

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, June 2, 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

Legislative Assistant: Vanessa Galan

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:**Meeting Adjourned:****Attendance:**

Item/File No.	Title History
<p>1. 2026-0122 OPEN PH CONT PH 6/16/26</p> <p>NO PD/PC REPORTS</p> <p>Applicant: Hunter Faulkner</p>	<p>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 4/28/26 CO PH Cont'd 5/12/26 5/12/26 CO PH Cont'd 6/9/26 LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26</p>
<p>2. 2026-0123 OPEN PH CONT PH 6/16/26</p> <p>NO PD/PC REPORTS</p> <p>Applicant: Hunter Faulkner</p>	<p>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 4/28/26 CO PH Cont'd 5/12/26 5/12/26 CO PH Cont'd 6/9/26 LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26</p>

3. [2026-0124](#)
DEFER
 (Previously Continued to 7/21/26)
 Applicant: Patrick Krechowski
- 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
 5/26/26 CO PH Cont'd 7/28/26
 LUZ PH: 4/7/26, 4/21/26, 5/19/26, 7/21/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 5/26/26, 7/28/26
4. [2026-0125](#)
DEFER
 (Previously Continued to 7/21/26)
 Applicant: Patrick Krechowski
- 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
 5/26/26 CO PH Cont'd 7/28/26
 LUZ PH: 4/7/26, 4/21/26, 5/19/26, 7/21/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 5/26/26, 7/28/26

5. [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)
- OPEN PH**
CONT PH
6/16/26
- NO PD/PC**
REPORTS
- Applicant:**
Michael Herzberg
- 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
4/28/26 CO PH Cont'd 5/12/26
5/12/26 CO PH Cont'd 6/9/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26
6. [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)
- OPEN PH**
CONT PH
6/16/26
- NO PD/PC**
REPORTS
- Applicant:**
Michael Herzberg
- 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
4/28/26 CO PH Cont'd 5/12/26
5/12/26 CO PH Cont'd 6/9/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26

7. [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) (PD & PC Apv)

EX-PARTE

OPEN PH 4/14/26 CO Introduced: LUZ

CLOSE PH 4/21/26 LUZ Read 2nd & Rerefer

AMEND 4/28/26 CO Read 2nd & Rerefer

MOVE 5/12/26 CO PH Only

LUZ PH: 5/19/26, 6/2/26

Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

Michael Akopyan

AMENDMENT:

1. Page 1, lines 7-8 and 22: remove “between Collins Road and San Juan Avenue” and replace with “between Fender Drive and Randia Drive”.

8. [2026-0289](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 4150 4282, 4300, 4518, 4534, 4536, 4560 & 4600 Yellow Water Rd, N of Normandy Blvd - (160.23± Acres) - AGR to LDR - John Benton as Trustee of the Yellow Water Land Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. & Tammy Howell, Kenneth Monroe, Jr., William King, Justin & Elaina Williamson, Josh R. Crews, & Edward K. & Laura A. Rhoden (R.E. # 002272-0010, 002272-0020, 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 & 002275-0515) (Appl # L-5989-24A) (Dist. 12-White) (Hinton) (LUZ) (PD & PC Apv)

OPEN PH (Rezoning 2026-290)

CLOSE PH 4/28/26 CO Introduced: LUZ

MOVE 5/5/26 LUZ Read 2nd & Rerefer

Applicant: 5/12/26 CO Read 2nd & Rerefer

Cyndy Trimmer 5/26/26 CO PH Add'l 6/9/26

LUZ PH: 6/2/26

Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

9. [2026-0290](#) ORD-Q Rezoning at 0, 4150 4282, 4518, 4534, 4536, 4560 & 4600 Yellow Water Rd, N of Normandy Blvd - (112.50± Acres) - ARG to PUD, to Permit Single-Family Dwellings, as Described in the Yellow Water Residential PUD - John Benton as Trustee of the Yellow Water Land Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. & Tammy Howell, William King, Justin & Elaina Williamson, Josh R. Crews, Edward K. & Laura A. Rhoden, & 4534 Yellow Water Road, LLC (R.E. # 002272-0010, 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0510 & 002275-0515) (Appl # L-5989-24A) (Dist. 12-White) (Abney) (LUZ) (PD & PC Amd/Apv) (SW CPAC Deny)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
(w/Condition)
- Applicant:**
Cyndy Trimmer
- (Large-Scale 2026-289)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

PD & PC CONDITION:

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 Division (or their designee) and the Chief of Traffic Engineering (or their designee).

10. [2026-0291](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 1144 Pacetti St & 1040 8th St, btwn Florida Ave & Franklin St - (2.67± Acres) - LI to CGC - Perfect Score Realty Group II LLC & Destined for a Change, Inc. (R.E. # 114028-0010, 114930-0100 & 115088-0000) (Appl # L-6092-25C) (Dist. 7-Peluso) (Hinton) (LUZ) (PD & PC Apv)
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**
Cyndy Trimmer
- (Rezoning 2026-292)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

11. [2026-0292](#)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Cyndy Trimmer
- ORD-Q Rezoning at 0, 1144 & 1115 Pacetti St, & 0, 1040 & 1102 8th St, & 0, 1739 & 1743 Phoenix Ave, btwn Florida Ave & Franklin St - (3.37± Acres) - IL & CCG-2 to PUD, to Permit a Phased Mixed-Use Dev, which Includes Both Commercial & Residential Uses, as Described in the Pheonix Commons PUD - Perfect Score Realty Group II LLC & Destined for a Change, INC. (R.E. # 114028-0010, 114930-0100, 114943-0000, 114942-0000, 114941-0000, 114939-0000, 114933-0000, 114933-0010, 114934-0000, 114940-0000 & 115088-0000) (Appl # L-6092-25C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv)
(Small-Scale 2026-291)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26
12. [2026-0293](#)
OPEN PH
CONT PH
6/16/26
NO PD/PC
REPORTS
Applicant:
Ian Brown
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9801 Heckscher Dr, btwn Shad Creek Dr & Fort George Rd - (0.70± Acre) - CGC to LDR - Paul Zebouni (R.E. # 169134-0000 & 169134-0500) (Appl # L-6098-26C) (Dist. 2-Gay) (Kelly) (LUZ)
(Rezoning 2026-294 & Companion 2026-295)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26
13. [2026-0294](#)
OPEN PH
CONT PH
6/16/26
NO PD/PC
REPORTS
Applicant:
Ian Brown
- ORD-Q Rezoning at 9801 Heckscher Dr, btwn Shad Creek Dr & Fort George Rd - (0.70± Acre) - CCG-2 & RLD-100A - Paul Zebouni, (R.E. # 169134-0000 & 169134-0500) (Appl L-6098-26C) (Dist. 2-Gay) (Corrigan) (LUZ)
(Small Scale 2026-293 & Companion 2026-295)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

17. [2026-0298](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 820, 830, 834, 838 & 842 Barnett St, btwn Barnett St & Rushing St - (0.90± Acre) - MDR to BP - MBRE of Jax, LLC & Charles O. Chupp, Sr. As Trustee of LKI Land Trust (R.E. # 076656-0000, 076656-0020, 076661-0000, 076661-0010, 076662-0010 & 076665-0000) (Appl # L-6106-26C) (Dist. 7-Peluso) (Kelly) (LUZ) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
Applicant:
Cyndy Trimmer
 (Rezoning 2026-299)
 4/28/26 CO Introduced: LUZ
 5/5/26 LUZ Read 2nd & Rerefer
 5/12/26 CO Read 2nd & Rerefer
 5/26/26 CO PH Add'l 6/9/26
 LUZ PH: 6/2/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26
18. [2026-0299](#) ORD-Q Rezoning at 0, 820, 830, 834, 838 & 842 Barnett St, btwn Barnett St & Rushing St - (0.90± Acre) - RMD-A to PUD - MBRE of Jax, LLC & Charles O. Chupp, Sr. As Trustee of LKI Land Trust (R.E. # 076656-0000, 076656-0020, 076661-0000, 076661-0010, 076662-0010 & 076665-0000) (Appl L-6106-26C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Cyndy Trimmer
 (Small-Scale 2026-298)
 4/28/26 CO Introduced: LUZ
 5/5/26 LUZ Read 2nd & Rerefer
 5/12/26 CO Read 2nd & Rerefer
 5/26/26 CO PH Add'l 6/9/26
 LUZ PH: 6/2/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26
19. [2026-0300](#) ORD-Q Rezoning at 2449 University Blvd N, btwn Liddell Ln & Baywood Ter - (0.32± Acre) - CO to PUD to Permit the Use of the Subject Property as a Food Truck Park, as Described in the Smoke in the City PUD - Melvin Devon Williams & Jovette Lasandre Williams (R.E. # 116185-0000) (Appl Z-6769) (Dist. 1-Amaro) (Corrigan) (LUZ) (PD & PC Amd/Apv)
EX-PARTE
OPEN PH
CLOSE PH
AMEND
MOVE
(w/Condition)
Applicant:
Melvin Williams
 4/28/26 CO Introduced: LUZ
 5/5/26 LUZ Read 2nd & Rerefer
 5/12/26 CO Read 2nd & Rerefer
 5/26/26 CO PH Only
 LUZ PH: 6/2/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

PD & PC CONDITION:

1. The development shall provide a minimum 5 foot landscape buffer between the vehicle use area and the parcel to the east, including a 6 foot high 85% opaque fence made of Wood, Vinyl, Pre-cast Panel, or a Masonry material.

20. [2026-0301](#) ORD-Q Rezoning at 0, 5108, 5114, 5116, 5124 & 5136 San Jose Blvd, W of San Jose Blvd & N of University Blvd W - (3.14± Acres) - RLD-90 to PUD to Permit Single-Family Dwellings with 80 ft Min Lot Widths, Shared Access Drive & a Waterfront Amenity, as Described in the Neighborhood at San Jose PUD - 5124 San Jose Blvd, LLC (R.E. # 099246-0000, 099247-0010, 099247-0000, 099248-0000, 099249-0000 & 099250-0000) (Appl Z-6792) (Dist. 5-J. Carlucci) (Abney) (LUZ) (PD & PC Amd/Apv)
EX-PARTE 4/28/26 CO Introduced: LUZ
OPEN PH 5/5/26 LUZ Read 2nd & Rerefer
CLOSE PH 5/12/26 CO Read 2nd & Rerefer
AMEND 5/26/26 CO PH Only
MOVE LUZ PH: 6/2/26
(w/Condition) Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

Applicant:
Cyndy Trimmer

AMENDMENT:

1. Attaches a Revised Exhibit 4 (Revised Site Plan dated April 7, 2026).

PD & PC CONDITION:

1. All bike parking shall conform to Section 656.608 of the Zoning Code.

21. [2026-0302](#) ORD-Q Rezoning at 3157 5th St W, at the Corner of Melson Ave & 5th St W - (0.37± Acre) - RLD-60 to CN - Beacon Financial Group, Inc. (R.E. # 048725-0000) (Appl Z-6843) (Dist. 9-Clark-Murray) (Batteh) (LUZ) (PD & PC Apv)
EX-PARTE 4/28/26 CO Introduced: LUZ
OPEN PH 5/5/26 LUZ Read 2nd & Rerefer
CLOSE PH 5/12/26 CO Read 2nd & Rerefer
MOVE 5/26/26 CO PH Only
Applicant: LUZ PH: 6/2/26
Travis Moss Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

- 26.** [2026-0309](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD-Q the Waiver of Min Required Rd Frontage (Appl WRF-26-07) at 15364 Yellow Bluff Rd, btwn Davidson Farm Rd & Crystal Sands Dr - Liana Rubashka & Amir Rubashka - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 108409-0200) (Dist. 8-Gaffney Jr.) (Cox) (LUZ) (PD Apv)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
LUZ PH: 5/19/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26
- 27.** [2026-0310](#)
EX-PARTE

OPEN PH
CLOSE PH

MOVE
- ORD-Q the Waiver of Min Required Rd Frontage (Appl WRF-26-80) at 0 Boots Ln, btwn Fish Rd & Boots Ln - Merlin Bega - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 004620-0005) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
LUZ PH: 5/19/26, 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26
- Applicant:**
Merlin Bega
- 28.** [2026-0311](#)
OPEN PH
CLOSE PH

MOVE
- ORD Apv the Proposed 2026B Series Text Amdt to the FLUE, Definitions, & the FLUM Series of the 2045 Comprehensive Plan of the City to Identify a Target Growth Area to Promote Resilient & Attainable Housing, for Transmittal to the State of FL's Various Agencies for Review; Prov a Disclaimer That the Amdt Transmitted Herein Shall Not Be Construed as an Exemption from Any Other Applicable Laws (Parola) (Introduced by CMs Carlucci, Amaro, Peluso, Miller & Johnson) (PD & PC Apv) (N CPAC Deny)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
5/26/26 CO PH Add'l 6/9/26
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

RULES SUBSTITUTE

1. Include revision to Sec. 654.106 and creation of new Sec. 654.144 as separate sections within the bill

2. Correct scrivener's errors

- **Amends Ch. 654 (Code of Subdivision Regulations) to allow the use of private providers for the review and approval of:**
 - subdivision plans
 - engineering plans
 - preliminary plats
 - plats
 - landscaping plans
 - any other items which otherwise would be reviewed by the Public Works Department, Development Services Division, the Director of Public Works or other reviewing entity or individual as authorized under the Ordinance Code which concern the approval of plans or any subpart of plans as said term is defined and used in Section 553.791, Florida Statutes.
- **Sec. 553.791, Florida Statutes, states that the fee owner of a building or structure, or the fee owner's contractor upon written authorization from the fee owner, may choose to use a private provider to provide building code inspection services with regard to such building or structure and may make payment directly to the private provider for the provision of such services. The fee owner may elect to use a private provider to provide plans review or required building inspections, or both.**
- **Sec. 553.791, Florida Statutes, defines "plans" as building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner's contractor to a private provider or duly authorized representative for review.**
- **Sec. 553.791, Florida Statutes, defines "building code inspection services" as those services described in Sec. 468.603(5) and (8), Florida Statutes, involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, conducted either in person or virtually, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.**

- 34.** [2026-0367](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD-Q Rezoning at 4782, 4788, 4800 & 4906 Yellow Water Rd, btwn Yellow Water Ln & Yellow Water Rd - (14.36± Acres) - AGR to RLD-50 - Yellow Water Pines, Inc. (R.E. # 002287-0020, 002287-0060, 002287-0070 & 002287-0080) (Appl # L-6096-26C) (Dist. 12-White) (Cox) (LUZ) (SW CPAC Deny)
(Small-Scale 2026-366)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26
- 35.** [2026-0368](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 508 63rd St E, btwn Bloxham Ave & Northland St - (0.11± Acre) - CGC to MDR - BCEL 10F, LLC (R.E. # 033806-0000) (Appl # L-6105-26C) (Dist. 10-Pittman) (Sheppard) (LUZ)
(Rezoning 2026-369)
5/12/26 Co Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26
- 36.** [2026-0369](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD-Q Rezoning at 508 63rd St E, btwn Bloxham Ave & Northland St - (0.11± Acre) - CCG-1 to RMD-A - BCEL 10F, LLC (R.E. # 033806-0000) (Appl # L-6105-26C) (Dist. 10-Pittman) (Mehta) (LUZ)
(Small-Scale 2026-368)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

- 37.** [2026-0370](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Dundas Dr, btwn Dunn Ave & Busch Dr - (3.19± Acres) - BP to LI - Reman-Northside, LLC (R.E. # 044279-1010) (Appl # L-6107-26C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ)
(Rezoning 2026-371)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26
- 38.** [2026-0371](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD-Q Rezoning at 0 Dundas Dr, btwn Dunn Ave & Busch Dr - (3.19± Acres) - IBP to IL - Reman-Northside, LLC (R.E. # 044279-1010) (Appl # L-6107-26C) (Dist. Dist. 8-Gaffney, Jr.) (Martin) (LUZ)
(Small-Scale 2026-370)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26
- 39.** [2026-0372](#)
DEFER
(PH Next Cycle
6/16/26)
- ORD-Q Rezoning at 12020 Dunn Creek Rd, btwn Dunn Creek Cemetery Rd & Bardin Rd - (1.92± Acres) - RR-Acre to RLD-50 - Eigger Enterprise, LLC (R.E. # 106490-0050) (Appl # Z-6763) (Dist. Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Deny)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

- 40.** [2026-0373](#) ORD-Q Rezoning at 4578 San Jose Blvd, btwn Worth Dr E & Ardsley Rd - (0.37± Acre) - PUD (2017-0557-E) to PUD, to Permit Increased Seating Capacity to Permit Svc of All Alcoholic Beverages, as Described in the Shops of Granada PUD - Shops of Granada, LLC (R.E. # 100208-0000) (Appl # Z-6775) (Dist. Dist. 5-J. Carlucci) (Abney) (LUZ)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26
- 41.** [2026-0374](#) ORD-Q Rezoning at 0, 1151 Miller Cir N & 11938 Pulaski Rd, btwn Miller Cir N & Regis Rd - (2.07± Acres) - CCG-1 to PUD, to Permit a Boat & RV Storage Facility, as Described in the KST Investments PUD - KST Investments, LLC (R.E. # 109521-0000, 109523-0000 & 109524-0000) (Appl # Z-7031) (Dist. Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Deny)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26
- 42.** [2026-0375](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-09) at 0 Exline Rd, btwn Exline Rd & Harrisburg Rd - Dell Ray McFarland - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 11 ft in RLD-60 (R.E. # 015665-0000) (Dist. 14-Johnson) (Mehta) (LUZ) (PD Apv)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO PH Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26
- EX-PARTE**
OPEN PH
CLOSE PH
MOVE
Applicant:
Robert Ordonio

- 43.** [2026-0376](#)
DEFER

(Previously Continued to 7/21/26)

(At the request of CM Peluso)
- ORD-MC re Home Occupations; Amend Secs 656.304 (Rural Residential Category), 656.305 (Low Density Residential Category), 656.306 (Medium Density Residential Category) & 656.307 (High Density Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.311 (Residential-Professional-Institutional Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.331 (Agriculture), Subpart E (Miscellaneous Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Secs 656.368 (Springfield Historic Zoning Districts) & 656.369 (Springfield Performance Standards & Development Criteria), Subpt I (Springfield Zoning Overlay & Historic District Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code; Amend Sec 656.401 (Performance Standards & Development Criteria), Subpt a (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), Ch 656 (Zoning Code), Ord Code, to Modify Home Occupation Requirements Consistent with State Statute (Reingold) (Introduced by CMs Peluso & Miller)
5/12/26 CO Introduced: R, LUZ
5/18/26 R Read 2nd & Rerefer
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26
- 44.** [2026-0420](#)
2ND READING
- ORD-Q Amend Reso 74-690-243, as Amended, which Appvd a Dev Order for Belfort Station (a/k/a Cypress Plaza), a Dev of Regional Impact (DRI), Pursuant to an Appl for Change to a Previously Appvd Dev of Regional Impact (the AFC) Filed by CCP Baymeadows, LLC, & Dated 8/14/24, to Remove 7.64± Acres from the DRI; Finding That These Changes Are Consistent with the 2045 Comp Plan & the City Land Dev Regulations; Directing the LSD to Forward Certified Copies of this Ord to Authorized Agents (R.E. # 152578-2100) (Kelly) (LUZ)
(Companion 2026-421)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

- 45.** [2026-0421](#)
2ND READING ORD-Q Rezoning at 0 Baymeadows Wy W, btwn Baymeadows Wy & I-95 - (7.64± Acres) - PUD (1974-577-E) to PUD, to Permit Multi-Family Residential Dev, as Described in the Baymeadows Wy W PUD - CCP Baymeadows, LLC (R.E. # 152578-2100) (Appl # Z-5819) (Dist. 11-Arias) (Corrigan) (LUZ) (Companion 2026-420)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26
- 46.** [2026-0422](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 Old Kings Rd, btwn Old Kings Rd & Paragon St - (9.31± Acres) - LI to HI - Outdoor Depot, Inc. (R.E. # 003008-0000) (Appl # L-6058-25C) (Dist. 10-Pittman) (Hinton) (LUZ)
(Rezoning 2026-423)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26
- 47.** [2026-0423](#)
2ND READING ORD-Q Rezoning at 0 Old Kings Rd, btwn Old Kings Rd & Paragon St - (9.31± Acres) - IL to IH - Outdoor Depot, Inc. (R.E. # 003008-0000) (Appl # L-6058-25C) (Dist. 10-Pittman) (Nagbe) (LUZ)
(Small-Scale 2026-422)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26
- 48.** [2026-0424](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 5710 Pickettville Rd, at the Corner of Pickettville Rd & Old Kings Rd - (4.42± Acres) - LDR to LI - Robert Ledwick, II (R.E. # 083325-0000) (Appl # L-6103-26C) (Dist. 10-Pittman) (Hinton) (LUZ)
(Rezoning 2026-425)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26

- 49.** [2026-0425](#)
2ND READING
- ORD-Q Rezoning at 5710 Pickettville Rd, at the Corner of Pickettville Rd & Old Kings Rd - (4.42± Acres) - RLD-60 to PUD, to Permit an Outdoor Storage Yard for Auto, Bus, Truck & Boats (But Not Scrap Processing Yards or Concrete Batch Mixing Plants), as Described in the Pickettville PUD - Robert Ledwick, II (R.E. # 083325-0000) (Appl # L-6103-26C) (Dist. 10-Pittman) (Corrigan) (LUZ)
(Small-Scale 2026-424)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26
- 50.** [2026-0426](#)
2ND READING
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 2505 Imeson Rd, at the Southeast Corner of Pritchard Rd & Imeson Rd - (4.57± Acres) - RPI to LI - Land Holdings Northeast, Inc. (R.E. # 004520-0100 (Portion)) (Appl # L-6110-26C) (Dist. 12-White) (Tremante) (LUZ)
(Rezoning 2026-427)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26
- 51.** [2026-0427](#)
2ND READING
- ORD-Q Rezoning at 2505 Imeson Rd, at the Southeast Corner of Pritchard Rd & Imeson Rd - (7.49± Acres) - PUD (2005-0541-E & 2009-0135-E) to IL - Land Holdings Northeast, Inc. (R.E. # 004520-0100 (Portion)) (Appl # L-6110-26C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2026-426)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

52. [2026-0428](#)**2ND READING**

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 426 McDuff Ave S, 3057 Hunt St, 0, 3044, 3050 Nolan St & 3055, 3061 Cecelia St, N of I-10, btwn Day Ave & McDuff Ave S - (3.61± Acres) - RPI & LDR to CGC - City Rescue Mission, Inc. (R.E. # 056946-0000 (Portion), 057253-0000 (Portion), 057260-0000, 057294-0000, 057295-0000, 057304-0000, 057305-0000) (Appl # L-6111-26C) (Dist. 9-Clark-Murray) (Sheppard) (LUZ)

(Rezoning 2026-429)

5/26/26 CO Introduced: LUZ

LUZ PH: 7/21/26

Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26

53. [2026-0429](#)**2ND READING**

ORD-Q Rezoning at 426 McDuff Ave S, 3057 Hunt St, 0, 3044, 3050 Nolan St & 3055, 3061 Cecelia St, N of I-10, btwn Day Ave & McDuff Ave S - (6.42± Acres) - RLD-60 & CRO, CO & CCG-2 to PUD, to Permit Dormitory/Dinning Hall & Transitional Housing, as Described in the Mission at McDuff PUD - City Rescue Mission, Inc. (R.E. # 057294-0000, 057295-0000, 057304-0000, 057305-0000, 056946-0000, 056954-0000, 056958-0000, 056959-0000, 056960-0000, 056960-0010, 057253-0000 & 057260-0000) (Appl # L-6111-26C) (Dist. 9-Clark-Murray) (Abney) (LUZ)

(Small-Scale 2026-428)

5/26/26 CO Introduced: LUZ

LUZ PH: 7/21/26

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

54. [2026-0430](#)**2ND READING**

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 505 Starratt Rd, btwn Starratt Rd & Perdue Rd - (1.82± Acres) - LDR to RPI - Nan L. Brown Trust (R.E. # 106643-0000) (Appl # L-6115-26C) (Dist. 8-Gaffney, Jr.) (Sheppard) (LUZ)

(Rezoning 2026-431)

5/26/26 CO Introduced: LUZ

LUZ PH: 7/21/26

Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26

- 55.** [2026-0431](#)
2ND READING ORD-Q Rezoning at 505 Starratt Rd, btwn Starratt Rd & Perdue Rd - (1.82± Acres) - RLD-60 to CN - Nan L. Brown Trust (R.E. # 106643-0000) (Appl # L-6115-26C) (Dist. 8-Gaffney, Jr.) (Mehta) (LUZ)
(Small-Scale 2026-430)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26
- 56.** [2026-0432](#)
2ND READING ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 6670 Barth Rd, btwn Moncrief-Dinsmore Rd & New Kings Rd - (1.65± Acres & 0.63± Acre for Total 2.28± Acres) - LDR to LI & LDR to BP - Thomas R. Ursry Estate (R.E. # 002737-0000) (Appl # L-6118-26C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)
(Rezoning 2026-433)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/23/26 & 7/28/26
- 57.** [2026-0433](#)
2ND READING ORD-Q Rezoning at 6670 Barth Rd, btwn Moncrief-Dinsmore Rd & New Kings Rd - (2.28± Acres) - RR-Acre to PUD, to Permit the Conversion of the Existing Single-Family Dwelling Into an Office & to Allow for Outdoor Storage & Retail Sale of Trucks & Trailers on the Southern Portion of the Property, as Described in the Barth Rd PUD - Thomas R. Ursry Estate (R.E. # 002737-0000) (Appl # L-6118-26C) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)
(Small-Scale 2026-432)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26
- 58.** [2026-0434](#)
2ND READING ORD-Q Rezoning at 101 1st St W & 0 Laura St, btwn Pearl St N & Laura St N - (0.46± Acre) - CRO-S to PUD, to Permit a Banquet Hall & Event Space, as Described in the Karpeles Grand PUD - Jacksonville Museum Space, LLC (R.E. # 070825-0000 & 070824-0000) (Appl # Z-6814) (Dist. 7-Peluso) (Corrigan) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

- 59.** [2026-0435](#)
2ND READING ORD-Q Rezoning at 0 Village Ln, E of I-295 btwn Herlong Rd & Normandy Blvd - (19.38± Acres) - RMD-A to PUD, to Permit a Multi-Family Housing Dev with Multiple Bldgs, as Described in the Ragland Landings PUD - North Florida Land Trust, Inc. (R.E. # 010399-0000 (Portion)) (Appl # Z-6983) (Dist. 9-Clark-Murray) (Mehta) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26
- 60.** [2026-0436](#)
2ND READING ORD-Q Rezoning at 0 Old Kings Rd & 0 Acree Rd, btwn Acree Rd & New Kings Rd - (161.46± Acres) - PUD (2022-0851-E) to PUD, to Permit the Inclusion of Add'l Uses Including Industrial Light Uses, as Described in the Acree PUD - Acree JV, LLC (R.E. # 002507-0005, 002558-0300, & 002569-0020) (Appl # Z-7006) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26
- 61.** [2026-0437](#)
2ND READING ORD-Q Rezoning at 0, 4066, 4132 Atlantic Blvd & 1635, 1649, 1657, 1667 Arletha Rd, btwn Art Museum Drive Rd & Beach Blvd - (7.14± Acres) - PUD (2022-0534-E) to PUD, to Permit the Inclusion of Add'l Uses Including Residential & Commercial Uses, as Described in the St. Nicholas PUD - St. Nicholas MF Partners, LLC (R.E. # 129485-0000, 129562-0010, 129480-0000, 129564-0000, 129479-0000, 129474-0000, 129482-0000, 129562-0020, & 129481-0000) (Appl # Z-7107) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

- 62.** [2026-0438](#)
2ND READING
- ORD-Q Rezoning at 0 Bird Rd & 116, 122, 138, 210, 222, 250, 262, 280, 292, 324, 348, 410, & 412 Kirk Rd, E of Main St N btwn Park Ave & Bird Rd - (23.31± Acres) - RLD-120 to PUD, to Permit Single-Family Housing with a Mix of 40 ft & 50 ft Lot Widths, as Described in the Kirk Rd PUD - Robert Summey, Candice Summey, Curtis Easter, Tina Easter, Linda Jaeger, Robert Jaeger, Earl Allen, April Cooper, Erica Cooper, Sarah Young, Brad Young, Amanda Ervin, Jesse Compton, Brenda Compton, John Rawlings, Melissa Rawlings, & John Thomas Rawlings Jr. (R.E. # 108319-0020, 108326-0000, 108325-0000, 108327-0000, 108324 0050, 108324-0005, 108323-0005, 108323-0010, 108322-0010, 108322-0005, 108322-0100, 108321-0010, 108321-0000, 108319-0010, & 108319-0000) (Appl # Z-7150) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26
- 63.** [2026-0439](#)
2ND READING
- ORD-Q Rezoning at 4420 Hodges Blvd, at the Corner of Chets Creek Blvd & Hodges Blvd - (10.51± Acres) - RMD-A to PUD, to Allow for Add'l Permitted Uses Such as Day Care Centers, Schools, Community Ctrs & Similar Ancillary Uses & Tailored Signage & Landscaping Requirements in Order to Modernize the Existing Church Facility, as Described in the Church at Chet's Creek PUD - The Church at Chets Creek, Inc. (R.E. # 167455-1200) (Appl # Z-7163) (Dist. 3-Lahnen) (Abney) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26
- 64.** [2026-0440](#)
2ND READING
- ORD-Q Apv Zoning Exception (Appl E-26-22) at 1186 Edgewood Ave S, btwn Mayflower St & Plymouth St - The Goff Family Trust - Req 1) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, & 2) Restaurants with Outside Sale & Svc of Food Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Gary R. Goff, d/b/a Perfect Rack Billiards, LLC, in CCG-1 (R.E. # 061499-0100) (Appl # Z-7090) (Dist. 7-Peluso) (Batteh) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

- 65.** [2026-0441](#)
2ND READING
- ORD-Q Apv Zoning Exception (Appl E-26-23) at 1200 Kings Ave, btwn I-95 & Kings Ave - LMS Holdings, LLC - Req an Estab or Facility which Includes the Retail Sale & Svc of Beer or Wine for On-Premises Consumption, for 904 Purr & Pour Lounge, LLC, in CCG-1 (R.E. # 080806-0000) (Appl # Z-7114) (Dist. 5-J. Carlucci) (Mehta) (LUZ)
(Companion 2026-442)
5/26/26 CO Introduced: LUZ
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26
- 66.** [2026-0442](#)
2ND READING
- ORD-Q Granting Administrative Deviation (Appl AD-26-25) at 1200 Kings Ave, btwn I-95 & Kings Ave - LMS Holdings, LLC - Req to 1) Reduce Min No. of Off-Street Parking Spaces from 16 to 0 Spaces, 2) Decrease Min No. of Loading Spaces from 1 Required to 0 Loading Spaces, 3) Reduce Vehicle Use Area Interior Landscape from 281 Sq ft to 0 Sq ft, 4) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property from 5 ft Min Width Required Along the Southern Boundary to 0 ft & Along the W Boundary to 0 ft, 5) Reduce the No. of Trees Along the S Property Boundary from 1 Required to 0 Trees & the W Property Boundary from 1 Required to 0, & 6) Decrease the Min Width of the Driveway Access from Naugle Wy from 24 ft Required to 9.8 ft in CCG-1 (R.E. # 080806-0000) (Dist. 5-J. Carlucci) (Mehta) (LUZ)
(Companion 2026-441)
5/26/26 CO Introduced: LUZ
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26
- 67.** [2026-0443](#)
2ND READING
- ORD-Q Apv Sign Waiver (Appl SW-26-07) at 2039 Laura St N, at the Corner of Laura St N & Cottage Ave - Society of Saint Pius X - Req to Reduce the Min Setback from 10 ft to 5 ft in RMD-S (R.E. # 073185-0000) (Dist. 7-Peluso) (Cox) (LUZ)
5/26/26 CO Introduced: LUZ
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

68. [2026-0472](#)
2ND READING

RESO-Q Concerning the Appeal Filed by Michael Herzberg of the Final Orders Issued by the Planning Commission Approv 1) Zoning Exception E-26-20, Seeking to Allow Building Trades Contractor With Outside Storage Including Overnight Truck Parking, & 2) Administrative Deviation Ad-26-21, Seeking to a) Reduce the Minimum Width of a Driveway From Twelve (12) Ft Wide to Ten (10) Ft Wide, B) Reduce the Uncomplimentary Land Use Buffer Width From Ten (10) Ft Wide Along the East Property Boundary to Five (5) Feet Wide, C) Reduce the Uncomplimentary Land Use Buffer Width From Ten (10) Feet Wide Along West Property Boundary to Zero (0) Feet Wide, & D) Reduce the Uncomplimentary Land Use Buffer Trees Along the East Propty Boundary From Six (6) Req'd to Four (4) Trees, & the W Propty Boundary From Nine (9) Req'd to Seven (7) Trees, in the CCG-2 Zoning Dist for the Propty Located at 10344 Atlantic Cir, Btwn Atlantic Blvd & Lawson Rd (R.E. No(S). 164643-0000), Pursuant to Sec 656.141, Ord Code; Adopting Recommended Findings & Conclusions of the LUZ (Harvey) (Introduced by the Land Use & Zoning Committee)

5/26/26 CO Introduced: LUZ

LUZ PH: 6/16/26

NOTE: The next regular meeting will be held Tuesday, June 16, 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.