

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, March 3, 2026

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair - Excused

Terrance Freeman

Randy White

Reggie Gaffney, Jr. - Excused Late Arrival

Raul Arias

Rahman Johnson

Legislative Assistant: Rebecca Bolton

Council Research: Brandon Russell

Office of General Counsel: Dylan Reingold, Deputy GC

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: 6:42 PM**

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

Excused: 1 - Rory Diamond

Attendance:**CM Gay 2026-107****Pages:****Harper Bell-Kimbrow****Alon McCloud****Item/File No.****Title History**

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

PH OPEN/CONT 4/7/2026**No speakers**

2. [2025-0724](#) ORD-Q Rezoning at 6926 Garden St, btwn Iowa Ave & Old Kings Rd - (1.04± Acres) - CRO to CN - Joel Arreguin-Aguilar (R.E. # 003968-0010) (Dist. 8-Gaffney, Jr.) (Mehta) (LUZ) (PD & PC Apv)
9/23/25 CO Introduced: LUZ
10/7/25 LUZ Read 2nd & Rerefer
10/14/25 CO Read 2nd & Rerefer
10/28/25 CO PH Only
LUZ PH: 11/4/25, 1/21/26, 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

DEFER

3. [2026-0006](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline Rd - (9.70± Acres) - LDR to MDR - Kelly Dawn Chatham & Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson) (Kelly) (LUZ) (PD Deny) (PC Apv) (Rezoning 2026-7)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Add'l 2/24/26
2/24/26 CO PH Cont'd 3/10/26
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26, 3/10/26

PH OPEN/CONT 3/17/26

Speakers: Samantha Ceres (opposed)

4. [2026-0007](#) ORD-Q Rezoning at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline Rd - (9.70± Acres) - RR-Acre to PUD, to Permit a Max of 89 Single Family Units, as Described in the Morse Avenue PUD - Kelly Dawn Chatham & Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Amd/Apv) (PD Deny) (PC Apv) (Small-Scale 2026-6)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Add'l 2/24/26
2/24/26 CO PH Cont'd 3/10/26
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26

PH OPEN/CONT 3/17/26

Speakers: Samantha Ceres (opposed)

5. [2026-0011](#) ORD-Q Rezoning at 2890 University Blvd W, btwn Saint Augustine Rd & Suwanee Rd - (2.15± Acres) - CCG-1 & CRO to PUD, to Permit a Luxury Storage Facility for Personal Property, as Described in the Carriage House San Jose PUD (R.E. # 149679-0000) (Appl # L-6074-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Arias, Diamond & J. Carlucci)
(Small-Scale 2026-10)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Add'l 2/24/26
2/24/26 CO PH Cont'd 3/10/26
3/3/26 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH: 2/18/26, 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26

PH AMEND/APPROVE (W/CONDITION)

Public hearing opened and closed

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

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

Ex parte declaration: CM J. Carlucci

Speaker: Harris Faulkner (support, questions only)

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

Excused: 1 - Diamond

AMENDMENT

- 1. Access may be from Fleetwood Road and University Boulevard as described in the PUD application for storage condominiums. Any other use shall have access subject to Development Services Division and Planning Department review and approval on a case-by-case basis.**
- 2. Attaches a Revised PUD Site Plan, dated March 2, 2026.**

6. [2026-0015](#) ORD-Q Rezoning at 0 Hemlock St, 3640 Hemlock St, 3653 Newcomb Rd & 3707 Newcomb Rd, btwn Newcomb Rd & Hemlock St - (14.17± Acres) - RMD-A to PUD, to Permit a Residential Subdivision to Contain Max of 130 Cottage Home Units, as Described in the Azalea Grove PUD - William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell & Minnie Lou Howell (R.E. # 019476-0010, 019476-0020, 019487-0000 & 019488-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Only
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

PH OPEN/CONT 3/17/26

No speakers

7. [2026-0022](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9702 Historic Kings Rd, btwn Robin Ln & Lourcey Rd - (1.98± Acres) - LDR to BP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Sheppard) (LUZ) (PD Deny) (PC Apv)
(Rezoning 2026-23)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Add'l 2/24/26
2/24/26 CO PH Cont'd 3/10/26
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26, 3/10/26

PH OPEN/CONT 3/17/26

No speakers

8. [2026-0023](#) ORD-Q Rezoning at 9702 Historic Kings Rd S, btwn Robin Rd & Lourcey Rd - (1.98± Acres) - RLD-70 & RR-Acre to IBP - Eduardo Cesar De Santana & Sandra Santana (R.E. # 149120-0012) (Appl # L-6084-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (PD Deny) (PC Apv) (Small-Scale 2026-22)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
2/10/26 CO PH Add'l 2/24/26
2/24/26 CO PH Cont'd 3/10/26
LUZ PH: 2/18/26, 3/3/26, 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26, 3/10/26

PH OPEN/CONT 3/17/26**No speakers**

9. [2026-0058](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CGC to LI - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ) (PD & PC Apv) (Rezoning 2026-59)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
2/10/26 CO Read 2nd & Rerefer
2/24/26 CO PH Add'l 3/10/26
3/3/26 LUZ PH Approve 6-0
LUZ PH: 3/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/24/26 & 3/10/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Johnson/Gaffney, Jr.**

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

Excused: 1 - Diamond

10. [2026-0059](#) ORD-Q Rezoning at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CCG-1 to IL - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ) (PD & PC Apv) (Ex-Parte: CM Gaffney, Jr.)
 (Small-Scale 2026-58)
 1/27/26 CO Introduced: LUZ
 2/3/26 LUZ Read 2nd & Rerefer
 2/10/26 CO Read 2nd & Rerefer
 2/24/26 CO PH Add'l 3/10/26
 3/3/26 LUZ PH Approve 6-0
 LUZ PH: 3/3/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26 & 3/10/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney, Jr./Johnson****Ex parte declaration: CM Gaffney, Jr.****Aye:** 6 - Carlucci, Freeman, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Diamond

11. [2026-0060](#) ORD-Q Rezoning at 10028 Heckscher Dr, East of Heckscher Dr & North of Ft. George Rd - (1.28± Acres) - CCG-2 to PUD, to Permit Commercial Storage Facility, Generally, for Family & Personal Use, but Commercial in Nature, as Described in the 10028 Heckscher Drive PUD - Jorge Rivera (R.E. # 169158-0010) (Dist. 2-Gay) (Cox) (LUZ)
 1/27/26 CO Introduced: LUZ
 2/3/26 LUZ Read 2nd & Rerefer
 2/10/26 CO Read 2nd & Rerefer
 2/24/26 CO PH Only
 LUZ PH: 3/3/26, 3/17/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

PH OPEN/CONT 3/17/26**No speakers**

12. [2026-0083](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Zoo Pkwy, btwn Busch Dr N & Eastport Rd - (42.58± Acres) - WD-WR to LI - Eagle LNG Partners Jacksonville, LLC (R.E. # 108816-0030 (Portion)) (Appl # L-6093-25C) (Dist. 2-Gay) (Fogg) (LUZ) (Rezoning 2026-84)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/10/26 & 3/24/26

DEFER

13. [2026-0084](#) ORD-Q Rezoning at 0 Zoo Pkwy, btwn Busch Dr N & Eastport Rd - (42.58± Acres) - IW to IL, Eagle LNG Partners Jacksonville, LLC (R.E. # 108816-0030 (Portion)) (Appl # L 6093-25C) (Dist. 2-Gay) (Batteh) (LUZ) (Small-Scale 2026-83)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

DEFER

14. [2026-0085](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5975 Park St, btwn Ellis Rd S & Snug Harbour Ln - (0.64± Acres) - PBF to LDR - Millennial Christian Schools, Inc. (R.E. # 067222-01000 (Portion)) (Appl # L-6094-26C) (Dist. 9-Clark-Murray) (Sheppard) (LUZ) (Rezoning 2026-86)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/10/26 & 3/24/26

DEFER

15. [2026-0086](#) ORD-Q Rezoning at 5975 Park St, btwn Ellis Rd S & Snug Harbour Ln - (0.64± Acres) - PBF-2 to RLD-60, Millennial Christian Schools, Inc. (R.E. # 067222-01000 (Portion)) (Appl # L-6094-26C) (Dist. 9-Clark-Murray) (Nagbe) (LUZ)
(Small-Scale 2026-85)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26 & 3/24/26

DEFER

16. [2026-0087](#) ORD-Q Rezoning at 0 Mccargo St N, btwn Nevada St & Driggers St - (1.82± Acres) - RR-Acre to RLD-60 - Ryrad Home Builders, Inc. (R.E. # 006093-0010) (Dist. 12-White) (Nagbe) (LUZ)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

DEFER

17. [2026-0088](#) ORD-Q Apv the Waiver of Min Required Road Frontage at 0 Dillon St, btwn Summer St & Day Ave - MM Homes of Jax, LLC - Req to Reduce the Min Rd Frontage Requirements from 48 ft to 40 ft in RLD-60 (R.E. # 057013-0020) (Dist. 9-Clark-Murray) (Martin) (LUZ) (PD Apv) (Ex-Parte: CMs Johnson & Gaffney, Jr.)
(Companion 2026-89)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO PH Read 2nd & Rerefer
3/3/26 LUZ PH Approve 6-0
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

PH APPROVE**Public hearing opened and closed****Motion/2nd move to approve: Johnson/Gaffney, Jr.****Ex parte declaration: CMs Johnson and Gaffney, Jr.****Speaker: Travis Moss (support, questions only)****Aye:** 6 - Carlucci, Freeman, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Diamond

18. [2026-0089](#) ORD-Q Granting Administrative Deviation (Appl AD-26-07) at 0 Dillon St, btwn Summer St & Day Ave - MM Homes of Jax, LLC - Req to 1) Reduce the Required Min Lot Area From 6,000 sq ft to 4,205 sq ft, 2) Reduce the Min Lot Width From 60 ft to 40 ft, in RLD-60 (R.E. # 057013-0020) (Dist. 9-Clark-Murray) (Martin) (LUZ) (PD Apv) (Ex-Parte: CMs Johnson & Gaffney, Jr.)
(Companion 2026-88)
2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO PH Read 2nd & Rerefer
3/3/26 LUZ PH Approve 6-0
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CMs Johnson and Gaffney, Jr.

Speaker: Travis Moss (support, questions only)

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

Excused: 1 - Diamond

19. [2026-0091](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element (Reingold) (Req of Mayor)
2/10/26 CO Introduced: F, LUZ
2/18/26 F Read 2nd & Rerefer
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO PH Read 2nd & Rerefer
3/3/26 F Amend/Approve 7-0
3/3/26 LUZ PH Amend/Approve 6-0
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch. 166, F.S. & C.R. 3.604 - 2/24/26

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Speakers: John Nooney (support)

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

Excused: 1 - Diamond

AMENDMENT**Attach Revised Exhibit 1 (CIE) to include the correct Mobility Zone project listing**

20. [2026-0107](#) RESO-Q Concerning the Appeal Filed by Michael Herzberg of the Final Order Issued by the Planning Commission Denying Appl for Minor Modification to Appvd PUD, MM-25-16, Req to Revise the Site Plan to Allow Personal Property Storage for the Propty Located at 2675 Starratt Rd & 14734 Yellow Bluff Rd, at the NW Corner of Starratt & Yellow Bluff Rds, Pursuant to Sec 656.141, Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (R.E. # 106201-0010 & 106205-0010) (Dist. 8-Gaffney, Jr.) (Reingold) (LUZ) (Ex-Parte: CMs Johnson, White, Arias, Gaffney, Jr., Freeman, & J.Carlucci) 2/10/26 CO Introduced: LUZ
2/18/26 LUZ Read 2nd & Rerefer
2/24/26 CO Read 2nd & Rerefer
3/3/26 LUZ PH Amend/Approve (Grant Appeal) 5-1 (Gaffney, Jr.)
LUZ PH-3/3/26

PH AMEND/APPROVE (GRANT APPEAL)

Mr. Reingold 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. CM Arias and Mr. Reingold addressed claims of a conflict of interest. CMs Arias, Johnson, Gaffney, Jr., J. Carlucci, Freeman, Gay, Mr. Reingold, and Ms. Abney all commented on this item. There was a lengthy discussion among the Committee regarding competent substantial evidence, the concerns raised by speakers in opposition, the applicant's property rights, the conditions of the PUD, and the minor modifications to the PUD.

Motion/2nd move to amend: Arias/Johnson (5-1, Gaffney, Jr., opposed)

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

Ex parte declarations: CMs Johnson, White, Arias, Gaffney, Jr., Freeman, and J. Carlucci. Speakers: Michael Herzberg (support), Blake Adams (oppose), Robert McFeeley (oppose), Ruth Nelson-Peebles (oppose), Rita Sweat (oppose), Susan Shinego (oppose), Samantha Ceres (oppose), Catherine Del Re (oppose), Risa Grant (oppose), Laura Fulford (oppose), Jason Rife (oppose), Linda Mack (oppose), Thomas Mack (oppose), Nancy Hart (oppose), Margaret Drost (oppose), Jim Drost (oppose).

Aye: 5 - Carlucci, Freeman, White, Arias and Johnson

Nay: 1 - Gaffney Jr.

Excused: 1 - Diamond

AMENDMENT:**1. Grants the Appeal**

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

READ 2ND & REREFER

22. [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
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

READ 2ND & REREFER

23. [2026-0124](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - MDR to BP - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Read) (LUZ)
(Rezoning 2026-125)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
3/24/26 & 4/14/26

READ 2ND & REREFER

24. [2026-0125](#) ORD-Q Rezoning at 0 Rampart Rd, btwn Collins Rd & Park City Dr - (25.55± Acres) - PUD (2021-736-E) to PUD, to Permit Industrial Business Park & Office Uses, as Described in the Rampart & Collins PUD - Collins Rd Properties I, LLC (R.E. # 015912-2800 (Portion)) (Appl # L-6079-25C) (Dist. 14-Johnson) (Corrigan) (LUZ)
(Small-Scale 2026-124)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

READ 2ND & REREFER

25. [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
LUZ PH: 4/7/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

READ 2ND & REREFER

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

READ 2ND & REREFER

27. [2026-0128](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - LDR to BP- Orion Christopher Likins and Miriam Margaret Templeman, (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4 -Carrico) (Tremante) (LUZ)
(Rezoning 2026-129)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/24/26 & 4/14/26

READ 2ND & REREFER

28. [2026-0129](#) ORD-Q Rezoning at 2124, 2144, 2200, & 2220 Southside Blvd, btwn Southside Service Rd & Corporate Sq Blvd - (4.43± Acres) - RLD-60 to IBP, - Orion Christopher Likins and Miriam Margaret Templeman (R.E. # 123392-0000, 123393-0000, 123394-0000, & 123395-0000) (Appl # L-6090-25C) (Dist. 4-Carrico) (Nagbe) (LUZ)
(Small-Scale 2026-128)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26

READ 2ND & REREFER

29. [2026-0130](#) ORD-Q Rezoning at 0 Beach Blvd & 12226 Beach Blvd, btwn Pemberton St & Sans Pareil St - (1.32± Acres) - PUD (2001-608-E) to PUD, to Permit an Establishment or Facility Which Includes the Retail Sale of All Alcoholic Beverages, Not in Conjunction With a Restaurant, Including Liquor, Beer or Wine for on-premises Consumption or Off-premises Consumption, as Described in the Sans Pareil Property PUD - Sans Pareil Property, LLC (R.E. # 166249-0000 & 166250-0000) (Dist. 3-Lahnen) (Abney) (LUZ)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

30. [2026-0131](#) ORD-Q Rezoning at 880 & 950 US 301 Hwy S, btwn US 301 Hwy S & US 301 Bypass Hwy S - (7.05± Acres) - CCG-1 & CCG-2 to PUD, , to Permit a Convenience Store With Vehicle and Truck Fueling Stalls and to Maintain the Existing Warehouse Use, as Described in the Highway 301 PUD - 880 US Hwy 301, LLC, Charles Douglas Moore Life Estate, Dana Michelle Moore Gautreaux, Kendra Ann Moore Baudoin, Harold Robert Mosley, & Wesley Mosley Jr. (R.E. # 000886-0010 & 000886-0015) (Dist. 12-White) (Cox) (LUZ)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

31. [2026-0132](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-26-03) at 0 Utsey Rd, W of Utsey Rd & N of Moncrief Rd W - Dexter Bennett - Req to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 002938-0030) (Dist. 12-White) (Cox) (LUZ)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

READ 2ND & REREFER

32. [2026-0133](#) ORD-Q Rezoning at 0 Sherrington St, btwn Clifton St & Olustee St - (0.11± Acres) - RLD-60 to RMD-A - K3 Advantages, LLC (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ)
(Companion 2026-134)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

33. [2026-0134](#) ORD-Q Granting Administrative Deviation (Appl AD-26-14) at 0 Sherrington St, btwn Clifton St & Olustee St - K3 Advantages, LLLC - Req to Reduce the Side Yard Setback From 10 ft to 5 ft, as Defined and Classified Under the Zoning Code (R.E. # 048162-0010) (Dist. 10-Pittman) (Nagbe) (LUZ)
(Companion 2026-133)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 4/7/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26

READ 2ND & REREFER

34. [2026-0135](#) ORD-Q Apv Sign Waiver (Appl SW-26-01) at 6780 Ricker Rd, at the NW Corner of the Intersection of Morse Ave & Ricker Rd - KRD Yazji Properties, Inc.- Req to Reduce the Min Setback from 10 ft to 4 ft in CN (R.E. # 015780-0010) (Dist. 14-Johnson) (Mehta) (LUZ)
2/24/26 CO Introduced: LUZ
3/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

READ 2ND & REREFER

35. [2026-0137](#) ORD Relating to the Council Rules; Amend Council Rules 2.202 (Attendance; Voting) & 2.210 (Rules in Committee), Pt 2 (Committee Procedure), Ch 2 (Committees), Council Rules, to Address Council Member Attendance & Auth Absences for Standing Committee Meetings & the Required Quorum for Council Standing Committees; Amend Council Rule 4.106 (Quorum), Pt 1 (Meetings; Quorum), Ch 4 (Procedures), Council Rules, to Address Council Member Attendance & Auth Absences for Council Meetings; Etab a Prospective Date of 7/1/26, for the Council Rule Amends Prov Herein to Become Effective (Staffopoulos) (Introduced by CM Boylan)
2/24/26 CO Introduced: NCSPHS, R, TEU, F, LUZ
3/2/26 NCSPHS Read 2nd & Rerefer
3/2/26 R Read 2nd & Rerefer
3/3/26 TEU Read 2nd & Rerefer
3/3/26 F Read 2nd & Rerefer
3/3/26 LUZ Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/10/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, March 17, 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: 3/5/26, 10:18 a.m.