, Gaffney, Jr., Johnson****Speakers: Michael Herzberg (support), Keith Langenberg (oppose), Candaladia Peepers (oppose), Melvin Peepers (oppose)**

- Aye:** 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson
17. **2026-0130** ORD-Q Rezoning at 0 Beach Blvd & 12226 Beach Blvd, btwn Pemberton St & Sans Pareil St - (1.32± Acres) - PUD (2001-608-E) to PUD, to Permit an Establishment or Facility Which Includes the Retail Sale of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for on-premises Consumption or Off-premises Consumption, as Described in the Sans Pareil Property PUD - Sans Pareil Property, LLC (R.E. # 166249-0000 & 166250-0000) (Dist. 3-Lahnen) (Abney) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Diamond, J. Carlucci & Johnson)
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 Only
4/7/26 LUZ PH Amend/Approve 5-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Ex parte declarations: CMs Diamond, Carlucci, Johnson

Speakers: Josh Cockrell (support)

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated March 12, 2026).

18. [2026-0131](#) ORD-Q Rezoning at 880 & 950 US 301 Hwy S, btwn US 301 Hwy S & US 301 Bypass Hwy S - (7.05± Acres) - CCG-1 & CCG-2 to PUD, , to Permit a Convenience Store With Vehicle and Truck Fueling Stalls and to Maintain the Existing Warehouse Use, as Described in the Highway 301 PUD - 880 US Hwy 301, LLC, Charles Douglas Moore Life Estate, Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin, Harold Robert Mosley, & Wesley Mosley Jr. (R.E. # 000886-0010 & 000886-0015) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM J. Carlucci)
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 Only
4/8/26 LUZ PH Amend/Approve (w/Conds) 5-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Johnson

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

Ex parte declarations: CM Carlucci

Speakers: Cyndy Trimmer

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

- 1. Unless Waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. 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 design and location of access drives is subject to the review and approval of FDOT.**

19. [2026-0133](#) ORD-Q Rezoning at 0 Sherrington St, btwn Clifton St & Olustee St - (0.11± Acres) - RLD-60 to RMD-A - K3 Advantages, LLC (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ) (PD & PC Apv)
(Companion 2026-134)
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 Only
4/7/26 LUZ PH Approve 5-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE

Public hearing opened and closed.

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

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

20. [2026-0134](#) ORD-Q Granting Administrative Deviation (Appl AD-26-14) at 0 Sherrington St, btwn Clifton St & Olustee St - K3 Advantages, LLLC - Req to Reduce the Side Yard Setback From 10 ft to 5 ft, as Defined and Classified Under the Zoning Code (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ) (PD & PC Apv)
(Companion 2026-133)
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 Only
4/7/26 LUZ PH Approve 5-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE

Public hearing opened and closed.

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

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

21. [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)
(Rezoning 2026-165)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
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

DEFER

22. [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)
(Small-Scale 2026-164)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

DEFER

23. [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)
(Rezoning 2026-167)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
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

DEFER

24. [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) (Small-Scale 2026-166)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

DEFER

25. [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) (Rezoning 2026-169)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
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

4/14/2026

26. [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) (Small-Scale 2026-168)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26

DEFER

27. [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)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

DEFER

28. [2026-0171](#) ORD-Q Apv Zoning Exception (Appl E-26-08) at 1349 Market St N, btwn N Main St & 4th St - House of Leaf & Bean, LLC - Req an Establishment or Facility which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, in Conjunction with the Svc of Food which is Ordered from a Menu & Prepared or Served for Pay for Consumption On-Premises, for Affluent Concierge, LLC d/b/a the Grove, in CN-S (R.E. # 070948-0000) (Dist. 7-Peluso) (Batteh) (LUZ) (PD Apv) (Ex-Parte: CMs Johnson & Arias)
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 Approve 6-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE**Public hearing opened and closed****Motion/2nd move to approve: Freeman/Gaffney, Jr.****Ex parte declarations: CMs Johnson, Arias****Speakers: Lawrence Yancy (support), Thurman Young (oppose), Darwin Ezell (oppose), Kelvin Lewis (oppose)****Aye: 6 - Carlucci, Diamond, Freeman, Gaffney Jr., Arias and Johnson**

29. [2026-0172](#) ORD-Q Apv Zoning Exception (Appl E-26-10) at 5825 Beach Blvd, btwn University Blvd & Spring Glen Rd - Jacks Liquor, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction with a Restaurant, Including Liquor, Beer & Wine, for On-Premises Consumption or Off-Premises Consumption or Both, for Arak Liquors, Inc., in CCG-2 (R.E. # 135112-0000) (Dist. 5-J. Carlucci) (Batteh) (LUZ) (PD Apv) (Ex-Parte: CM J. Carlucci)
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 Approve 7-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Gaffney, Jr.****Ex parte declarations: CM Carlucci****Aye:** 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

30. [2026-0173](#) ORD-Q Apv Zoning Exception (Appl E-26-12) at 2467 Faye Rd, at the Corner of Faye Rd & Alta Dr - 2467 Faye Rd., LLC - Req an Establishment or Facility which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, for Thai Nine, LLC, d/b/a Thai Nine, in CN (R.E. # 108655-0000) (Dist. 2-Gay) (Mehta) (LUZ) (PD Apv)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO PH Read 2nd & Rerefer
4/7/26 LUZ PH Approve 5-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney, Jr.****Speakers: Lawrence Yancy (support)****Aye:** 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

31. [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 12 ft in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(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
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 AMEND/REREFER

Public hearing opened and closed.

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

Motion/2nd move to rerefer: Johnson/Diamond

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

AMENDMENT:

- 1. Correct reduction of road frontage from 80 feet to 0 feet.**

32. [2026-0175](#) ORD-Q Granting Administrative Deviation (Appl AD-26-06) at 0 Wages Wy, S of New Berlin Rd - MM Homes of Jax, LLC - 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)
(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
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 AMEND/REREFER

Public hearing opened and closed.

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

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

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

AMENDMENT:

- 1. Correct AD to reflect the correct property owner.**

33. [2026-0176](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-04) at 0 Anniston Rd, btwn Fraiser Rd & Beach Blvd - Terry Alan Hancock - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 30 ft in RLD-60 (R.E. # 164382-0000) (Dist. 4-Carrico) (Cox) (LUZ) (PD Apv)
 3/10/26 CO Introduced: LUZ
 3/17/26 LUZ Read 2nd & Rerefer
 3/24/26 CO PH Read 2nd & Rerefer
 4/7/26 LUZ PH Approve 5-0
 LUZ PH: 4/7/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE

Public hearing opened and closed.

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

Aye: 5 - Carlucci, Diamond, Freeman, Gaffney Jr. and Johnson

34. [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
 LUZ PH: 4/7/26, 4/21/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH OPEN/CONT 4/21/26

Public hearing opened.

Speakers: Wade Lindsey (oppose), Ryan Hatchkiss (oppose), Charlie Kauffman (oppose), Anne Tamore (oppose), Alex Saar (oppose), Christine Sasser (neutral), Chuck Koch (oppose), Anne Koch (oppose), Jenny Reid (oppose), Miten Patel (oppose), Richard Reid (oppose), Allison Reid (oppose), Joseph Cater (oppose), Helen O'Neal (oppose), Maggie Race (oppose), Patrick Race (oppose), Janie Smalley (oppose), Tori Race (oppose), Christen Luikart (oppose), L.E. Spradlin (neutral)

35. [2026-0178](#) ORD-Q Apv Sign Waiver (Appl SW-26-03) at 6100 103rd St, btwn Blanding Blvd & Wesconnett Blvd - FL National Investments, LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-2 (R.E. # 097797-0000) (Dist. 14-Johnson) (Mehta) (LUZ) (PD Apv)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
3/24/26 CO PH Read 2nd & Rerefer
4/7/26 LUZ PH Approve 7-0
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Gaffney, Jr.

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

36. [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
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

37. [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
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

38. [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
LUZ PH: 5/19/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

READ 2ND & REREFER

39. [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)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

READ 2ND & REREFER

40. [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)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

READ 2ND & REREFER

41. [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) (Dist 14 - Johnson) (Reingold) (LUZ)
3/24/26 CO Introduced: LUZ
4/7/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, April 21, 2026.

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

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Minutes: Brandon Russell, Council Research
brussell@coj.net, (904) 255-5137
Posted: 4/10/26, 11:56