

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

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 - Excused Late Arrival

Randy White

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson

Legislative Assistant: Rebecca Bolton

Council Research: Brandon Russell

Office of General Counsel: Terrence Harvey

Planning Dept.: Helena Parola

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: 5:52 PM

Rollcall

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

Attendance:

CM Gay - 2026-60, 2026-83 & 2026-84

CM Clark-Murray - Visiting

Item/File No.**Title History**

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

DEFER

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

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, 4/7/26
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 2/10/26 & 2/24/26, 3/10/26, 3/24/26

PH OPEN/CONT 4/7/26

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, 4/7/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26

PH OPEN/CONT 4/7/26

5. [2026-0015](#) ORD-Q Rezoning at 0 Hemlock St, 3640 Hemlock St, 3653 Newcomb Rd & 3707 Newcomb Rd, btwn Newcomb Rd & Hemlock St - (14.17± Acres) - RMD-A to PUD, to Permit a Residential Subdivision to Contain Max of 130 Cottage Home Units, as Described in the Azalea Grove PUD - William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell & Minnie Lou Howell (R.E. # 019476-0010, 019476-0020, 019487-0000 & 019488-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CMs Gaffney Jr., White, Freeman & J.Carlucci)
 1/13/26 CO Introduced: LUZ
 1/21/26 LUZ Read 2nd & Rerefer
 1/27/26 CO Read 2nd & Rerefer
 2/10/26 CO PH Only
 LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH OPEN/CONT 4/7/26

Ex parte declaration: Gaffney Jr., White, Freeman, J. Carlucci

Speaker: Brian Small (support)

6. [2026-0022](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp

Plan at 9702 Historic Kings Rd, btwn Robin Ln & Lourcey Rd - (1.98± Acres) - LDR to BP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Sheppard) (LUZ) (PD Deny) (PC Apv)

(Rezoning 2026-23)

1/13/26 CO Introduced: LUZ

1/21/26 LUZ Read 2nd & Rerefer

1/27/26 CO Read 2nd & Rerefer

2/10/26 CO PH Add'l 2/24/26

2/24/26 CO PH Cont'd 3/10/26

3/10/26 CO PH Cont'd 3/24/26

LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26

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

PH OPEN/CONT 4/7/26

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) (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, 4/7/26
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26

PH OPEN/CONT 4/7/26

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
- 3/17/26 LUZ PH Amend/Approve 7-0
- LUZ PH: 3/3/26, 3/17/26
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Johnson

Motion/2nd move to approve a condition: Diamond/Freeman

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

Speakers: Zach Miller (support), Susanne Lupo (oppose), Robin Stevens (oppose), Kelly Brewer (oppose), M'Liss Stewart (support). Zach Miller offered a rebuttal.

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

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated March 17, 2026).

The PUD rezoning is subject to the following condition:

(1) The casitas cannot have a separate kitchen.

- 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)
 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
 3/17/26 LUZ PH Approve 7-0
 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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Zach Miller (support, questions only)

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

- 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) (Ex-Parte CMs Diamond & Arias) (Small-Scale 2026-83)
 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
 3/17/26 LUZ PH Approve 7-0
 LUZ PH: 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

PH APPROVE

Public hearing opened and closed

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

Ex parte declaration: Diamond, Arias

Speaker: Zach Miller (support, questions only)

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

- 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)
 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
 3/17/26 LUZ PH Amend/Approve 6-0
 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

PH AMEND/APPROVE

Public hearing opened and closed

Motion/2nd to amend: Diamond/Johnson

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

Speaker: Michael Herzberg (support, questions only)

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

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 - (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) (PD & PC Apv) (Small-Scale 2026-85)
 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
 3/17/26 LUZ PH Amend/Approve 6-0
 LUZ PH: 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

PH AMEND/APPROVE**Public hearing opened and closed****Motion/2nd to amend: Diamond/Johnson****Motion/2nd move to approve as amended: Diamond/Johnson****Speakers: Michael Herzberg (support, questions only)****Aye:** 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson**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± Acres) - RR-Acre to RLD-60 - Ryrad Home Builders, Inc. (R.E. # 006093-0010) (Dist. 12-White) (Nagbe) (LUZ) (PD & PC Apv)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
3/10/26 CO PH Only
LUZ PH: 3/17/26, 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

PH OPEN/CONT 4/7/26

14. [2026-0122](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to LDR- Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Read) (LUZ)
(Rezoning 2026-123)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
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

DEFER

15. [2026-0123](#) ORD-Q Rezoning at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to PUD, to Permit Single-family Dwellings, as Described in the Old Kings Rd Manufactured Home PUD - Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Cox) (LUZ) (N CPAC Deny)
(Small-Scale 2026-122)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

DEFER

16. [2026-0124](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - MDR to BP - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Read) (LUZ)
(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

DEFER

17. [2026-0125](#) ORD-Q Rezoning at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - PUD (2021-736-E) to PUD, to Permit Industrial Business Park & Office Uses, as Described in the Rampart & Collins PUD - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Corrigan) (LUZ)
(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

DEFER

18. [2026-0126](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6919 Pitts Rd, btwn New Kings Rd & Moncrief-Dinsmore Rd - (1.88± Acres) - LDR to CCG- Fluffy Buttons, LLC (R.E. # 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Read) (LUZ)
(Rezoning 2026-127)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
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

DEFER

19. [2026-0127](#) ORD-Q Rezoning at 6919 Pitts Rd, 10650 New Kings Rd, & 0 New Kings Rd, btwn New Kings Rd & Moncrief Rd - (5.55± Acres) - RR-Acre & CCG-2 & PUD, to Permit the Operation of an Auto Sales Company, Primarily Operating as an Online Sales Company on the Property, as Described in the Pitts Road Auto PUD- Fluffy Buttons, LLC (R.E. # 003905-0000, 003906-0000 & 003916-0020)

(Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Corrigan) (LUZ) (N CPAC Deny)
(Small-Scale 2026-126)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

DEFER

20. [2026-0128](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - LDR to BP- Orion Christopher Likins and Miriam Margaret Templeman, (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4 -Carrico) (Tremante) (LUZ) (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

DEFER

21. [2026-0129](#) ORD-Q Rezoning at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - RLD-60 to IBP, - Orion Christopher Likins and Miriam Margaret Templeman (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4-Carrico) (Nagbe) (LUZ) (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

DEFER

22. [2026-0130](#) ORD-Q Rezoning at 0 Beach Blvd & 12226 Beach Blvd, btwn Pemberton St & Sans Pareil St - (1.32± Acres) - PUD (2001-608-E) to PUD, to Permit an Establishment or Facility Which Includes the Retail Sale of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for on-premises Consumption or Off-premises Consumption, as Described in the Sans Pareil Property PUD - Sans Pareil Property, LLC (R.E. # 166249-0000 & 166250-0000) (Dist. 3-Lahnen) (Abney) (LUZ)
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

DEFER

23. [2026-0131](#) ORD-Q Rezoning at 880 & 950 US 301 Hwy S, btwn US 301 Hwy S & US 301 Bypass Hwy S - (7.05± Acres) - CCG-1 & CCG-2 to PUD, , to Permit a Convenience Store With Vehicle and Truck Fueling Stalls and to Maintain the Existing Warehouse Use, as Described in the Highway 301 PUD - 880 US Hwy 301, LLC, Charles Douglas Moore Life Estate, Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin, Harold Robert Mosley, & Wesley Mosley Jr. (R.E. # 000886-0010 & 000886-0015) (Dist. 12-White) (Cox) (LUZ)
 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

DEFER

24. [2026-0132](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-26-03) at 0 Utsey Rd, W of Utsey Rd & N 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. # 002938-0030) (Dist. 12-White) (Cox) (LUZ) (PD Apv)
 2/24/26 CO Introduced: LUZ
 3/3/26 LUZ Read 2nd & Rerefer
 3/10/26 CO PH Read 2nd & Rerefer
 3/17/26 LUZ PH Approve 6-0
 LUZ PH: 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

PH APPROVE**Public hearing opened and closed****Motion/2nd move to approve: Freeman/Johnson**

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

25. [2026-0133](#) ORD-Q Rezoning at 0 Sherrington St, btwn Clifton St & Olustee St - (0.11± Acres) - RLD-60 to RMD-A - K3 Advantages, LLC (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ)
 (Companion 2026-134)
 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

DEFER

26. [2026-0134](#) ORD-Q Granting Administrative Deviation (Appl AD-26-14) at 0 Sherrington St, btwn Clifton St & Olustee St - K3 Advantages, LLLC - Req to Reduce the Side Yard Setback From 10 ft to 5 ft, as Defined and Classified Under the Zoning Code (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ)
(Companion 2026-133)
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

DEFER

27. [2026-0135](#) ORD-Q Apv Sign Waiver (Appl SW-26-01) at 6780 Ricker Rd, at the NW Corner of the Intersection of Morse Ave & Ricker Rd - KRD Yazji Properties, Inc.- Req to Reduce the Min Setback from 10 ft to 4 ft in CN (R.E. # 015780-0010) (Dist. 14-Johnson) (Mehta) (LUZ) (PD Apv)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO PH Read 2nd & Rerefer
3/17/26 LUZ PH Approve 6-0
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

PH APPROVE**Public hearing opened and closed****Motion/2nd move to approve: Diamond/Freeman****Speakers: Anabel Soucey (support)**

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

28. [2026-0137](#) 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) (Co-Sponsor CM Diamond)
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

3/16/26 NCSPHS Approve 6-1 (Gay)
 3/16/26 R Amend/Approve 6-0
 3/17/26 TEU Amend/Approve 5-0
 3/17/26 F Amend/Approve 5-0
 3/17/26 LUZ Amend/Approve 7-0
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

AMEND/APPROVE

Motion/2nd move to amend: Diamond/Johnson

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

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

RULES AMENDMENT

1. Clarify that, in the event there are two excused absences for a standing committee meeting, the quorum shall be reduced to four members for that meeting

2. Correct scrivener's errors

• Amends Council Rule 2.202 (Attendance; voting) to:

- Clarify written requests are required for excusals from standing, special, and select committee meetings

- Add provision that no more than one Council Member may be excused from a regular meeting of a standing committee with the exception that additional absences may be authorized for a medical reason for a Council Member or relative of a Council Member and when a Council Member is ordered into military service

- Revise language regarding unexcused absences to specify that failure to attend three regular meetings of a standing committee (instead of three consecutive meetings) or three consecutive meetings of a special or select committee (instead of three meetings) without approval of the committee chair during a given Council year will constitute automatic withdrawal from the committee (instead of automatic withdrawal upon recommendation by the chair to the President)

- Add provision that each committee chair will announce how they intend to address absences and excusals at the outset of each Council year

• Amends Council Rule 2.210 (Rules in Committee) to:

- Establish the quorum for standing committees as 5 members (instead of a majority of its members)

• Amends Council Rule 4.106 (Quorum) to:

- Add limit of no more than two excused absences for any regular meeting of the Council, with the exception that additional absences may be authorized for a medical reason for a Council Member or relative of a Council Member and when a Council Member is ordered into military service

- Require unexcused absences to be announced at the beginning of each Council meeting

- Add provision that the Council President will announce how they intend to address absences and excusals at the outset of each Council year

• Establishes a prospective date of July 1, 2026 for the proposed changes to become effective

29. [2026-0164](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3010 Leon Rd, btwn Anniston Rd & Leon Rd - (2.3± Acres) - LDR to

BP- Sharron Rose Berk Trust (R.E. # 164128-0010 (Portion)) (Appl # L-6087-25C) (Dist. 4-Carrico) (Hinton) (LUZ)
(Rezoning 2026-165)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

30. [2026-0165](#) ORD-Q Rezoning at 3010 Leon Rd, btwn Anniston Rd & Leon Rd - (2.3± Acres) - RLD-60 to IBP - Sharron Rose Berk Trust (R.E. # 164128-0010 (Portion)) (Appl # L-6087-25C) (Dist. 4-Carrico) (Cox) (LUZ)
(Small-Scale 2026-164)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

READ 2ND & REREFER

31. [2026-0166](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - RPI to CGC (3.72± Acres) & MDR to RPI (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Sheppard) (LUZ)
(Rezoning 2026-167)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

32. [2026-0167](#) ORD-Q Rezoning at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - CN to CCG-1 (3.72± Acres) & RLD-60 to CN (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Abney) (LUZ)
(Small-Scale 2026-166)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26

READ 2ND & REREFER

33. [2026-0168](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Commonwealth Ave, btwn Mcduff Ave & Westbrook Cir - (0.10±

Acres) - LDR to MDR- Nzabarinda Estate Invest, LLC (R.E. # 050326-0000)
(Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Tremante) (LUZ)
(Rezoning 2026-169)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

34. [2026-0169](#) ORD-Q Rezoning at 1005 Mcduff Ave & 0 Commonwealth Ave, at the NE Corner of the Intersection of Mcduff Ave & Commonwealth Ave - CCG-2 (0.17± Acre) & RLD-60 (0.10± Acre) to CRO - Nzabarinda Estate Invest, LLC (R.E. # 050332-0000 & 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (Small-Scale 2026-168)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26

READ 2ND & REREFER

35. [2026-0170](#) ORD-Q Rezoning at 903 University Blvd N, at the NE Corner of the Intersection of University Blvd N & Arlington Expy - (18.27± Acres) - PUD (2021-196-E) to PUD, to Permit a Mix of Commercial, Residential and Office Uses, as Described in the College Park PUD Major Modification - 903 University Blvd, LLC (R.E. # 129407-0010) (Dist. 1-Amaro) (Corrigan) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

READ 2ND & REREFER

36. [2026-0171](#) ORD-Q Apv Zoning Exception (Appl E-26-08) at 1349 Market St N, btwn N Main St & 4th St - House of Leaf & Bean, LLC - Req an Establishment or Facility which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, in Conjunction with the Svc of Food which is Ordered from a Menu & Prepared or Served for Pay for Consumption On-Premises, for Affluent Concierge, LLC d/b/a the Grove, in CN-S (R.E. # 070948-0000) (Dist. 7-Peluso) (Batteh) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

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37. [2026-0172](#) ORD-Q Apv Zoning Exception (Appl E-26-10) at 5825 Beach Blvd, btwn University Blvd & Spring Glen Rd - Jacks Liquor, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction with a Restaurant, Including Liquor, Beer & Wine, for On-Premises Consumption or Off-Premises Consumption or Both, for Arak Liquors, Inc., in CCG-2 (R.E. # 135112-0000) (Dist. 5-J. Carlucci) (Batteh) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

38. [2026-0173](#) ORD-Q Apv Zoning Exception (Appl E-26-12) at 2467 Faye Rd, at the Corner of Faye Rd & Alta Dr - 2467 Faye Rd., LLC - Req an Establishment or Facility which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, for Thai Nine, LLC, d/b/a Thai Nine, in CN (R.E. # 108655-0000) (Dist. 2-Gay) (Mehta) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

39. [2026-0174](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-01) at 0 Wages Wy, S of New Berlin Rd - Austin Rubashka - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 12 ft in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(Companion 2026-175)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

40. [2026-0175](#) ORD-Q Granting Administrative Deviation (Appl AD-26-06) at 0 Wages Wy, S of New Berlin Rd - MM Homes of Jax, LLC - Req to Reduce the Required Min Lot Area from 43,560 sq ft to 27,007 sq ft, in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(Companion 2026-174)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

41. [2026-0176](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-04) at 0

Anniston Rd, btwn Fraiser Rd & Beach Blvd - Terry Alan Hancock - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 30 ft in RLD-60 (R.E. # 164382-0000) (Dist. 4-Carrico) (Cox) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

42. [2026-0177](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-05) at 4526 Mundy Dr S, btwn Mundy Dr S & St. Johns River - Mundy Land Trust - Req to Reduce the Min Rd Frontage Requirements from 144 ft to 0 ft in RLD-90 (R.E. # 099912-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

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)
3/10/26 CO Introduced: LUZ
3/17/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

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.