

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, May 5, 2026**

**5:00 PM**

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

## **Land Use & Zoning Committee**

*Joe Carlucci, Chair*

*Rory Diamond, Vice Chair*

*Terrance Freeman*

*Randy White*

*Reggie Gaffney, Jr.*

*Raul Arias*

*Rahman Johnson*

*Legislative Assistant: Rebecca Bolton*

*Council Research: Brandon Russell*

*Office of General Counsel: 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: 5:23 PM**

**Present:** 6 - Joe Carlucci, Rory Diamond, Randy White, Reggie Gaffney Jr., Raul Arias and Rahman Johnson

**Excused:** 1 - Terrance Freeman

**Attendance:**

**Pages:**

**Kelly Mendez – Bold City High School**

**Kennedi Bruning – Hendricks Avenue Elementary School**

**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  
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

**PH OPEN/CONT 6/2/26**

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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  
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

**PH OPEN/CONT 6/2/26**

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  
LUZ PH: 4/7/26, 4/21/26, 5/19/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26, 5/26/26

**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  
LUZ PH: 4/7/26, 4/21/26, 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 5/26/26

**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  
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

**PH OPEN/CONT 6/2/26**

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  
 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

**PH OPEN/CONT 6/2/26**

7. [2026-0168](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Commonwealth Ave, btwn Mcduff Ave & Westbrook Cir - (0.10± Acres) - LDR to MDR- Nzabarinda Estate Invest, LLC (R.E. # 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Tremante) (LUZ) (PD & PC Apv) (Rezoning 2026-169)  
 3/10/26 CO Introduced: LUZ  
 3/17/26 LUZ Read 2nd & Rerefer  
 3/24/26 CO Read 2nd & Rerefer  
 4/14/26 CO PH Add'l 4/28/26  
 4/28/26 CO PH Cont'd 5/12/26  
 5/5/26 LUZ PH Approve 5-1 (Johnson)  
 LUZ PH: 4/21/26, 5/5/26  
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/14/26 & 4/28/26, 5/12/26

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speakers: Sallie Barnes (oppose), Carolyn Griffin (oppose)**

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

**Nay:** 1 - Johnson

**Excused:** 1 - Freeman

8. [2026-0169](#) ORD-Q Rezoning at 1005 Mcduff Ave & 0 Commonwealth Ave, at the NE Corner of the Intersection of Mcduff Ave & Commonwealth Ave - CCG-2 (0.17± Acre) & RLD-60 (0.10± Acre) to CRO - Nzabarinda Estate Invest, LLC (R.E. # 050332-0000 & 050326-0000) (Appl # L-6095-26C) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2026-168)  
 3/10/26 CO Introduced: LUZ  
 3/17/26 LUZ Read 2nd & Rerefer  
 3/24/26 CO Read 2nd & Rerefer  
 4/14/26 CO PH Add'l 4/28/26  
 4/28/26 CO PH Cont'd 5/12/26  
 5/5/26 LUZ PH Approve 5-1 (Johnson)  
 LUZ PH: 4/21/26, 5/5/26  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601- 4/14/26 & 4/28/26, 5/12/26

### PH APPROVE

**Public hearing opened and closed.**

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

**Speakers: Sallie Barnes (oppose), Carolyn Griffin (oppose)**

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

**Nay:** 1 - Johnson

**Excused:** 1 - Freeman

9. [2026-0208](#) 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) (PD & PC Amd/Apv)  
 3/24/26 CO Introduced: LUZ  
 4/7/26 LUZ Read 2nd & Rerefer  
 4/14/26 CO Read 2nd & Rerefer  
 4/28/26 CO PH Only  
 5/5/26 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH: 5/5/26  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

### PH AMEND/APPROVE (W/CONDITIONS)

**Public hearing opened and closed.**

**Motion/2nd move to amend: Arias/Diamond (approved, 6-0)**

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

**Speakers: Michael Herzberg (support)**

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

**Excused:** 1 - Freeman

**PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS**

- 1. Access to the Subject Property shall provide space for one SU-30 class vehicle to enter the Subject Property before access control impedes progress.**
- 2. The driveway location shall align with Glory Trail unless otherwise approved by Chief of Traffic Engineering or their designee.**
- 3. If an on-site office of any kind is established, the parking for the on-site office shall be in compliance with Part 6 of the Zoning Code.**

- 10. [2026-0209](#) ORD-Q Rezoning at 0, 3301 & 3323 Almeda 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) (PD & PC Apv)  
 3/24/26 CO Introduced: LUZ  
 4/7/26 LUZ Read 2nd & Rerefer  
 4/14/26 CO Read 2nd & Rerefer  
 4/28/26 CO PH Only  
 5/5/26 LUZ PH Approve 6-0  
 LUZ PH: 5/5/26  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

**PH APPROVE**

**Public hearing opened and closed.**

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

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

**Excused:** 1 - Freeman

11. [2026-0210](#) 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) (PD & PC Amd/Apv) (Ex-Parte: CM Gaffney, Jr.)  
 3/24/26 CO Introduced: LUZ  
 4/7/26 LUZ Read 2nd & Rerefer  
 4/14/26 CO Read 2nd & Rerefer  
 4/28/26 CO PH Only  
 5/5/26 LUZ PH Amend/Approve (w/Conds) 6-0  
 LUZ PH: 5/5/26  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/28/26

### PH AMEND/APPROVE (W/CONDITIONS)

**Public hearing opened and closed.**

**Motion/2nd move to amend: Diamond/Gaffney, Jr. (approved, 6-0)**

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

**Ex parte declarations: CM Gaffney, Jr.**

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

**Excused:** 1 - Freeman

### PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS

**1. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's traffic engineer, the Chief of the Transportation Planning Division (or their designee) and the Chief of Traffic Engineering (or their designee).**

**2. The design and location of access drives is subject to review and approval of the Traffic Engineering Division and Development Services Division.**

12. [2026-0273](#) ORD-Q Rezoning at 7599 Southside Blvd, btwn Whippoorwill Ln & Validus Dr - (11.88± Acres) - RR-Acre to PBF-1 - JEA (R.E. # 167742-0067) (Appl # Z-6978) (Dist. 11-Arias) (Abney) (LUZ)  
 4/14/26 CO Introduced: LUZ  
 4/21/26 LUZ Read 2nd & Rerefer  
 4/28/26 CO Read 2nd & Rerefer  
 LUZ PH: 5/19/26  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**DEFER**

13. [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  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**DEFER**

14. [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)  
4/14/26 CO Introduced: LUZ  
4/21/26 LUZ Read 2nd & Rerefer  
4/28/26 CO Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**DEFER**

15. [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)  
4/14/26 CO Introduced: LUZ  
4/21/26 LUZ Read 2nd & Rerefer  
4/28/26 CO Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**DEFER**

16. [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  
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

**READ 2ND & REREFER**

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

**READ 2ND & REREFER**

18. [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  
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

**READ 2ND & REREFER**

19. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

**READ 2ND & REREFER**

20. [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  
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

**READ 2ND & REREFER**

21. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

**READ 2ND & REREFER**

22. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

**READ 2ND & REREFER**

23. [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  
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

**READ 2ND & REREFER**

24. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26 & 6/9/26

**READ 2ND & REREFER**

25. [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  
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

**READ 2ND & REREFER**

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

**READ 2ND & REREFER**

27. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

28. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

29. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

30. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

31. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

32. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

33. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/26/26

**READ 2ND & REREFER**

34. [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)  
4/28/26 CO Introduced: LUZ  
5/5/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**READ 2ND & REREFER**

35. [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)  
4/28/26 CO Introduced: LUZ  
5/5/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**READ 2ND & REREFER**

36. [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)  
4/28/26 CO Introduced: LUZ  
5/5/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**READ 2ND & REREFER**

37. [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)  
4/28/26 CO Introduced: LUZ  
5/5/26 LUZ Read 2nd & Rerefer  
LUZ PH: 5/19/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26

**READ 2ND & REREFER**

38. [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  
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

**READ 2ND & REREFER**

39. [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  
LUZ PH - 5/19/2026

**READ 2ND & REREFER**

40. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26 & 5/26/26

**READ 2ND & REREFER**

41. [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  
LUZ PH: 6/2/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/12/26 & 5/26/26

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, May 19, 2026.**

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

**Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.**

Minutes: Brandon Russell, Council Research  
brussell@coj.net, (904) 255-5137  
Posted: 5/7/26, 8:58 a.m.