

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Marked

Tuesday, March 17, 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: Rebecca Bolton

Council Research: Brandon Russell

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

Item/File No.	Title History
<p>1. 2025-0630 DEFER (Previously Continued to 4/7/26) Applicant: Charles Powell</p>	<p>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 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25</p>
<p>2. 2025-0724 DEFER (Previously Continued to 4/7/26) Applicant: Joel Arreguin-Aguilar</p>	<p>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</p>

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
 LUZ PH: 2/18/26, 3/3/26, 3/17/26
 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
- OPEN PH**
CONT PH
4/7/26
- (At request of CM Johnson)**
- Applicant:**
Hayden Phillips
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
 2/24/26 CO PH Cont'd 3/10/26
 3/10/26 CO PH Cont'd 3/24/26
 LUZ PH: 2/18/26, 3/3/26, 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26
- OPEN PH**
CONT PH
4/7/26
- (At request of CM Johnson)**
- Applicant:**
Hayden Phillips

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**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/ Conditions)**
- Applicant:**
- Brian Small**
- 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, 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

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)
OPEN PH
CLOSE PH
AMEND
MOVE
(Conflicting Recommendations)
Applicant:
Michael Herzberg
- (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
LUZ PH: 2/18/26, 3/3/26, 3/17/26
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

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
OPEN PH
CLOSE PH
MOVE
(Conflicting Recommendations)
Applicant:
Michael Herzberg
- (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
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26

8. [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) (PD & PC Amd/Apv)
 1/27/26 CO Introduced: LUZ
 2/3/26 LUZ Read 2nd & Rerefer
 2/10/26 CO Read 2nd & Rerefer
 2/24/26 CO PH Only
 LUZ PH: 3/3/26, 3/17/26
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
(w/Conditions)
- Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26
Zach Miller

PLANNING DEPARTMENT CONDITIONS:

1. The following uses shall be prohibited:

- a. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.**
- b. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.**
- c. Bus, semi-tractor, or truck parking and/or storage.**

2. The maximum density for the site shall be two (2) units per acre if served by well water and septic.

3. The maximum height of residential uses on the property shall be thirty-five (35) feet.

4. The maximum height of commercial uses on the property shall be forty-five (45) feet.

5. Landscaping shall meet the requirements of Part 12 of the Zoning Code.

PLANNING COMMISSION CONDITIONS:

1. The maximum density for the site shall be two (2) units per acre if served by well water and septic.

2. The maximum height of residential uses on the property shall be thirty-five (35) feet.

3. The maximum height of commercial uses on the property shall be forty-five (45) feet.

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated March 5, 2026).

9. [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) (PD & PC Apv) (Rezoning 2026-84)
OPEN PH
CLOSE PH
MOVE
 2/10/26 CO Introduced: LUZ
Applicant: 2/18/26 LUZ Read 2nd & Rerefer
Zach Miller 2/24/26 CO Read 2nd & Rerefer
 3/10/26 CO PH Add'l 3/24/26
 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
10. [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) (PD & PC Apv) (Small-Scale 2026-83)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
 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 Add'l 3/24/26
Applicant: LUZ PH: 3/17/26
Zach Miller Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26
11. [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) (PD & PC Apv) (Rezoning 2026-86)
OPEN PH
CLOSE PH
AMEND
MOVE
 2/10/26 CO Introduced: LUZ
Applicant: 2/18/26 LUZ Read 2nd & Rerefer
Michael Herzberg 2/24/26 CO Read 2nd & Rerefer
 3/10/26 CO PH Add'l 3/24/26
 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

AMENDMENT:

1. Correct R.E. # to 067222-0100

12. [2026-0086](#) ORD-Q Rezoning at 5975 Park St, btwn Ellis Rd S & Snug Harbour Ln -
EX-PARTE (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)
OPEN PH (LUZ) (PD & PC Apv)
CLOSE PH (Small-Scale 2026-85)
2/10/26 CO Introduced: LUZ
AMEND 2/18/26 LUZ Read 2nd & Rerefer
MOVE 2/24/26 CO Read 2nd & Rerefer
3/10/26 CO PH Add'l 3/24/26
Applicant: LUZ PH: 3/17/26
Michael Herzberg Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

AMENDMENT:**1. Correct R.E. # to 067222-0100**

13. [2026-0087](#) ORD-Q Rezoning at 0 Mccargo St N, btwn Nevada St & Driggers St - (1.82±
EX-PARTE Acres) - RR-Acre to RLD-60 - Ryrad Home Builders, Inc. (R.E. #
006093-0010) (Dist. 12-White) (Nagbe) (LUZ) (PD & PC Apv)
OPEN PH 2/10/26 CO Introduced: LUZ
CLOSE PH 2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
MOVE 3/10/26 CO PH Only
LUZ PH: 3/17/26
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26
Janis Fleet

14. [2026-0122](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
DEFER Comp Plan at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) -
(PH Next Cycle AGR to LDR- Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl #
4/7/26) 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
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

15. [2026-0123](#)
DEFER
(PH Next Cycle
4/7/26)
- 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
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
16. [2026-0124](#)
DEFER
(PH Next Cycle
4/7/26)
- 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) (Rezoning 2026-125)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
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
17. [2026-0125](#)
DEFER
(PH Next Cycle
4/7/26)
- 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) (Small-Scale 2026-124)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

- 18.** [2026-0126](#)
DEFER
(PH Next Cycle
4/7/26)
- 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
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
- 19.** [2026-0127](#)
DEFER
(PH Next Cycle
4/7/26)
- 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
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 20.** [2026-0128](#)
DEFER
(PH Next Cycle
4/7/26)
- 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)
(Rezoning 2026-129)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
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

- 21.** [2026-0129](#)
DEFER
(PH Next Cycle
4/7/26)
- 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)
(Small-Scale 2026-128)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 22.** [2026-0130](#)
DEFER
(PH Next Cycle
4/7/26)
- 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)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 23.** [2026-0131](#)
DEFER
(PH Next Cycle
4/7/26)
- 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)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

- 28.** [2026-0137](#)
MOVE
Contact:
CM Boylan
- ORD Relating to the Council Rules; Amend Council Rules 2.202 (Attendance; Voting) & 2.210 (Rules in Committee), Pt 2 (Committee Procedure), Ch 2 (Committees), Council Rules, to Address Council Member Attendance & Auth Absences for Standing Committee Meetings & the Required Quorum for Council Standing Committees; Amend Council Rule 4.106 (Quorum), Pt 1 (Meetings; Quorum), Ch 4 (Procedures), Council Rules, to Address Council Member Attendance & Auth Absences for Council Meetings; Estab a Prospective Date of 7/1/26, for the Council Rule Amends Prov Herein to Become Effective (Staffopoulos) (Introduced by CM Boylan)
2/24/26 CO Introduced: NCSPHS, R, TEU, F, LUZ
3/2/26 NCSPHS Read 2nd & Rerefer
3/2/26 R Read 2nd & Rerefer
3/3/26 TEU Read 2nd & Rerefer
3/3/26 F Read 2nd & Rerefer
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26
- 29.** [2026-0164](#)
2ND READING
- 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
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
- 30.** [2026-0165](#)
2ND READING
- 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
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

- 31. [2026-0166](#)**
2ND READING
- 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
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
- 32. [2026-0167](#)**
2ND READING
- 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
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26
- 33. [2026-0168](#)**
2ND READING
- 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
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
- 34. [2026-0169](#)**
2ND READING
- 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
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26

- 35.** [2026-0170](#)
2ND READING 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
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26
- 36.** [2026-0171](#)
2ND READING 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)
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 37.** [2026-0172](#)
2ND READING 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)
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 38.** [2026-0173](#)
2ND READING 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)
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

- 39.** [2026-0174](#)
2ND READING 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
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 40.** [2026-0175](#)
2ND READING 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
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 41.** [2026-0176](#)
2ND READING 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)
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 42.** [2026-0177](#)
2ND READING 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)
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

43. [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)
2ND READING
3/10/26 CO Introduced: LUZ
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

NOTE: The next regular meeting will be held Tuesday, April 7, 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.