

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, June 16, 2026

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair - Excused Absence

Terrance Freeman - Excused Late Arrival 5:20 PM & Early Departure 7:20 PM

Randy White

Reggie Gaffney, Jr.

Raul Arias - Excused Late Arrival 5:18 PM

Rahman Johnson

Legislative Assistant: Vanessa Galan

Council Research: Brandon Russell

Office of General Counsel: Terrence Harvey

Planning Dept.: Susan Kelly

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: 7:48 PM**

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

Excused: 1 - Rory Diamond

Item/File No.	Title History
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- | | | |
|-----------|----------------------------------|---|
| 1. | <u>2026-0122</u> | 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
6/9/26 CO PH Cont'd 6/23/26
6/23/26 CO PH Cont'd 7/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26, 6/23/26 |
|-----------|----------------------------------|---|

PH OPEN/CONT 7/21/26

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2. [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
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
6/9/26 CO PH Cont'd 6/23/26
6/23/26 CO PH Cont'd 7/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26
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, 6/23/26

PH OPEN/CONT 7/21/26

3. [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) (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

DEFER

4. [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) (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

DEFER

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)
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
6/9/26 CO PH Cont'd 6/23/26
6/23/26 CO PH Cont'd 7/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26, 6/23/26

PH OPEN/CONT 7/21/26

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)
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
6/9/26 CO PH Cont'd 6/23/26
6/23/26 CO PH Cont'd 7/28/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26
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, 6/23/26

PH OPEN/CONT 7/21/26

7. [2026-0293](#) 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) (PD & PC Apv) (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
6/9/26 CO PH Cont'd 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/2/26, 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26, 6/23/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd: Gaffney, Jr./Johnson

Speakers: Ian Brown (support), Paul Zebouni (support).

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

Excused: 1 - Diamond

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8. [2026-0294](#) 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) (PD & PC Apv)
(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
6/9/26 CO PH Cont'd 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/2/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26, 6/23/26

PH APPROVE

Public hearing opened and closed.

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

Speakers: Paul Zebouni (support), Ian Brown (support)

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

Excused: 1 - Diamond

9. [2026-0295](#) ORD-Q Granting Administrative Deviation (Appl AD-26-20) at 9801 Heckscher Dr, btwn Shad Creek Dr & Fort George Rd - Paul Zebouni, - Req to 1) Increase the Max Height of a Structure from 35 ft to 45 ft, & 2) Increase the Max Height of a Fence in the Front Yard from Setback from 4 ft to 8 ft, in RLD-100A (R.E. # 169134-0000 & 169134-0500) (Dist. 2-Gay) (Corrigan) (LUZ) (PD Apv) (PC Amd/Apv)
(Companion 2026-293 & 2026-294)
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
6/9/26 CO PH Cont'd 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/2/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26, 6/23/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

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

Excused: 1 - Diamond

10. [2026-0304](#) ORD-Q Rezoning at 5450 Cleveland Rd, btwn 45th St W & Cleveland Ter - (0.37± Acres) - CCG-1 to CCG-2 - Myknoll, LLC (R.E. # 030065-0000) (Appl Z-6961) (Dist. 10-Pittman) (Cox) (LUZ) (PD & PC 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 Only
6/16/26 LUZ PH Approve 0-5 (Fail) (J. Carlucci, Freeman, White, Gaffney, Jr., Johnson)
LUZ PH: 6/2/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

PH APPROVE (FAIL)

Public hearing opened and closed.

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

Speakers: Samantha Ceres (oppose)

Nay: 5 - Carlucci, Freeman, White, Gaffney Jr. and Johnson

Excused: 1 - Diamond

11. [2026-0309](#) 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) (Ex-Parte: CM Gaffney, Jr.)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
6/16/26 LUZ PH Approve 5-0
LUZ PH: 5/19/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arais/White

Ex parte declarations: CM Gaffney, Jr.

Speakers: Amir Rubashka (support)

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

Excused: 1 - Diamond

12. [2026-0311](#) 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
6/9/26 CO PH Cont'd 6/23/26
6/16/26 LUZ PH Amend/Approve 6-0
LUZ PH: 6/2/26, 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26, 6/23/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speakers: Emily Pierce (support), Jamie Travis-Leonard (support)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (Revised Target Growth Area Map dated June 15, 2026).**

13. [2026-0365](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Yellow Water Rd, N of Normandy Blvd, btwn Yellow Water Rd & POW-MIA Memorial Pkwy - (337.29± Acres) - RR to LDR - Yellow Water Land Holdings, LLC (R.E. # 002275-0005 (Portion)) (Appl # L-6082-25A) (Dist. 12-White) (Hinton) (LUZ) (PD & PC Apv)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26

PH APPROVE

Public hearing opened and closed.

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

Speakers: Paul Harden (support), Jamie Travis-Leonard (oppose), Samantha Ceres (oppose)

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

Excused: 1 - Diamond

14. [2026-0366](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4782, 4788, 4800 & 4906 Yellow Water Rd, btwn Yellow Water Ln & Yellow Water Rd - (14.36± Acres) - AGR to LDR - Yellow Water Pines, Inc. (R.E. # 002287-0020, 002287-0060, 002287-0070 & 002287-0080) (Appl # L-6096-26C) (Dist. 12-White) (Hinton) (LUZ) (PD & PC Apv)
(Rezoning 2026-367)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speakers: Cyndy Trimmer (support)

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

Excused: 1 - Diamond

15. [2026-0367](#) 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) (PD & PC Apv) (Ex-Parte: CMs Arias, White, Freeman, J. Carlucci) (Small-Scale 2026-366)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Amend/Approve 6-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: White/Johnson

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

Ex parte declarations: CMs Arias, White, Freeman, J. Carlucci

Speakers: Cyndy Trimmer (support)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. Amended to change rezoning from RLD-50 to RLD-60.**

16. [2026-0368](#) 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) (PD & PC Apv)
(Rezoning 2026-369)
5/12/26 Co Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 5-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers:Chris Paul (support)

Aye: 5 - Carlucci, Freeman, Gaffney Jr., Arias and Johnson

Excused: 1 - Diamond

17. [2026-0369](#) 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) (PD & PC Apv)
(Small-Scale 2026-368)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speakers: Chris Paul (support)

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

Excused: 1 - Diamond

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18. [2026-0370](#) 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) (PD & PC Apv) (Rezoning 2026-371)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speakers: Folks Huxford (support)

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

Excused: 1 - Diamond

19. [2026-0371](#) 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) (PD & PC Apv) (Ex-Parte: CM Gaffney, Jr.) (Small-Scale 2026-370)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Add'l 6/23/26
6/16/26 LUZ PH Approve 6-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declarations: CM Gaffney, Jr.

Speakers: Folks Huxford (support)

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

Excused: 1 - Diamond

20. [2026-0372](#) 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
6/9/26 CO PH Only
LUZ PH: 6/16/26, 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH OPEN/CONT 7/21/26**Speakers: Jamie Travis-Leonard (support)**

21. [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.5-J. Carlucci) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CMs Arias, Freeman, J. Carlucci)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Only
6/16/26 LUZ PH Amend/Approve 6-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH AMEND/APPROVE**Public hearing opened and closed.****Motion/2nd move to amend: Arias/Johnson****Motion/2nd move to approve as amended: Arias/Johnson****Ex parte declarations: CM Arias, Freeman, J. Carlucci**

Speakers: Ralph A. Parks (oppose), Nancy J. Parks (oppose), Mark Rizk (oppose), Adam Cohlma (support), JC Demetree (support), Robert Newell, Jr. (support), Nicholas Demetree (support), Michael O'Neal, Sr. (oppose), Steve Diebenow (support), Helen J. O'Neal (oppose), Art Shults (oppose), Jerry Mahanay (oppose), Deborah Mahanay (oppose), Phillip Parsons (oppose)

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

Excused: 1 - Diamond

AMENDMENT:

- 1. The restaurant shall install sound panels on the new 10 ft fence that is located along the westerly (back.yard/rear) property line and abuts the residence at 1299 Norwich Road, Jacksonville, FL (RE# 099920-0000).**
- 2. The restaurant shall close both its indoor and outdoor dining area no later than 8:00 PM one day per quarter of a year to allow for hood cleaning.**
- 3. The restaurant shall install slow close hinges on the door located on the north side of the existing structure.**

- 22. [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) (PD Deny) (PC Apv) (Ex-Parte: CMs Freeman, White, Arias, Gaffney, Jr.)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
5/26/26 CO Read 2nd & Rerefer
6/9/26 CO PH Only
6/16/26 LUZ PH Amend/Approve 4-1 (Gaffney, Jr.)
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

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

Ex parte declarations: CMs Freeman, White, Arias, Gaffney, Jr.

Speakers: Taylor Bratcher (support), Josh Cockrell (support)

Aye: 4 - Carlucci, White, Arias and Johnson

Nay: 1 - Gaffney Jr.

Excused: 1 - Diamond

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (Revised Written Description dated May 28, 2026).**

23. [2026-0376](#) 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) (PD & PC Apv)
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
6/9/26 CO PH Add'l 6/23/26
6/23/26 CO PH Only
LUZ PH: 6/16/26, 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

PH OPEN/CONT 7/21/26

24. [2026-0420](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

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25. [2026-0421](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

26. [2026-0422](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

27. [2026-0423](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

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28. [2026-0424](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

29. [2026-0425](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

30. [2026-0426](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

31. [2026-0427](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

32. [2026-0428](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

33. [2026-0429](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

34. [2026-0430](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

35. [2026-0431](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

36. [2026-0432](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
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

DEFER

37. [2026-0433](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Add'l 7/28/26
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26 & 7/28/26

DEFER

38. [2026-0434](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

39. [2026-0435](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

40. [2026-0436](#) 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) (N CPAC Deny)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

41. [2026-0437](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

42. [2026-0438](#) 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) (N CPAC Deny)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

43. [2026-0439](#) 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
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/23/26 CO PH Only
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

DEFER

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44. [2026-0440](#) 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) (PD Apv)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO PH Read 2nd & Rerefer
6/16/26 LUZ PH Approve 4-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speakers: Cory Goff (support), Gary Goff (support), Ryan Goff (support)

Aye: 4 - Carlucci, White, Arias and Johnson

Excused: 1 - Diamond

45. [2026-0441](#) 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) (PD Apv) (Ex-Parte: CMs Arias, J. Carlucci) (Companion 2026-442)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO PH Read 2nd & Rerefer
6/16/26 LUZ PH Approve 4-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declarations: CMs Arias, J. Carlucci

Speakers: Cyndy Trimmer (support)

Aye: 4 - Carlucci, White, Arias and Johnson

Excused: 1 - Diamond

46. [2026-0442](#) 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) (PD Apv) (Ex-Parte: CMs Arias, J. Carlucci, White) (Companion 2026-441)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO PH Read 2nd & Rerefer
6/16/26 LUZ PH Approve 4-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declarations: CMs Arias, J. Carlucci, White

Speakers: Cyndy Trimmer (support)

Aye: 4 - Carlucci, White, Arias and Johnson

Excused: 1 - Diamond

47. [2026-0443](#) 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) (PD Apv)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO PH Read 2nd & Rerefer
6/16/26 LUZ PH Approve 4-0
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speakers: Nikolas Hogan (support), Alex Allaire (support)

Aye: 4 - Carlucci, White, Arias and Johnson

Excused: 1 - Diamond

48. [2026-0472](#) 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) (Ex-Parte: CMs Johnson, J. Carlucci, Arias)
5/26/26 CO Introduced: LUZ
6/2/26 LUZ Read 2nd & Rerefer
6/9/26 CO Read 2nd & Rerefer
6/16/26 LUZ PH Amend/Approve (Grant Appeal) 5-0
LUZ PH: 6/16/26

PH AMEND/APPROVE (GRANT APPEAL)

Mr. Harvey from OGC explained the appeal process and the reason for the appeal. Presentation by a representative of the appellant, Michael Herzberg. Ms. Abney provided a rebuttal. Public hearing opened and closed.

Motion/2nd move to amend: Gaffney, Jr./Johnson

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

Ex parte declarations: CMs Johnson, J. Carlucci, Arias

Speakers: Michael Herzberg (support)

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

Excused: 1 - Diamond

AMENDMENT:

1. Grant or Deny Appeal

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49. [2026-0475](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Granite Pl, Btwn New Berlin Rd & I-295 - (1.91± Acres) - WD-WR to LI - Bird Dog Land Holdings, LLC (R.E. # 108820-0050) (Appl # L-6120-26C) (Dist. 2-Gay) (Tremante) (LUZ)(Rezoning 2026-476) (JWC Deny)
6/9/26 CO Introduced: LUZ, JWC
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/28/26 & 8/11/26

READ 2ND & REREFER

50. [2026-0476](#) ORD-Q Rezoning at 0 Granite Pl, Btwn New Berlin Rd & I-295 - (1.91± Acres) - IW to IL- Bird Dog Land Holdings, LLC (R.E. # 108820-0050) (Appl # L-6120-26C) (Dist. 2-Gay) (Mehta) (LUZ) (Small-Scale 2026-475)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26 & 8/11/26

READ 2ND & REREFER

51. [2026-0477](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7401 Old Kings Rd S, Btwn Old Kings Rd S & Powers Ave - (12.41± Acres) - PBF to MDR - Duval County School Board (R.E. # 148000-0000) (Appl # L-6123-26C) (Dist. 5-J.Carlucci) (Tremante) (LUZ)(Rezoning 2026-478)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/28/26 & 8/11/26

READ 2ND & REREFER

52. [2026-0478](#) ORD-Q Rezoning at 7401 Old Kings Rd S, Btwn Old Kings Rd S & Powers Ave - (12.41± Acres) - PBF-1 to PUD to Permit Multifamily Residential Dwellings Including Townhomes & Cottage Homes, as Described in the Kings Trail PUD - Duval County School Board (R.E. # 148000-0000) (Appl # L-6123-26C) (Dist. 5-J. Carlucci) (Abney) (LUZ)
(Small-Scale 2026-477)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26 & 8/11/26

READ 2ND & REREFER

53. [2026-0479](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 888 Franklin St, Btwn Franklin St & Van Burren St - (1.69± Acres) - MDR to HDR - JHA Franklin Arms, LLC (R.E. # 122486-0000) (Appl # L-6122-26C) (Dist. 7-Peluso) (Sheppard) (LUZ)(Rezoning 2026-480)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/28/26 & 8/11/26

READ 2ND & REREFER

54. [2026-0480](#) ORD-Q Rezoning at 888 Franklin St, Btwn Franklin St & Van Buren St - (1.69± Acres) - RMD-D to PUD to Generally Permit Affordable Senior Housing Units, as Described in the Franklin Arms PUD - JHA Franklin Arms, LLC (R.E. # 122486-0000) (Appl # L-6122-26C) (Dist. 7-Peluso) (Corrigan) (LUZ)
(Small-Scale 2026-479)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26 & 8/11/26

READ 2ND & REREFER

55. [2026-0481](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1442 Bivins Rd, Btwn Hogan Settlement Rd & Normandy Blvd - (0.78± Acres) - CGC to LDR - Commercial Strategies Group, LLC (R.E. # 007630-0000) (Appl # L-6102-26C) (Dist. 12-White) (Fogg) (LUZ)(Rezoning 2026-482)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 7/28/26 & 8/11/26

READ 2ND & REREFER

56. [2026-0482](#) ORD-Q Rezoning at 1442 Bivens Rd, Btwn Hogans Settlement Rd & Normandy Blvd - (0.78± Acres) - CCG-1 to RLD-60 - Commercial Strategies Group, LLC (R.E. # 007630-0000) (Appl # L-6102-26C) (Dist. 12-Gay) (Cox) (LUZ) (Small-Scale 2026-481)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26 & 8/11/26

READ 2ND & REREFER

57. [2026-0483](#) ORD-Q Rezoning at 6411 Arlington Rd, Btwn Sprinkle Dr & Westdale Dr - (0.71± Acres) - PUD (2026-773-E) to PUD to Permit the Operation of a Thrift Store & Community Retail Center, as Described in the Foster Closet PUD - Pam, LLC (R.E. # 141488-0000) (Appl # Z-7238) (Dist. 1-Amaro) (Abney) (LUZ)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26

READ 2ND & REREFER

58. [2026-0484](#) ORD-Q Rezoning at 0 Old Gainesville Rd & 10571 Normandy Blvd, Btwn Norton Rd & Blair Rd - (1.41± Acres) - CO to CCG-1- 10565 Normandy Boulevard, LLC (R.E. # 012774-0010 & 012774-0020) (Appl # Z-7045) (Dist. 12-White) (Corrigan) (LUZ)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26

READ 2ND & REREFER

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59. [2026-0485](#) ORD-Q Rezoning at 1265 Kings Rd, Btwn Kings Rd & W 3rd St - (0.45± Acres) - CCG-2 to PUD to Permit the Property to Provide Compatible Commercial Development With the Area, as Described in the Community & Veteran Empowerment Center PUD - Jacksonville Urban League Economic & Community Development Foundation, Inc. (R.E. # 053955-0000) (Appl # Z-7009) (Dist. 7-Peluso) (Abney) (LUZ)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO Read 2nd & Rerefer
LUZ PH: 8/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/28/26

READ 2ND & REREFER

60. [2026-0486](#) ORD-Q Apv Zoning Exception (Appl E-26-26) at 3546 St. Johns Bluff Rd S, Btwn Beach Blvd & Town Center Parkway Which Includes the Retail Sale & Service of All Alcoholic Beverages Including Liquor, Beer/Wine for on-premises Consumption, for Baran Cafe, in CCG-1 (R.E. # 165411-9025 & 165411-9030) (Dist. 4- Carrico) (Cox) (LUZ)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO PH Read 2nd & Rerefer
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

READ 2ND & REREFER

61. [2026-0487](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-26-10) at 1522 Girvin Rd, Btwn Girvin Rd & Ebbtide Ct - John Kaplan & Diane Kaplan - Req to Reduce the Min Road Frontage Requirements from 240 ft to 0 ft in RR-Acre (R.E. # 162188-0000) (Dist. 3-Lahnen) (Corrigan) (LUZ) (Companion 2026-488)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO PH Read 2nd & Rerefer
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

READ 2ND & REREFER

62. [2026-0488](#) ORD-Q Granting Administrative Deviation (Appl AD-26-29) 1522 Girvin Rd, Btwn Wonderwood Dre & Ebbtide Ct - John Kaplan & Diane Kaplan - Req to 1) Reduce the Required Side Yard Setback From 5 ft Min to 0 Feet & 2) Reduce Min Lot Width From 300 ft to 94 ft for 3 Homes in RR-Acre (R.E. # 162188-0000) (Dist. 3-Lahnen) (Corrigan) (LUZ)
(Companion 2026-487)
6/9/26 CO Introduced: LUZ
6/16/26 LUZ Read 2nd & Rerefer
6/23/26 CO PH Read 2nd & Rerefer
LUZ PH: 7/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, July 21, 2026.

*******Note: Items may be added at the discretion of the Chair.*******

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Minutes: Brandon Russell, Council Research
brussell@coj.net, (904) 255-5137
Posted: 6/23/26, 3:19 p.m.