



**City of Jacksonville**  
**Agenda Meeting Minutes**

117 W. Duval Street  
Jacksonville, FL 32202

**Land Use & Zoning Committee**

*Joe Carlucci, Chair*  
*Rory Diamond, Vice Chair*  
*Terrance Freeman*  
*Randy White - Excused Early Departure*  
*Reggie Gaffney, Jr.*  
*Raul Arias*  
*Rahman Johnson*

4/7/2026

4:30 PM

Council Chamber,

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**Agenda Meeting**

Chairman J. Carlucci called the meeting to order and reviewed the marked agenda which contained nineteen (19) items ready for action; seven (7) items marked for deferral; six (6) items marked for second and re-refer; and nine (9) items marked public hearing continued.

**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: 4:30 p.m.

Meeting Adjourned: 4:42 p.m

Attendance: CMs J. Carlucci, White, Johnson, Freeman

Also: Susan Kelly, Kaysie Cox, and Erin Abney--Planning & Development Department; Terrence Harvey and Dylan Reingold--Office of General Counsel; Brandon Russell-Council Research

Item/File No.

Title History

1. 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

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- 9/23/25 CO PH Only  
LUZ PH: 10/7/25, 10/21/25, 11/4/25, 11/18/25, 12/2/25, 1/6/26, 1/21/26, 2/3/26,  
2/18/26, 3/3/26, 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
2. ORD-Q Rezoning at 6926 Garden St, btwn Iowa Ave & Old Kings Rd - (1.04± Acres) -  
CRO to CN - Joel Arreguin-Aguilar (R.E. # 003968-0010) (Dist. 8-Gaffney, Jr.) (Mehta)  
(LUZ) (PD & PC Apv)  
9/23/25 CO Introduced: LUZ  
10/7/25 LUZ Read 2nd & Rerefer  
10/14/25 CO Read 2nd & Rerefer  
10/28/25 CO PH Only  
LUZ PH: 11/4/25, 1/21/26, 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25
3. ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at  
5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline  
Rd - (9.70± Acres) - LDR to MDR - Kelly Dawn Chatham & Paula Moore (R.E. #  
098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson)  
(Kelly) (LUZ) (PD Deny) (PC Apv)  
(Rezoning 2026-7)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
1/27/26 CO Read 2nd & Rerefer  
2/10/26 CO PH Add'l 2/24/26  
2/24/26 CO PH Cont'd 3/10/26  
3/10/26 CO PH Cont'd 3/24/26  
3/24/26 CO PH Cont'd 4/14/26  
LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26, 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 &  
2/24/26, 3/10/26, 3/24/26, 4/14/26
4. ORD-Q Rezoning at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn  
Seaboard Ave & Aline Rd - (9.70± Acres) - RR-Acre to PUD, to Permit a Max of 89  
Single Family Units, as Described in the Morse Avenue PUD - Kelly Dawn Chatham &  
Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl #  
L-6068-25C) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Amd/Apv) (PD Deny) (PC  
Apv) (Ex-Parte: CMs Johnson, Freeman, Arias, Diamond, White, Gaffney Jr., & J.  
Carlucci)  
(Small-Scale 2026-6)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
1/27/26 CO Read 2nd & Rerefer  
2/10/26 CO PH Add'l 2/24/26  
2/24/26 CO PH Cont'd 3/10/26  
3/10/26 CO PH Cont'd 3/24/26  
3/24/26 CO PH Cont'd 4/14/26  
LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26, 4/21/26
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Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26, 4/14/26

5. ORD-Q Rezoning at 0 Hemlock St, 3640 Hemlock St, 3653 Newcomb Rd & 3707 Newcomb Rd, btwn Newcomb Rd & Hemlock St - (14.17± Acres) - RMD-A to PUD, to Permit a Residential Subdivision to Contain Max of 130 Cottage Home Units, as Described in the Azalea Grove PUD - William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell & Minnie Lou Howell (R.E. # 019476-0010, 019476-0020, 019487-0000 & 019488-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv) (Ex-Parte: CMs Gaffney Jr., White, Freeman & J.Carlucci)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
1/27/26 CO Read 2nd & Rerefer  
2/10/26 CO PH Only  
4/7/26 LUZ PH Amend/Approve (w/Conds) 4-1 (Gaffney Jr.)  
LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26
6. ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9702 Historic Kings Rd, btwn Robin Ln & Lourcey Rd - (1.98± Acres) - LDR to BP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Sheppard) (LUZ) (PD Deny) (PC Apv) (Rezoning 2026-23)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
1/27/26 CO Read 2nd & Rerefer  
2/10/26 CO PH Add'l 2/24/26  
2/24/26 CO PH Cont'd 3/10/26  
3/10/26 CO PH Cont'd 3/24/26  
3/24/26 CO PH Cont'd 4/14/26  
4/7/26 LUZ PH Amend/Approve 6-0  
LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26, 3/10/26, 3/24/26, 4/14/26
7. ORD-Q Rezoning at 9702 Historic Kings Rd S, btwn Robin Rd & Lourcey Rd - (1.98± Acres) - RLD-70 & RR-Acre to IBP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD Deny) (PC Apv) (Ex-Parte: CMs Freeman, J. Carlucci & Gaffney Jr.) (Small-Scale 2026-22)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
1/27/26 CO Read 2nd & Rerefer  
2/10/26 CO PH Add'l 2/24/26  
2/24/26 CO PH Cont'd 3/10/26  
3/10/26 CO PH Cont'd 3/24/26  
3/24/26 CO PH Cont'd 4/14/26

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- 4/7/26 LUZ PH Approve 5-0  
LUZ PH: 2/18/26, 3/3/26, 3/17/26, 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26, 3/24/26, 4/14/26
8. ORD-Q Rezoning at 0 Mccargo St N, btwn Nevada St & Driggers St - (1.82± Acres) - RR-Acre to RLD-60 - Ryrad Home Builders, Inc. (R.E. # 006093-0010) (Dist. 12-White) (Nagbe) (LUZ) (PD & PC Apv)  
2/10/26 CO Introduced: LUZ  
2/18/26 LUZ Read 2nd & Rerefer  
2/24/26 CO Read 2nd & Rerefer  
3/10/26 CO PH Only  
4/7/26 LUZ PH Approve 6-0  
LUZ PH: 3/17/26, 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26
9. ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to LDR- Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Read) (LUZ) (Rezoning 2026-123)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26
10. ORD-Q Rezoning at 0 Old Kings Rd, btwn Acree Rd & Plummer Rd - (5.7± Acres) - AGR to PUD, to Permit Single-family Dwellings, as Described in the Old Kings Rd Manufactured Home PUD - Sandcastle Capital Holdings, LLC (R.E. # 002547-0002) (Appl # L-6091-25C) (Dist. 8-Gaffney Jr.) (Cox) (LUZ) (N CPAC Deny) (Small-Scale 2026-122)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
11. 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
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- 3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26
- 12.** ORD-Q Rezoning at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - PUD (2021-736-E) to PUD, to Permit Industrial Business Park & Office Uses, as Described in the Rampart & Collins PUD - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Corrigan) (LUZ) (SW CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2026-124)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 13.** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6919 Pitts Rd, btwn New Kings Rd & Moncrief-Dinsmore Rd - (1.88± Acres) - LDR to CCG- Fluffy Buttons, LLC (R.E. # 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Read) (LUZ) (Rezoning 2026-127)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26
- 14.** ORD-Q Rezoning at 6919 Pitts Rd, 10650 New Kings Rd, & 0 New Kings Rd, btwn New Kings Rd & Moncrief Rd - (5.55± Acres) - RR-Acre & CCG-2 & PUD, to Permit the Operation of an Auto Sales Company, Primarily Operating as an Online Sales Company on the Property, as Described in the Pitts Road Auto PUD- Fluffy Buttons, LLC (R.E. # 003905-0000, 003906-0000 & 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Corrigan) (LUZ) (N CPAC Deny) (Small-Scale 2026-126)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 15.** 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
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Blvd - (4.43± Acres) - LDR to BP- Orion Christopher Likins and Miriam Margaret Templeman, (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4 -Carrico) (Tremante) (LUZ) (PD Deny) (PC Apv) (Rezoning 2026-129)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
4/7/26 LUZ PH Approve 6-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

- 16.** ORD-Q Rezoning at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - RLD-60 to IBP, - Orion Christopher Likins and Miriam Margaret Templeman (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4-Carrico) (Nagbe) (LUZ) (PD Deny) (PC Apv) (Ex-Parte: CMs Freeman, Gaffney Jr. & Johnson) (Small-Scale 2026-128)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Add'l 4/14/26  
4/7/26 LUZ PH Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 17.** ORD-Q Rezoning at 0 Beach Blvd & 12226 Beach Blvd, btwn Pemberton St & Sans Pareil St - (1.32± Acres) - PUD (2001-608-E) to PUD, to Permit an Establishment or Facility Which Includes the Retail Sale of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for on-premises Consumption or Off-premises Consumption, as Described in the Sans Pareil Property PUD - Sans Pareil Property, LLC (R.E. # 166249-0000 & 166250-0000) (Dist. 3-Lahnen) (Abney) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Diamond, J. Carlucci & Johnson)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Only  
4/7/26 LUZ PH Amend/Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 18.** 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.

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- 12-White) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CM J. Carlucci)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Only  
4/8/26 LUZ PH Amend/Approve (w/Conds) 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 19.** ORD-Q Rezoning at 0 Sherrington St, btwn Clifton St & Olustee St - (0.11± Acres) - RLD-60 to RMD-A - K3 Advantages, LLC (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ) (PD & PC Apv) (Companion 2026-134)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Only  
4/7/26 LUZ PH Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 20.** ORD-Q Granting Administrative Deviation (Appl AD-26-14) at 0 Sherrington St, btwn Clifton St & Olustee St - K3 Advantages, LLLC - Req to Reduce the Side Yard Setback From 10 ft to 5 ft, as Defined and Classified Under the Zoning Code (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ) (PD & PC Apv) (Companion 2026-133)  
2/24/26 CO Introduced: LUZ  
3/3/26 LUZ Read 2nd & Rerefer  
3/10/26 CO Read 2nd & Rerefer  
3/24/26 CO PH Only  
4/7/26 LUZ PH Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 21.** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3010 Leon Rd, btwn Anniston Rd & Leon Rd - (2.3± Acres) - LDR to BP- Sharron Rose Berk Trust (R.E. # 164128-0010 (Portion)) (Appl # L-6087-25C) (Dist. 4-Carrico) (Hinton) (LUZ) (Rezoning 2026-165)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26
- 22.** 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 #
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- L-6087-25C) (Dist. 4-Carrico) (Cox) (LUZ)  
(Small-Scale 2026-164)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26
- 23.** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - RPI to CGC (3.72± Acres) & MDR to RPI (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Sheppard) (LUZ)  
(Rezoning 2026-167)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26
- 24.** ORD-Q Rezoning at 0 Edgewood Ave & 0 Moncrief Ave, btwn Ave B & Moncrief Ave - (5.84± Acres) - CN to CCG-1 (3.72± Acres) & RLD-60 to CN (2.12± Acres) - Edgewood & Moncrief, LLC (R.E. # 026473-0000 & 026468-0010) (Appl # L-6097-26C) (Dist. 10-Pittman) (Abney) (LUZ)  
(Small-Scale 2026-166)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26 & 4/28/26
- 25.** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Commonwealth Ave, btwn Mcduff Ave & Westbrook Cir - (0.10± Acres) - LDR to MDR- Nzabarinda Estate Invest, LLC (R.E. # 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Tremante) (LUZ)  
(Rezoning 2026-169)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26
- 26.** 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)
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- (Small-Scale 2026-168)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26
- 27.** ORD-Q Rezoning at 903 University Blvd N, at the NE Corner of the Intersection of University Blvd N & Arlington Expy - (18.27± Acres) - PUD (2021-196-E) to PUD, to Permit a Mix of Commercial, Residential and Office Uses, as Described in the College Park PUD Major Modification - 903 University Blvd, LLC (R.E. # 129407-0010) (Dist. 1-Amaro) (Corrigan) (LUZ)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26
- 28.** ORD-Q Apv Zoning Exception (Appl E-26-08) at 1349 Market St N, btwn N Main St & 4th St - House of Leaf & Bean, LLC - Req an Establishment or Facility which Includes the Retail Sale of Beer or Wine for On-Premises Consumption, in Conjunction with the Svc of Food which is Ordered from a Menu & Prepared or Served for Pay for Consumption On-Premises, for Affluent Concierge, LLC d/b/a the Grove, in CN-S (R.E. # 070948-0000) (Dist. 7-Peluso) (Batteh) (LUZ) (PD Apv) (Ex-Parte: CMs Johnson & Arias)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Approve 6-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 29.** ORD-Q Apv Zoning Exception (Appl E-26-10) at 5825 Beach Blvd, btwn University Blvd & Spring Glen Rd - Jacks Liquor, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages, Not in Conjunction with a Restaurant, Including Liquor, Beer & Wine, for On-Premises Consumption or Off-Premises Consumption or Both, for Arak Liquors, Inc., in CCG-2 (R.E. # 135112-0000) (Dist. 5-J. Carlucci) (Batteh) (LUZ) (PD Apv) (Ex-Parte: CM J. Carlucci)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Approve 7-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 30.** 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,
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- d/b/a Thai Nine, in CN (R.E. # 108655-0000) (Dist. 2-Gay) (Mehta) (LUZ) (PD Apv)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 31.** ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-01) at 0 Wages Wy, S of New Berlin Rd - Austin Rubashka - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 12 ft in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)  
(Companion 2026-175)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Amend/Rerefer 5-0  
LUZ PH: 4/7/26 & 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 32.** ORD-Q Granting Administrative Deviation (Appl AD-26-06) at 0 Wages Wy, S of New Berlin Rd - MM Homes of Jax, LLC - Req to Reduce the Required Min Lot Area from 43,560 sq ft to 27,007 sq ft, in RR-Acre (R.E. # 106886-0010) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)  
(Companion 2026-174)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Amend/Rerefer 5-0  
LUZ PH: 4/7/26 & 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26
- 33.** ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-04) at 0 Anniston Rd, btwn Fraiser Rd & Beach Blvd - Terry Alan Hancock - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 30 ft in RLD-60 (R.E. # 164382-0000) (Dist. 4-Carrico) (Cox) (LUZ) (PD Apv)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Approve 5-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 34.** ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-05) at 4526 Mundy Dr S, btwn Mundy Dr S & St. Johns River - Mundy Land Trust - Req to Reduce the Min Rd Frontage Requirements from 144 ft to 0 ft in RLD-90 (R.E. # 099912-0000) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD Apv)  
3/10/26 CO Introduced: LUZ
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- 3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
LUZ PH: 4/7/26, 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 35.** ORD-Q Apv Sign Waiver (Appl SW-26-03) at 6100 103rd St, btwn Blanding Blvd & Wesconnett Blvd - FL National Investments, LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-2 (R.E. # 097797-0000) (Dist. 14-Johnson) (Mehta) (LUZ) (PD Apv)  
3/10/26 CO Introduced: LUZ  
3/17/26 LUZ Read 2nd & Rerefer  
3/24/26 CO PH Read 2nd & Rerefer  
4/7/26 LUZ PH Approve 7-0  
LUZ PH: 4/7/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26
- 36.** ORD-Q Rezoning at 0 Wilson Blvd, btwn Old Middleburg Rd N & Paleface Pl - (2.62± Acres) - PUD (2024-0666-E) to PUD, to Clarify Permitted Uses & Expand sq ft by 6,785 sq ft of Non-Residential Floor Area, as Described in the Wilson Boulevard Business Park II PUD - First Coast Properties of Jacksonville, Inc. (R.E. # 012499-0000) (Appl # Z-6791) (Dist. 9- Clark-Murray) (Cox) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26
- 37.** ORD-Q Rezoning at 0, 3301 & 3323 Alameda St, btwn 23rd St W & 26th St W - (1.01± Acres) - RLD-60 to RLD-50 - TSG Construction, LLC (R.E. # 084307-0040, 084307-0050, 084307-0060 & 084307-0070) (Appl # Z-6886) (Dist. 10-Pittman) (Cox) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26
- 38.** ORD-Q Rezoning at 0 Owens Rd, at the Corner of Owens Rd & Ranch Rd - (4.62± Acres) - PUD (2024-0823-E) to PUD, to Permit Add'l Permissible Uses Currently Allowed as an Exception, Including Senior Facilities Such as Nursing Homes, Adult Congregate Facilities, Group Care Homes, & Day Cares, as Well as Commercial, Professional, Retail, Restaurant, & Office Uses, as Described in the Owens Point PUD - Owens Road, LP. (R.E. # 019336-0100) (Appl # Z-6894) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26
- 39.** ORD-Q Apv Zoning Exception (Appl E-26-11) at 11247 Alta Dr, at the Corner of Faye Rd & Alta Dr - Beemer & Associates XLIX LLC - Req the Allowance of Retail Sales &
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Svc of All Alcoholic Beverages Including Liquor, Beer, or Wine for On-Premises or Off-Premises Consumption or Both, in Conjunction with a Restaurant, for Kappuccinos Breakfast & Sports Bar, in PUD (R.E. # 108678-0050) (Dist. 2-Gay) (Nagbe) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

40. ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-06) at 1923 Valencia Dr, btwn Rankin Dr N & Thorden Rd - Matthew Remodeling Inc. - Req to Reduce the Min Rd Frontage Requirements from 144 ft to 0 ft in RLD-90 (R.E. # 136308-0000) (Dist. 5-J. Carlucci) (Cox) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 4/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/14/26

41. RESO-Q Concerning the Appeal of a Final Order of the JHPC Denying Appl for Certificate of Appropriateness, as Req by St. Johns Quarter LLC, Seeking to Construct a New Primary Structure in the Riverside/Avondale Historic Dist at 2230 St Johns Ave - Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee; Prov for Notice (COA-25-33142) (R.E. # 090538-0000) (Dist 14 - Johnson) (Reingold) (LUZ)  
3/24/26 CO Introduced: LUZ  
4/7/26 LUZ Read 2nd & Rerefer  
LUZ PH: 4/21/26

**NOTE: The next regular meeting will be held**

**\*\*\*\*\*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.**

### **Rollcall**

Minutes: Brandon Russell, Council Research  
brussell@coj.net, (904) 255-5137  
Posted: 4/9/26, 2:53 p.m.