

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Wednesday, February 18, 2026

5:00 PM

**Council Chamber,
1st Floor, City Hall**

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman - Excused

Randy White

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson - Excused Late Arrival

Legislative Assistant: Rebecca Bolton

Council Research: Colleen Hampsey, Chief

Office of General Counsel: Dylan Reingold, Deputy GC

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: 6:25PM

Present: 6 - Joe Carlucci, Rory Diamond, Randy White, Reggie Gaffney Jr., Raul Arias and Rahman Johnson

Excused: 1 - Terrance Freeman

Attendance:

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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH OPEN/CONT 3/3/26

No speakers

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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

DEFER

Previously continued to 4/7/26

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
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH OPEN/CONT 3/3/26

This item was initially marked for action. Public hearing was opened and continued to 3/3/26, to permit more time for community input.

Speakers: Hayden Phillips (support), Darlene Renfroe (oppose), Shelley Chaney (oppose), Lawrence Chaney (oppose), Barbara Black (oppose), Samantha Ceres (oppose)

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) (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
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH OPEN/CONT 3/3/26

This item was initially marked for action. Public hearing was opened and continued to 3/3/26, to permit more time for community input.

Speakers: Speakers: Hayden Phillips (support), Darlene Renfroe (oppose), Shelley Chaney (oppose), Lawrence Chaney (oppose), Barbara Black (oppose), Samantha Ceres (oppose)

5. [2026-0008](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Port Jacksonville Pkwy, at the NE Corner of Alta Dr & Port Jacksonville Pkwy - (29.87± Acres) - LDR to LI on 27.47± Acres & LDR to CSV on 2.40± Acres - Stone Mountain Industrial Park, Inc. (R.E. # 108450-0225) (Appl # L-6072-25C) (Dist. 2-Gay) (Fogg) (LUZ) (PD & PC Apv) (Rezoning 2026-9)
 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
 2/18/26 LUZ PH Approve 5-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speaker: Cyndy Trimmer (support)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Arias**Excused:** 1 - Freeman

6. [2026-0009](#) ORD-Q Rezoning at 0 Port Jacksonville Pkwy, at the NE Corner of Alta Dr & Port Jacksonville Pkwy - (29.87± Acres) - PUD to PUD, to Permit Commercial & Industrial Uses, as Described in the Northpoint Commercial & Industrial PUD - Stone Mountain Industrial Park, Inc. (R.E. # 108450-0225) (Appl # L-6072-25C) (Dist. 2-Gay) (Abney) (LUZ) (N CPAC Apv) (PD & PC Amd/Apv) (Small-Scale 2026-8)
 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
 2/18/26 LUZ PH Amend/Approve (w/Conds) 5-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

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****Speaker: Cyndy Trimmer (support)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Arias

Excused: 1 - Freeman

AMENDMENT

1. **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 PUD area is entitled to access via Alta Drive and Port Jacksonville Parkway. Access may be limited to one driveway on each frontage if deemed appropriate by Development Services review.**

7. [2026-0010](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2890 University Blvd W, btwn Saint Augustine Rd & Suwanee Rd - (0.63± Acres) - RPI to CGC - VyStar Credit Union, a Credit Union Chartered Under Florida Law (R.E. # 149679-0000 (Portion)) (Appl # L-6074-25C) (Dist. 5-J. Carlucci) (Read) (LUZ) (PD & PC Apv) (Rezoning 2026-11)
 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
 2/18/26 LUZ PH Approve 5-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speaker: Hunter Faulkner (support)

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

Excused: 1 - Freeman

8. [2026-0011](#) ORD-Q Rezoning at 2890 University Blvd W, btwn Saint Augustine Rd & Suwanee Rd - (2.15± Acres) - CCG-1 & CRO to PUD, to Permit a Luxury Storage Facility for Personal Property, as Described in the Carriage House San Jose PUD (R.E. # 149679-0000) (Appl # L-6074-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Arias, Diamond & J. Carlucci)
(Small-Scale 2026-10)
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
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH OPEN/CONT 3/3/26

This item was initially marked for action. Public hearing opened and continued to 3/3/26 to permit more time for design modifications.

Speaker: Hunter Faulkner (support)

Ex parte declarations: Arias, Diamond, J. Carlucci

9. [2026-0012](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Arnold Rd, South of Gold Star Family Pkwy btwn Kite Rd & Lannie Rd - (10.90± Acres) - LI to LDR - Arnold Road Propco, LLC (R.E. # 019619-0125 (Portion)) (Appl # L-6081-25C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ) (PD & PC Apv)
(Rezoning 2026-13)
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
2/18/26 LUZ PH Approve 4-0
LUZ PH: 2/18/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH APPROVE

Public hearing opened and closed.

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

Speaker: Zach Miller (support)

Aye: 4 - Diamond, White, Gaffney Jr. and Arias

Excused: 1 - Freeman

10. [2026-0013](#) ORD-Q Rezoning at 0 Parete Rd S & 0 Arnold Rd, South of Gold Star Family Pkwy btwn Lannie Rd & International Airport Blvd - (508.42± Acres) - PUD to PUD, to Permit a Residential Subdivision with a Max of 1,000 Single Family Dwelling Units, as Described in the Amended Wright Parcel PUD - Rebecca O. Wright, William G. Wright, Rebecca O. Wright Living Trust, & Arnold Road Propco, LLC (R.E. # 019589-0002 & 019619-0125 (Portion)) (Appl # L-6081-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv) (PD & PC Amd/Apv) (Ex-Parte: CM Gaffney, Jr.) (Small-Scale 2026-12)
 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
 2/18/26 LUZ PH Amend/Approve (w/Conds) 5-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

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

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

Speaker: Zach Miller (support)

Ex parte declaration: Gaffney Jr.

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

Excused: 1 - Freeman

AMENDMENT

1. 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. Sidewalks shall be provided and constructed consistent with Sec.654.133 of the Ordinance Code.

- 11. [2026-0014](#) ORD-Q Rezoning at 2063 Blair St, btwn Blair St & Williams St - (0.12± Acres) - RMD-A to PUD, to Permit a Secure Parking Facility, as Described in the TMT Employee Parking PUD - Jacksonville Port Authority (R.E. # 115421-0000) (Dist. 7-Peluso) (Corrigan) (LUZ) (PD & PC Amd/Apv)
 - 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
 - 2/18/26 LUZ PH Amend/Approve (w/Cond) 4-0
 - LUZ PH: 2/18/26
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH AMEND/APPROVE W/CONDITION

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

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

Speaker: Tripper Jones (support)

Aye: 4 - Carlucci, White, Gaffney Jr. and Arias

Excused: 1 - Freeman

AMENDMENT

- 1. **Parking dimensions and layout of the lot shall conform to the City Standards in compliance with Section 656.607 of the Ordinance Code.**
- 2. **Attach a Revised Exhibit 3 (Revised Written Description dated January 23, 2026).**

- 12. [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)
 - 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
 - LUZ PH: 2/18/26, 3/3/26
 - Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH OPEN/CONT 3/3/26

No speakers

13. [2026-0016](#) ORD-Q Rezoning at 0 Brady Rd & 12245 Brady Rd, btwn Brady Rd & Orange Picker Rd - (3.14± Acres) - RR-Acre to RLD-90 - Joseph Coppedge, Lisa Coppedge & Lorraine Court, LLC (R.E. # 105725-0000 & 105724-0000) (Dist. 6-Boylan) (Cox) (LUZ) (PD & PC Apv)
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
2/18/26 LUZ PH Approve 4-0
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hayden Phillips (support)

Aye: 4 - Carlucci, White, Gaffney Jr. and Arias

Excused: 1 - Freeman

14. [2026-0017](#) ORD-Q Rezoning at 10060 Skinner Lake Dr, N of J. Turner Butler Blvd & W of Gate Pkwy btwn Skinner Lake Dr & J. Turner Blvd E on-ramp - (7.30± Acres) - PUD (1997-446-E) to PUD, to Include Medical Offices & Ancillary Uses in Addition to the Current Uses & Modification to the Signage Requirements as Described in the Corporate Bank Headquarters PUD - Sierra Leaf Propco, LLC (R.E. # 167727-0880) (Dist. 3-Lahnen) (Abney) (LUZ) (PD & PC Apv)
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
2/18/26 LUZ PH Approve 4-0
LUZ PH - 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speaker: Paige Johnston (support)

Aye: 4 - Carlucci, White, Gaffney Jr. and Arias

Excused: 1 - Freeman

15. [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
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH OPEN/CONT 3/3/26

This item was initially marked for action. Public hearing was opened and closed.

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

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

Speakers: Mike Herzberg (support), Michael Fowler (oppose), Samantha Ceres (oppose), Lisa Fowler (oppose), Steven Slotkin (oppose)

The public hearing was reopened and continued to 3/3/26, to permit more time for community input.

AMENDMENT

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

16. [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)
(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
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH OPEN/CONT 3/3/26

Speakers: Michael Fowler (oppose), Mike Herzberg (support), Steven Slotkin (oppose), Lisa Fowler (oppose), Samantha Ceres

17. [2026-0024](#) ORD-Q Rezoning at 5348 Moncrief Rd, at the Corner of Glenvale Rd & Moncrief Rd - (3.38± Acres) - RLD-60 to CRO - Clara White Mission, Inc. (R.E. # 030094-0010) (Dist. 10-Pittman) (Abney) (LUZ) (PD & PC Apv)
 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
 2/18/26 LUZ PH Approve 6-0
 LUZ PH - 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/White****Speaker: John Nooney (oppose)****Aye:** 6 - Carlucci, Diamond, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Freeman

18. [2026-0026](#) ORD-Q Rezoning at 5022 Gate Pkwy, West of Gate Pkwy & North of Validus Dr - (27.08± Acres) - IBP to PUD, to Permit Office & Business Park Uses, as Described in 5022 Gate Parkway PUD - Merritt-Jame, LLC (R.E. # 167742-0250) (Dist. 11-Arias) (Abney) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM Arias)
 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
 2/18/26 LUZ PH Amend/Approve (w/Cond) 6-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH AMEND/APPROVE**Public hearing opened and closed.****Motion/2nd move to amend: Arias/Gaffney Jr.****Motion/2nd move to approve as amended: Arias/White****Ex parte declaration" Arias****Speaker: Cyndy Trimmer (support)****Aye:** 6 - Carlucci, Diamond, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Freeman

AMENDMENT

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).

- 19. [2026-0027](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - (9.56± Acres) - AGR to RR - Dexter Bennett (R.E. # 002938-0030 & 002955-0100) (Appl # L-6059-25C) (Dist. 12-White) (Read) (LUZ) (PD & PC Apv) (Companions 2026-28 & 2026-29)
 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
 2/18/26 LUZ PH Approve 6-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: White/Arias

Speaker: Deshawna Bennett (support, questions only)

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

Excused: 1 - Freeman

- 20. [2026-0028](#) ORD-Q Rezoning at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - (9.56± Acres) - AGR to RR-Acre - Dexter Bennett (R.E. # 002938-0030 & 002955-0100) (Appl # L-6059-25C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Companions 2026-27 & 2026-29)
 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
 2/18/26 LUZ PH Approve 6-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Deshawna Bennett (support, questions only)

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

Excused: 1 - Freeman

- 21. [2026-0029](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-17) at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - Dexter Bennett - Req to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 002955-0100) (Dist. 12-White) (Cox) (LUZ) (PD Apv) (Companions 2026-27 & 2026-28)
 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
 2/18/26 LUZ PH Approve 6-0
 LUZ PH: 2/18/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speaker: Deshawna Bennett (support, questions only)

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

Excused: 1 - Freeman

- 22. [2026-0058](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CGC to LI - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ) (Rezoning 2026-59)
 1/27/26 CO Introduced: LUZ
 2/3/26 LUZ Read 2nd & Rerefer
 2/10/26 CO Read 2nd & Rerefer
 LUZ PH: 3/3/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/24/26 & 3/10/26

DEFER

Public hearing next cycle 3/3/26

23. [2026-0059](#) ORD-Q Rezoning at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CCG-1 to IL - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(Small-Scale 2026-58)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
2/10/26 CO Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26 & 3/10/26

DEFER**Public hearing next cycle 3/3/26**

24. [2026-0060](#) ORD-Q Rezoning at 10028 Heckscher Dr, East of Heckscher Dr & North of Ft. George Rd - (1.28± Acres) - CCG-2 to PUD, to Permit Commercial Storage Facility, Generally, for Family & Personal Use, but Commercial in Nature, as Described in the 10028 Heckscher Drive PUD - Jorge Rivera (R.E. # 169158-0010) (Dist. 2-Gay) (Cox) (LUZ)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
2/10/26 CO Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

DEFER**Public hearing next cycle 3/3/26**

25. [2026-0061](#) ORD-Q Apv Zoning Exception (Appl E-15-20) at 4022 Atlantic Blvd, btwn Mayfair Rd & Art Museum Dr - Anjali Food Mart, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for Off-Premises Consumption, for Anjali Food Mart, Inc., in CCG-1 (R.E. # 129466-0010) (Dist. 5-J. Carlucci) (Abney) (LUZ) (PD Apv)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
2/10/26 CO PH Read 2nd & Rerefer
2/18/26 LUZ PH Approve 6-0
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/White****Speaker: Zach Miller (support)****Aye:** 6 - Carlucci, Diamond, White, Gaffney Jr., Arias and Johnson

Excused: 1 - Freeman

26. [2026-0083](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Zoo Pkwy, btwn Busch Dr N & Eastport Rd - (42.58± Acres) - WD-WR to LI - Eagle LNG Partners Jacksonville, LLC (R.E. # 108816-0030 (Portion)) (Appl # L-6093-25C) (Dist. 2-Gay) (Fogg) (LUZ) (Rezoning 2026-84)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/10/26 & 3/24/26

READ 2ND & REREFER

27. [2026-0084](#) ORD-Q Rezoning at 0 Zoo Pkwy, btwn Busch Dr N & Eastport Rd - (42.58± Acres) - IW to IL, Eagle LNG Partners Jacksonville, LLC (R.E. # 108816-0030 (Portion)) (Appl # L 6093-25C) (Dist. 2-Gay) (Batteh) (LUZ) (Small-Scale 2026-83)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

READ 2ND & REREFER

28. [2026-0085](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5975 Park St, btwn Ellis Rd S & Snug Harbour Ln - (0.64± Acres) - PBF to LDR - Millennial Christian Schools, Inc. (R.E. # 067222-01000 (Portion)) (Appl # L-6094-26C) (Dist. 9-Clark-Murray) (Sheppard) (LUZ) (Rezoning 2026-86)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/10/26 & 3/24/26

READ 2ND & REREFER

29. [2026-0086](#) ORD-Q Rezoning at 5975 Park St, btwn Ellis Rd S & Snug Harbour Ln - (0.64± Acres) - PBF-2 to RLD-60, Millennial Christian Schools, Inc. (R.E. # 067222-01000 (Portion)) (Appl # L-6094-26C) (Dist. 9-Clark-Murray) (Nagbe) (LUZ)
(Small-Scale 2026-85)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

READ 2ND & REREFER

30. [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)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

READ 2ND & REREFER

31. [2026-0088](#) ORD-Q Apv the Waiver of Min Required Road Frontage at 0 Dillon St, btwn Summer St & Day Ave - MM Homes of Jax, LLC - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 40 ft in RLD-60 (R.E. # 057013-0020) (Dist. 9-Clark-Murray) (Martin) (LUZ)
(Companion 2026-89)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

READ 2ND & REREFER

32. [2026-0089](#) ORD-Q Granting Administrative Deviation (Appl AD-26-07) at 0 Dillon St, btwn Summer St & Day Ave - MM Homes of Jax, LLC - Req to 1) Reduce the Required Min Lot Area From 6,000 sq ft to 4,205 sq ft, 2) Reduce the Min Lot Width From 60 ft to 40 ft, in RLD-60 (R.E. # 057013-0020) (Dist. 9-Clark-Murray) (Martin) (LUZ)
(Companion 2026-88)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

READ 2ND & REREFER

33. [2026-0091](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element (Reingold) (Req of Mayor)
2/10/26 CO Introduced: F, LUZ
2/18/26 F Read 2nd & Rerefer
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch. 166, F.S. & C.R. 3.604 - 2/24/26

READ 2ND & REREFER

34. [2026-0107](#) RESO-Q Concerning the Appeal Filed by Michael Herzberg of the Final Order Issued by the Planning Commission Denying Appl for Minor Modification to Appvd PUD, MM-25-16, Req to Revise the Site Plan to Allow Personal Property Storage for the Propty Located at 2675 Starratt Rd & 14734 Yellow Bluff Rd, at the NW Corner of Starratt & Yellow Bluff Rds, Pursuant to Sec 656.141, Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (R.E. # 106201-0010 & 106205-0010) (Dist. 8-Gaffney, Jr.) (Reingold) (LUZ)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
LUZ PH-3/3/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, March 3, 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.

Amended Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 2.20.26 5:00 pm