

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, May 19, 2026

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman

Randy White

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson - Excused Late Arrival

Legislative Assistant: Rebecca Bolton

Council Research: Brandon Russell

Office of General Counsel: Terrence Harvey

Planning Dept.: Susan Kelly

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;**
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;**
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;**
- 4) Audible noise from cellphones or other electronic devices;**
- 5) Consumption of alcohol or controlled substances;**
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;**
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;**
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.**

Meeting Convened: 5:00 PM**Meeting Adjourned: 5:25 PM**

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

Attendance:**CM Clark-Murray - 2026-307****Pages:****Elyse Farquharson – River City Science Academy****Victoria Grissom – CMG3 University/Homeschool****Item/File No.****Title History**

1. [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
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
4/28/26 CO PH Cont'd 5/12/26
5/12/26 CO PH Cont'd 6/9/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26

DEFER

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
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26

DEFER

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
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

PH OPEN/CONTINUE 7/21/26**Speakers: Tater Salad (oppose)**

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
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

PH OPEN/CONTINUE 7/21/26

5. [2026-0126](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6919 Pitts Rd, btwn New Kings Rd & Moncrief-Dinsmore Rd - (1.88± Acres) - LDR to CCG- Fluffy Buttons, LLC (R.E. # 003916-0020) (Appl # L-5928-24C) (Dist. 8-Gaffney Jr.) (Read) (LUZ) (Rezoning 2026-127)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
3/10/26 CO Read 2nd & Rerefer
3/24/26 CO PH Add'l 4/14/26
4/14/26 CO PH Cont'd 4/28/26
4/28/26 CO PH Cont'd 5/12/26
5/12/26 CO PH Cont'd 6/9/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26

DEFER

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
 LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 4/28/26, 5/12/26, 6/9/26

DEFER

7. [2026-0273](#) ORD-Q Rezoning at 7599 Southside Blvd, btwn Whipoorwill Ln & Validus Dr - (11.88± Acres) - RR-Acre to PBF-1 - JEA (R.E. # 167742-0067) (Appl # Z-6978) (Dist. 11-Arias) (Abney) (LUZ) (PD & PC Apv)
 4/14/26 CO Introduced: LUZ
 4/21/26 LUZ Read 2nd & Rerefer
 4/28/26 CO Read 2nd & Rerefer
 5/12/26 CO PH Only
 5/19/26 LUZ PH Approve 7-0
 LUZ PH: 5/19/26
 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: Arias/Gaffney, Jr.

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

8. [2026-0274](#) ORD-Q Rezoning at 4578 Blanding Blvd, btwn Collins Rd & San Juan Ave - (0.96± Acres) - CCG-1 to CCG-2 - Triad Venture Capitalists, LLC (R.E. # 095756-0005 (Portion)) (Appl # Z-7019) (Dist. 9-Clark-Murray) (Cox) (LUZ)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
4/28/26 CO Read 2nd & Rerefer
5/12/26 CO PH Only
LUZ PH: 5/19/26, 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

PH OPEN/CONTINUE 6/2/26

9. [2026-0275](#) ORD-Q Apv Zoning Exception (Appl E-26-17) at 8602 Baymeadows Rd, btwn Bayberry Rd & Baymeadows Way Which Includes the Retail Sale & Service of All Alcoholic Beverages in Conjunction With a Restaurant, Including Outside Sales & Services, for Babylon Restaurant Lounge & Bar, LLC, in CCG-1 (R.E. # 152690-0155) (Dist. 11-Arias) (Nagbe) (LUZ) (PD Apv)
4/14/26 CO Introduced: LUZ
4/21/26 LUZ Read 2nd & Rerefer
4/28/26 CO Read 2nd & Rerefer
5/12/26 CO PH Only
5/19/26 LUZ PH Approve 7-0
LUZ PH: 5/19/26
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: Gaffney, Jr./Arias

Speakers: Ali Salman (support)

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

10. [2026-0276](#) ORD-Q Apv Sign Waiver (Appl SW-26-06) at 6680 Powers Ave, btwn Toledo Rd & University Blvd - FL National Investments, LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-2 (R.E. # 152593-0045) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (PD Apv)
 4/14/26 CO Introduced: LUZ
 4/21/26 LUZ Read 2nd & Rerefer
 4/28/26 CO Read 2nd & Rerefer
 5/12/26 CO PH Only
 5/19/26 LUZ PH Approve 6-0
 LUZ PH: 5/19/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

PH APPROVE**Public hearing opened and closed****Motion/2nd to approve: Gaffney, Jr./Johnson****Speakers: Anabel Soucey (support)****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Johnson

11. [2026-0289](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 4150 4282, 4300, 4518, 4534, 4536, 4560 & 4600 Yellow Water Rd, N of Normandy Blvd - (160.23± Acres) - AGR to LDR - John Benton as Trustee of the Yellow Water Land Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. & Tammy Howell, Kenneth Monroe, Jr., William King, Justin & Elaina Williamson, Josh R. Crews, & Edward K. & Laura A. Rhoden (R.E. # 002272-0010, 002272-0020, 002272-0030, 002272-0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 & 002275-0515) (Appl # L-5989-24A) (Dist. 12-White) (Hinton) (LUZ)
 (Rezoning 2026-290)
 4/28/26 CO Introduced: LUZ
 5/5/26 LUZ Read 2nd & Rerefer
 5/12/26 CO Read 2nd & Rerefer
 LUZ PH: 6/2/26
 Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

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

DEFER

13. [2026-0291](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 1144 Pacetti St & 1040 8th St, btwn Florida Ave & Franklin St - (2.67± Acres) - LI to CGC - Perfect Score Realty Group II LLC & Destined for a Change, Inc. (R.E. # 114028-0010, 114930-0100 & 115088-0000) (Appl # L-6092-25C) (Dist. 7-Peluso) (Hinton) (LUZ) (Rezoning 2026-292)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

14. [2026-0292](#) ORD-Q Rezoning at 0, 1144 & 1115 Pacetti St, & 0, 1040 & 1102 8th St, & 0, 1739 & 1743 Phoenix Ave, btwn Florida Ave & Franklin St - (3.37± Acres) - IL & CCG-2 to PUD, to Permit a Phased Mixed-Use Dev, which Includes Both Commercial & Residential Uses, as Described in the Pheonix Commons PUD - Perfect Score Realty Group II LLC & Destined for a Change, INC. (R.E. # 114028-0010, 114930-0100, 114943-0000, 114942-0000, 114941-0000, 114939-0000, 114933-0000, 114933-0010, 114934-0000, 114940-0000 & 115088-0000) (Appl # L-6092-25C) (Dist. 7-Peluso) (Cox) (LUZ)
(Small-Scale 2026-291)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

DEFER

15. [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)
(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
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

16. [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)
(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
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

DEFER

17. [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)
(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
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

DEFER

18. [2026-0296](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1090 Huron St, btwn 1st St W & Sophia St - (0.12± Acre) - MDR to NC - Travis Moss (R.E. # 049522-0000) (Appl # L-6099-26C) (Dist. 9-Clark-Murray) (Tremante) (LUZ)
(Rezoning 2026-297)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

19. [2026-0297](#) ORD-Q Rezoning at 1090 Huron St, btwn 1st St W & Sophia St - (0.12± Acre) - RMD-D to CN - Travis S. Moss (R.E. # 049522-0000) (Appl L-6099-26C) (Dist. 9-Clark-Murray) (Nagbe) (LUZ)
(Small-Scale 2026-296)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

DEFER

20. [2026-0298](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 820, 830, 834, 838 & 842 Barnett St, btwn Barnett St & Rushing St - (0.90± Acre) - MDR to BP - MBRE of Jax, LLC & Charles O. Chupp, Sr. As Trustee of LKI Land Trust (R.E. # 076656-0000, 076656-0020, 076661-0000, 076661-0010, 076662-0010 & 076665-0000) (Appl # L-6106-26C) (Dist. 7-Peluso) (Kelly) (LUZ)
(Rezoning 2026-299)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

21. [2026-0299](#) ORD-Q Rezoning at 0, 820, 830, 834, 838 & 842 Barnett St, btwn Barnett St & Rushing St - (0.90± Acre) - RMD-A to PUD - MBRE of Jax, LLC & Charles O. Chupp, Sr. As Trustee of LKI Land Trust (R.E. # 076656-0000, 076656-0020, 076661-0000, 076661-0010, 076662-0010 & 076665-0000) (Appl L-6106-26C) (Dist. 7-Peluso) (Cox) (LUZ)
(Small-Scale 2026-298)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

DEFER

22. [2026-0300](#) ORD-Q Rezoning at 2449 University Blvd N, btwn Liddell Ln & Baywood Ter - (0.32± Acre) - CO to PUD to Permit the Use of the Subject Property as a Food Truck Park, as Described in the Smoke in the City PUD - Melvin Devon Williams & Jovette Lasandre Williams (R.E. # 116185-0000) (Appl Z-6769) (Dist. 1-Amaro) (Corrigan) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

23. [2026-0301](#) ORD-Q Rezoning at 0, 5108, 5114, 5116, 5124 & 5136 San Jose Blvd, W of San Jose Blvd & N of University Blvd W - (3.14± Acres) - RLD-90 to PUD to Permit Single-Family Dwellings with 80 ft Min Lot Widths, Shared Access Drive & a Waterfront Amenity, as Described in the Neighborhood at San Jose PUD - 5124 San Jose Blvd, LLC (R.E. # 099246-0000, 099247-0010, 099247-0000, 099248-0000, 099249-0000 & 099250-0000) (Appl Z-6792) (Dist. 5-J. Carlucci) (Abney) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

24. [2026-0302](#) ORD-Q Rezoning at 3157 5th St W, at the Corner of Melson Ave & 5th St W - (0.37± Acre) - RLD-60 to CN - Beacon Financial Group, Inc. (R.E. # 048725-0000) (Appl Z-6843) (Dist. 9-Clark-Murray) (Batteh) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

25. [2026-0303](#) ORD-Q Rezoning at 11662 Flynn Rd, btwn Benjamin Rd & Loretto Rd - (1.24± Acres) - RR-Acre to RLD-90 - Kalil Land LLC (R.E. # 105676-0100) (Appl Z-6844) (Dist. 6-Boylan) (Cox) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

26. [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)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

27. [2026-0305](#) ORD-Q Rezoning at 2228 Bulls Bay Hwy, on the W Side of Bulls Bay Hwy & N of Commonwealth Ave - (9.63± Acres) - RR-Acre & RLD-120 to RLD-60 - Dale Holt & Kenneth Holt, LLC (R.E. 004552-0020) (Appl Z-7038) (Dist. 12-White) (Cox) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

28. [2026-0306](#) ORD-Q Rezoning at 962 St. Johns Bluff Rd N, btwn Jorick Rd & Lone Star Rd - (0.18± Acre) - CN to CCG-1 - Bold City Construction, LLC (R.E. 163349-0010) (Appl Z-7046) (Dist. 2-Gay) (Cox) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

DEFER

29. [2026-0307](#) ORD-Q Apv Sign Waiver (Appl SW-26-05) at 7575 Melvin Rd, at the Corner of Melvin Rd & Ricker Rd - 7575 Melvin Rd, LLC - Req to Reduce the Min Setback from the Western Property Line from 10 ft to 6 ft in CN (R.E. # 013801-0000) (Dist. 9-Clark-Murray) (Nagbe) (LUZ) (PD Apv)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
5/19/26 LUZ PH Approve 7-0
LUZ PH: 5/19/26
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: Johnson/Gaffney, Jr.

Speakers: Anabel Soucey (support)

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

30. [2026-0308](#) ORD-Q Apv Sign Waiver (Appl 26-06) at 5406 Timuquana Rd, btwn Catoma St & Brent St - Sai Baba 7 LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-1 (R.E. # 103151-0000) (Dist. 14-Johnson) (Corrigan) (LUZ) (PD Apv)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
5/19/26 LUZ PH Approve 7-0
LUZ PH: 5/19/26
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: Diamond/Gaffney, Jr.

Speakers: Anabel Soucey (support)

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

31. [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)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
LUZ PH: 5/19/26, 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

PH OPEN/CONITNUE 6/16/2026

32. [2026-0310](#) ORD-Q the Waiver of Min Required Rd Frontage (Appl WRF-26-80) at 0 Boots Ln, btwn Fish Rd & Boots Ln - Merlin Bega - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 004620-0005) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Read 2nd & Rerefer
LUZ PH: 5/19/26, 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

PH OPEN/CONITNUE 6/2/2026

Speakers: Xhenora Jano (support), Jamie Crawford (oppose), Richard-Michael Smith (oppose), Megan Graeyany (oppose), Robert Rihehart (oppose).

33. [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)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/26/26 & 6/9/26

DEFER

34. [2026-0345](#) RESO-Q Concerning the Appeal Filed by Joann Purdie, of the Final Orders Issued by the Planning Commission Apv 1) Zoning Exception E-26-07, Seeking to Allow a Restaurant with Outside Sales & Svc, & 2) Administrative Deviation AD-26-12, Seeking to a) Reduce the No. of Required Parking Spaces from 13 Spaces to 3 Spaces, b) Reduce the 1-Wy Dr Aisle Width from 13 ft to 10 ft, & c) Reduce the Landscape Buffer on the E Frontage Along Margaret St from 5 ft to 0 ft, in the CCG-1 Zoning Dist for the Property Located at 1604 Margaret St, btwn Herschel St & Oak St (R.E. #090698-0000), Pursuant to Sec 656.141, Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (Reingold) (LUZ)
4/28/26 CO Introduced: LUZ
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO Read 2nd & Rerefer
LUZ PH - 5/19/26, 6/2/26

PH OPEN/CONITNUE 6/2/2026**Speakers: Ashley Emans (oppose)**

35. [2026-0363](#) ORD-MC Amend Ch 654, Ord Code, (Code of Subdivision Regulations) to Allow for Private Providers; Prov for Codification Instructions (Harvey) (Introduced by CM Diamond)
4/28/26 CO Introduced: R, LUZ
5/4/26 R Read 2nd & Rerefer
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Add'l/Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26 & 5/26/26

DEFER

36. [2026-0364](#) ORD-MC Amend Sec 656.101(Definitions) & 656.109(Administration & Enforcement; Interpretation of Zoning Code; Administrative Deviations) Pt 1, Ch 656 (Zoning Code), Ord Code; Amend Sec 656.720 (Nonconforming Use Administrative Deviation), Pt 7 (Nonconforming Lots, Uses & Structures), Ch 656 (Zoning Code), Ord Code; Prov for Codification Instructions (Harvey) (Introduced by CM Diamond)|
4/28/26 CO Introduced: NCSPHS, R, LUZ
5/4/26 NCSPHS Read 2nd & Rerefer
5/4/26 R Read 2nd & Rerefer
5/5/26 LUZ Read 2nd & Rerefer
5/12/26 CO PH Add'l/Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26 & 5/26/26

DEFER

37. [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)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

38. [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)
(Rezoning 2026-367)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26

READ 2ND & REREFER

39. [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) (Small-Scale 2026-366)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

READ 2ND & REREFER

40. [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) (Rezoning 2026-369)
5/12/26 Co Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26

READ 2ND & REREFER

41. [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) (Small-Scale 2026-368)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

READ 2ND & REREFER

42. [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) (Rezoning 2026-371)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/9/26 & 6/23/26

READ 2ND & REREFER

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43. [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) (Small-Scale 2026-370)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

READ 2ND & REREFER

44. [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)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

READ 2ND & REREFER

45. [2026-0373](#) ORD-Q Rezoning at 4578 San Jose Blvd, btwn Worth Dr E & Ardsley Rd - (0.37± Acre) - PUD (2017-0557-E) to PUD, to Permit Increased Seating Capacity to Permit Svc of All Alcoholic Beverages, as Described in the Shops of Granada PUD - Shops of Granada, LLC (R.E. # 100208-0000) (Appl # Z-6775) (Dist. Dist. 5-J. Carlucci) (Abney) (LUZ)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

READ 2ND & REREFER

46. [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)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26

READ 2ND & REREFER

47. [2026-0375](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-26-09) at 0 Exline Rd, btwn Exline Rd & Harrisburg Rd - Dell Ray McFarland - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 11 ft in RLD-60 (R.E. # 015665-0000) (Dist. 14-Johnson) (Mehta) (LUZ)
5/12/26 CO Introduced: LUZ
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/2/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

READ 2ND & REREFER

48. [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)
5/12/26 CO Introduced: R, LUZ
5/18/26 R Read 2nd & Rerefer
5/19/26 LUZ Read 2nd & Rerefer
LUZ PH: 6/16/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/9/26 & 6/23/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, June 2, 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: 5/22/26, 9:10 a.m.