City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202

Agenda - Marked

Tuesday, October 6, 2026

5:00 PM

Council Chamber,
1st Floor, City Hall

Land Use & Zoning Committee

Joe Carlucci, Chair
Rory Diamond, Vice Chair
Raul Arias
Kevin Carrico
Reggie Gaffney, Jr.
Rahman Johnson
Randy White

Legislative Assistant: Rebecca Bolton
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: **Meeting Adjourned:**

Attendance:

Pages:
Kelly Mendez – KIPP Bold City High School
Serra Akgul – River City Science Academy

Item/File No.	**Title History**
1. 2026-0124 **DEFER** **(PH Next Cycle 11/17/26)**	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 7/28/26 CO PH Cont'd 11/24/26 LUZ PH: 4/7/26, 4/21/26, 5/19/26, 7/21/26, 11/17/26 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, 11/24/26

2. 2026-0125

DEFER
(PH Next Cycle 11/17/26)

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)) (Small-Scale 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
7/28/26 CO PH Cont'd 11/24/26
LUZ PH: 4/7/26, 4/21/26, 5/19/26, 7/21/26, 11/17/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/24/26 & 4/14/26, 5/26/26, 7/28/26, 11/24/26

3. 2026-0126

DEFER
(PH Next Cycle 10/20/26)

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
7/28/26 CO PH Cont'd 8/11/26
8/11/26 CO PH Cont'd 8/25/26
8/25/26 CO PH Cont'd 9/8/26
9/8/26 CO PH Cont'd 9/22/26
9/22/26 CO PH Cont'd 10/27/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26, 8/4/26, 8/19/26, 9/1/26, 9/15/26, 10/20/26
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, 7/28/26, 8/11/26, 8/25/26, 9/8/26, 9/22/26, 10/27/26

4. 2026-0127

DEFER
(PH Next Cycle 10/20/26)

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) (Small-Scale 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
7/28/26 CO PH Cont'd 8/11/26
8/11/26 CO PH Cont'd 8/25/26
8/25/26 CO PH Cont'd 9/8/26
9/8/26 CO PH Cont'd 9/22/26
9/22/26 CO PH Cont'd 10/27/26
LUZ PH: 4/7/26, 4/21/26, 5/5/26, 6/2/26, 6/16/26, 7/21/26, 8/4/26, 8/19/26, 9/1/26, 9/15/26, 10/20/26
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, 7/28/26, 8/11/26, 8/25/26, 9/8/26, 9/22/26, 10/27/26

5. 2026-0436

DEFER
(PH Next Cycle 10/20/26)

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, 8/19/26, 9/1/26, 9/15/26, 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/23/26

6. 2026-0523

DEFER
(PH Next Cycle 10/20/26)

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Yellow Water Rd, Btwn Normandy Blvd & Wells Rd - (49.87± Acres) - RR to AGR - Yellow Water Land Holdings, LLC (R.E. # 002275-0005 (Portion)) (Appl # L-6036-25C) (Dist. 12-White) (Sheppard) (LUZ) (PD & PC Apv)
(Rezoning 2026-524)
6/23/26 CO Introduced: LUZ
7/21/26 LUZ Read 2nd & Rerefer
7/28/26 CO Read 2nd & Rerefer
8/11/26 CO PH Add'l 8/25/26
8/25/26 CO PH Cont'd 9/8/26
9/8/26 CO PH Cont'd 9/22/26
9/22/26 CO PH Cont'd 10/27/26
LUZ PH: 8/19/26, 9/1/26, 9/15/26, 10/20/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/11/26 & 8/25/26, 9/8/26, 9/22/26, 10/27/26

7. 2026-0524

DEFER
(PH Next Cycle 10/20/26)

ORD-Q Rezoning at 0 Yellow Water Rd, Btwn Normandy Blvd & Wells Rd - (49.87± Acres) - PUD (2022-786-E) to PUD District, as Defined & Classified Under the Zoning Code, to Permit a Travel Trailer Park, as Described in Bridle Creek RV PUD - Yellow Water Land Holdings, LLC (R.E. # 002275-0005 (Portion)) (Small-Scale Appl # L-6036-25C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv)
(Small-Scale 2026-523)
6/9/26 CO Introduced: LUZ
7/21/26 LUZ Read 2nd & Rerefer
7/28/26 CO Read 2nd & Rerefer
8/11/26 CO PH Add'l 8/25/26
8/25/26 CO PH Cont'd 9/8/26
9/8/26 CO PH Cont'd 9/22/26
9/22/26 CO PH Cont'd 10/27/26
LUZ PH: 8/19/26, 9/1/26, 9/15/26, 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/11/26 & 8/25/26, 9/8/26, 9/22/26, 10/27/26

8. 2026-0532

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
(w/Conditions)

Applicant:
Kristen Reed

ORD-Q Rezoning at 0 Union Heights Rd, 0 Bob-o-link Rd E, & 7167 Old Kings Rd, Btwn Soutel Dr & Mockingbird Rd - (16.73± Acres) - IL to PUD to Permit the Development of a Concrete Batch Plant and Material Storage, as Described in the Soutel Industrial PUD - Preferred Materials, Inc. (R.E. # 003587-0000, 003589-0000, 003590-0000, 003588-0000, 003587-0050, 029973-0000, & 030092-0000) (Appl # Z-7232) (Dist. 10-Pittman) (Abney) (LUZ) (PD & PC Amd/Apv) (Ex-Parte: CMs Arias, Carrico, Gaffney, Jr., J. Carlucci, Boylan)
6/9/26 CO Introduced: LUZ
7/21/26 LUZ Read 2nd & Rerefer
7/28/26 CO Read 2nd & Rerefer
8/11/26 CO PH Only
LUZ PH: 8/19/26, 9/1/26, 9/15/26, 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/11/26

PLANNING DEPARTMENT 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 and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
2. The interior Vehicular Use Area (VUA) landscaping for the employee parking area shall be provided in accordance with Part 12 of the Zoning Code.

PLANNING COMMISSION CONDITION:
1. Unless waived by the Chief of Traffic Engineering or their designee, a traffic study shall be undertaken by the developer upon PUD verification and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

AMENDMENTS:
1. Attaches a Revised Exhibit 3 (Revised Written Description date September 21, 2026).
2. Attaches a Revised Exhibit 4 (Revised Site Plan dated September 21, 2026).

9. 2026-0556

DEFER
(PH Next Cycle 10/20/26)

ORD-Q Rezoning at 6302 Vine St, Btwn Vine St & Grove St - (7.29± Acres) - RR-ACRE to RLD-100A - Euell L. Udy Trust (R.E.# 021183-0300) (Appl # Z-7244) (Dist. 8-Gaffney Jr.) (Martin) (LUZ) (PD & PC Apv)
7/28/26 CO Introduced: LUZ
8/4/26 LUZ Read 2nd & Rerefer
8/11/26 CO Read 2nd & Rerefer
8/25/26 CO PH Only
LUZ PH: 9/1/26, 9/15/26, 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/25/26

10. 2026-0557

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
(w/Conditions)

Applicant:
Cyndy Trimmer

ORD-Q Rezoning at 7020 A C Skinner Pkwy, Btwn A C Skinner Pkwy & Belfort Rd - (15.41± Acres) - IBP to PUD to Permit Mixed Use Project Within the Existing Business Park, as Described in Plymouth Liberty Business Park PUD - Plymouth Liberty Business Park, LLC (R.E. # 152575-0825) (Appl # Z-7275) (Dist. 11-Arias) (Abney) (LUZ) (PD & PC Amd/Apv)
7/28/26 CO Introduced: LUZ
8/4/26 LUZ Read 2nd & Rerefer
8/11/26 CO Read 2nd & Rerefer
8/25/26 CO PH Only
LUZ PH: 9/1/26, 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/25/26

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 and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
2. Access points are subject to review and approval of Traffic Engineering and Development services.

AMENDMENTS:
1. Attaches a Revised Exhibit 3 (Revised Written Description date August 12, 2026).
2. Attaches a Revised Exhibit 4 (Revised Site Plan dated July 30, 2026).

11. 2026-0558

OPEN PH
CONT PH
10/20/26

(At request of applicant)

Applicant:
Curtis Hart

ORD-Q Rezoning at 0 Richardson Rd, Btwn New Kings Rd & Kinlock Dr - (9.05± Acres) - RLD-60 to RLD-40 - Trevor Moody (R.E. #041509-0000) (Appl # Z-7312) (Dist. 10-Pittman) (Cox) (LUZ) (PD & PC Apv)(Ex-Parte CM Boylan)
7/28/26 CO Introduced: LUZ
8/4/26 LUZ Read 2nd & Rerefer
8/11/26 CO Read 2nd & Rerefer
8/25/26 CO PH Add'l 9/22/26
9/22/26 CO PH Cont'd 10/13/26
LUZ PH: 9/1/26, 9/15/26, 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/25/26 & 9/22/26, 10/13/26

12. 2026-0647

OPEN PH
CLOSE PH

MOVE

Applicant:
Steve Diebenow

ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Pickettville Rd., Btwn Pickettville Rd. & Commonwealth Ave. - (89.17± Acres) - LI in the Industrial Situational Compatibility Area to HI in the Industrial Sanctuary Area - PW Commonwealth, LLC (R.E. # 004889-0800) (Appl # L-6127-26A) (Dist. 12-White) (Sheppard) (LUZ) (PD & PC Apv)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3184, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

13. 2026-0648

OPEN PH
CLOSE PH

MOVE

Applicant:
Hayden Philips

ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0 Garden St, 9800 Plummer Rd, 0 Messer Rd, 0 Kings Crossing Dr, and 0 Paddington Way, Between Garden St & Plummer Rd - (300.87± Acres) - ARG to RR - Wendy Gail Taylor, Robert C. Taylor, and Chris Taylor HDH, LLC (R.E. # 001316-0020, 002654-0050, 002846-0000, 002867-0010, 002875-0010, & 002883-0060 (Portion)) (Appl # L-6136-26A) (Dist. 12-White) (Read) (LUZ) (JWC Apv) (PD & PC Apv)
8/25/26 CO Introduced: LUZ, JWC
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3184, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

14. 2026-0649

OPEN PH
CLOSE PH

MOVE

Applicant:
Jack Morgan

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5529 Floral Bluff Rd, Btwn University Blvd N & Harvey St - (0.46± Acres) - LDR to MDR - Bandele Onasanya and Sylvia Onasanya (R.E. # 128309-0000) (Appl # L-6126-26C) (Dist. 1-Amaro) (Sheppard) (LUZ) (PD & PC Apv)
(Rezoning 2026-650)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

15. 2026-0650

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Jack Morgan

ORD-Q Rezoning at 5529 Floral Bluff Rd, Btwn University Blvd N & Harvey St - (0.46± Acres) - RLD-60 to RMD-B - Bandele Onasanya and Sylvia Onasanya (R.E. # 128309-0000) (Small-Scale Appl # L-6126-26C) (Dist. 1-Amaro) (Abney) (LUZ) (PD & PC Apv)
(Small-Scale 2026-649)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26 & 10/13/26

16. 2026-0651

OPEN PH
CLOSE PH

MOVE

Applicant:
Cyndy Trimmer

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2116 Riverside Ave, Btwn Riverside Ave & Saint Johns Ave - (0.90± Acres) - PBF to RPE - St. Vincent's Health System, Inc. (R.E. # 090500-0000) (Appl # L-6137-26C) (Dist. 7-Peluso) (Hinton) (LUZ) (PD & PC Apv)
(Rezoning 2026-652)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

17. 2026-0652

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Cyndy Trimmer

ORD-Q Rezoning at 2116 Riverside Ave, Btwn Riverside Ave & Saint Johns Ave - (0.90± Acres) - PBF-2 to RO - St. Vincent's Health System, Inc. (R.E. # 090500-0000) (Small-Scale Appl # L-6137-26C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv)
(Small-Scale 2026-651)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26 & 10/13/26

18. 2026-0653

OPEN PH
CONT PH
10/20/26

NO PD/PC
REPORTS

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1905 Walnut St, Btwn E 9th St & E 10th St - (2.31± Acres) - LI to CGC - 1905 Walnut Street, LLC (R.E. # 072129-0000) (Appl # L-6138-26C) (Dist. 7-Peluso) (Sheppard) (LUZ)
(Rezoning 2026-654)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

19. 2026-0654

OPEN PH
CONT PH
10/20/26

NO PD/PC
REPORTS

Applicant:
Jeff Rood

ORD-Q Rezoning at 1905 Walnut St - (2.31± Acres) - IL to PUD to Permit the Mixed-Use Development of the Property, as Described in the Duval Laundry PUD - 1905 Walnut Street, LLC (R.E. # 072129-0000) (Appl # Z-7342) (Dist. 7-Peluso) (Cox) (LUZ)
(Small-Scale 2026-653)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26 & 10/13/26

20. 2026-0655

OPEN PH
CLOSE PH

MOVE

Applicant:
Steve Diebenow

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pritchard Rd, Btwn Jones Rd & Magill Rd - (22.16± Acres) - ARG to CGC - Stone Mountain Industrial Park, Inc. (R.E. # 003345-0000) (Appl # L-6140-26C) (Dist. 12-White) (Loe) (LUZ) (PD & PC Apv)
(Rezoning 2026-656)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/22/26 & 10/13/26

21. 2026-0656

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
(w/Conditions)

Applicant:
Steve Diebenow

ORD-Q Rezoning at 0 Pritchard Rd, Btwn Jones Rd & Magill Rd - (22.16± Acres) - ARG to PUD to Permit The Development of a Mixed Use, Grocery Anchored Commercial Shopping Center, as Described in the Pritchard Plaza PUD - Stone Mountain Industrial Park, Inc. (R.E. # 003345-0000) (Small-Scale Appl # L-6140-26C) (Dist. 12-White) (Abney) (LUZ) (PD & PC Amd/Apv)
(Small-Scale 2026-655)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Addn'l 10/13/26
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26 & 10/13/26

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 and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).
2. Jones Road and Magill Road shall be constructed to current City Standards and sidewalks built where missing on both sides of the roads along the entire PUD area road frontage and shall dedicate to the city any land necessary to increase the right-of-way for this construction.

22. 2026-0657

OPEN PH
CONT PH
10/20/26

NO PD/PC REPORTS

Applicant:
Roselain Sonora

ORD-Q Rezoning at 3695 Hartsfield Rd, at the Corner of Ft Caroline Rd & Hartsfield Rd - (1.05± Acres) - PUD (2017-139-E) to PUD to Permit the Sale of Beer and Wine for On-Premises Consumption, as Described in the Batting Cage & Latin Flavor of Jacksonville PUD - Batting Cage & Latin Flavor, LLC (R.E. # 112944-1020) (Appl # Z-6958) (Dist. 1-Amaro) (Nagbe) (LUZ)(Ex-Parte CM Boylan)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Only
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

23. 2026-0658

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Brianna Mehan

ORD-Q Rezoning at 4215 Irvington Ave, Btwn Marquette Ave & Beverly Ave - (0.22± Acres) - CCG-1 to PUD to Permit a Flexible Mixed-Use Development Supporting Both Residential & Commercial Uses, Including Rental Purposes, as Described in the 4215 Irvington Avenue Mixed-Use PUD - Brianna Mehan (R.E. # 069302-0000) (Appl # Z-7253) (Dist. 7-Peluso) (Abney) (LUZ) (PD & PC Apv)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Only
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

24. 2026-0659

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
(w/Condition)

Applicant:
Hayden Phillips

ORD-Q Rezoning at 0 Bella Mara Rd & 0 Newton Rd, Btwn Newton Rd & Touchton Rd - (19.35± Acres) - PUD (2021-696) to PUD to Permit Multi-Family Residential Dwellings Designed as Either Condominiums or Apartment Homes, as Described in the Newton Road PUD - Avanta Westgate Owner, LLC (R.E. # 154210-0000 & 154211-0000) (Appl # Z-7260) (Dist. 4-Carrico) (Abney) (LUZ) (PD & PC Amd/Apv)
8/25/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Only
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

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 and provided during the 10-set review. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

25. 2026-0660

OPEN PH
CONT PH
10/20/26

NO PD/PC REPORTS

Applicant:
Stephen Smith

ORD-Q Rezoning at 11713 Alta Dr, Btwn Port Jacksonville Pkwy & Alta Circle N - (1.24± Acres) - RR-ARCE to RLD-100A - Jacksonville Homes, LLC (R.E. # 108442-0110) (Appl # Z-7353) (Dist. 2-Gay) (Nagbe) (LUZ) (N CPAC Apv)(Ex-Parte CM Boylan)
8/24/26 CO Introduced: LUZ
9/1/26 LUZ Read 2nd & Rerefer
9/8/26 CO Read 2nd & Rerefer
9/22/26 CO PH Only
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

26. 2026-0689

DEFER
(PH Next Cycle 10/20/26)

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Main St N, btwn Yellow Bluff Rd & Sand Hill Dr - (3.00 Acres) - RR to CGC - MGM Properties of Jacksonville, LLC (R.E. # 106125-0000) (Appl # L-6145-26C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/13/26 & 10/27/26

27. 2026-0690

DEFER
(PH Next Cycle 10/20/26)

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4350 Spring Park Rd, btwn De Kalb Ave & Connors St - (0.51± Acre) - LDR to RPI - Northport Holdings I, LLC (R.E. # 153190-0000) (Appl # L-6067-25C) (Dist. 5-J. Carlucci) (Hinton) (LUZ)
(Rezoning 2026-691)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/13/26 & 10/27/26

28. 2026-0691

DEFER
(PH Next Cycle 10/20/26)

ORD-Q Rezoning at 4350 Spring Park Rd, btwn De Kalb Ave & Connors St - (0.51± Acre) - RLD-60 to CRO - Northport Holdings I, LLC (R.E. # 153190-0000) (Appl # Z-6358 & L-6067-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ)
(Small-Scale 2026-690)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26 & 10/27/26

29. 2026-0692

DEFER
(PH Next Cycle 10/20/26)

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3747, 3757 Hendricks Ave & 3710 Grandy Ave, btwn Emerson St & Greenridge Rd - (0.32± Acre) - CGC & LDR to RPI - RAAJ Properties LLC (R.E. # 070260-0000, 070263-0040 (Portion), & 082711-0000) (Appl # L-6142-26C) (Dist. 5-J. Carlucci) (Fogg) (LUZ)
(Rezoning 2026-693)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/13/26 & 10/27/26

30. 2026-0693

DEFER
(PH Next Cycle 10/20/26)

ORD-Q Rezoning at 3747, 3757 Hendricks Ave & 3710 Grandy Ave, btwn Emerson St & Greenridge Rd - (0.32± Acre) - CCG-1 & RLD-60 to CO - RAAJ Properties LLC (R.E. # 070260-0000, 070263-0040 (Portion), & 082711-0000) (Appl # Z-7333 & L-6142-26C) (Dist. 5-J. Carlucci) (Batteh) (LUZ)
(Small-Scale 2026-692)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26 & 10/27/26

31. 2026-0694

DEFER (PH Next Cycle 10/20/26)

ORD-Q Rezoning at 0 Galloway Dr, btwn Garden St & Old Kings Rd - (60.69± Acres) - PUD (2005-925-E) to RLD-40 - Waldron Point LLC (R.E. # 002965-2000) (Appl # Z-7292) (Dist. 8-Gaffney, Jr.) (Batteh) (LUZ)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH - 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

32. 2026-0695

DEFER (PH Next Cycle 10/20/26)

ORD-Q Rezoning at 9520 Sandler Rd, btwn Trimpe Ln & Monroe Smith Rd S - (1.2± Acres) - RR-Acre to RLD-70 - Jacksonville Homes, LLC (R.E. # 015480-0010) (Appl # Z-7323) (Dist. 14-Johnson) (Abney) (LUZ)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH: 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

33. 2026-0696

DEFER (PH Next Cycle 10/20/26)

ORD-Q Rezoning at 0 103rd St, btwn Ken Rd & Lambing Rd - (0.23± Acres) - CO to CCG-2 - Ricky Rand (R.E. # 013474-0010) (Appl # Z-7329) (Dist. 9-Clark-Murray) (Hetzel) (LUZ)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO Read 2nd & Rerefer
LUZ PH: 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

34. 2026-0697

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Marco Ayoya

ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-26-14) at 9201 103rd St, btwn Old Middleburg Rd & Monroe Smith Rd - Marco Ayoya - Req to Reduce the Min Road Frontage Requirements from 240 ft to 0 ft in RR-Acre (R.E. # 013016-0010) (Dist. 12-White) (Batteh) (LUZ) (PD Apv)
9/8/26 CO Introduced: LUZ
9/15/26 LUZ Read 2nd & Rerefer
9/22/26 CO PH Read 2nd & Rerefer
LUZ PH: 10/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/22/26

35. 2026-0741
2ND READING

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Burris Dr, Btwn St. Johns Bluff Rd N & Jefferson Rd - (1.35± Acres) - RPI to BP - Burris Drive, LLC (R.E. # 163173-0000) (Appl # L-6113-26C) (Dist. 2-Gay) (Fogg) (LUZ)
(Rezoning 2026-742)
9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/27/26 & 11/10/26

36. 2026-0742
2ND READING

ORD-Q Rezoning at 0 Burris Dr, Btwn St. Johns Bluff Rd S & Jefferson Rd - (1.35± Acres) - CRO to PUD to Permit Flex Warehouse Uses, as Described in the Burris Dr PUD, - Burris Drive, LLC (R.E. # 163173-0000) (Small-Scale Appl # L-6113-26C) (Dist. 2-Gay) (Cox) (LUZ)
(Small-Scale 2026-741)
9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26 & 11/10/26

37. 2026-0743
2ND READING

ORD-Q Rezoning at 5156 Norwood Ave & 0 44th St W, Btwn I-95 & Norwood Ave - (10.51± Acres) - PUD (1998-3) & RLD-60 to PUD to Permit Redevelopment Including Adaptive Reuse as a Self-Storage Facility & for Development of a JTA Training Facility, as Described in the Gateway Mixed-Use PUD - Pam, LLC (R.E. # 030031-0017 & 030031-0029) (Appl # Z-7077) (Dist. 10-Pittman) (Abney) (LUZ)
9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26

38. 2026-0744
2ND READING

ORD-Q Rezoning at 0, 11054, 11112, 11140, 11150, 11192 Normandy Blvd & 3641 Chaffee Rd S, Btwn Chaffee Rd S & Stratton Rd - (21.10± Acres) - PUD (2022-436-E) to PUD to Permit Commercial Development Including an Anchored Grocery Center, as Described in the Chaffee Square IV PUD - Property Management Support, Inc. (R.E. #'s 012843-0000, 012848-0000, 012848-0010, 012848-0020, 012852-0000, 012843-0010 & 012853-0010) (Appl # Z-7266) (Dist. 12-White) (Coxy) (LUZ)(Small-Scale 2026-475)9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26

39. 2026-0745
2ND READING

ORD-Q Rezoning at 0 Lem Turner Rd & 14158 Lem Turner Rd, Btwn Lem Turner Rd & Braddock Rd - (1,097 ± Acres) - PUD (2026-52-E) to PUD to Modify or Delete Traffic Conditions & Provisions Of Planned Unit Development District (2022-52-E) Which are No Longer Applicable to the Development of the Property, as Described in the Thomas Creek PUD Amendment - Lem Turner Rd Developers, LLC & Florida Landbank, LLC (R.E. #'s 019270-0050, 019273-0010 & 019273-0500) (Appl # Z-7362) (Dist. 8-Gaffney Jr.) (Abney) (LUZ)
9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26

40. 2026-0746
2ND READING

ORD-Q Rezoning at 0 Marketplace Dr, Btwn Marketplace Dr & Atlantic Blvd - (2.57± Acres) - PUD (2018-701-E) to PUD to Permit Private Storage of New Automobiles Associated with Auto Dealers & Automated Car Wash for Vehicles, As Described In The Kernan West Auto Park Phase 2 PUD - Property Management Support, Inc. (R.E. # 167445-0218) (Appl # Z-7378) (Dist. 2-Gay) (Hetzel) (LUZ)
9/22/26 CO Introduced: LUZ
LUZ PH: 11/4/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26

41. 2026-0747
2ND READING

ORD-Q Apv Sign Waiver (Appl SW-26-10) at 960 Girvin Rd, Btwn Wilderland Dr & Singleton St - Diocese of St. Augustine - Req to Reduce the Min Setback from 20 ft to 12 ft in RLD-80 & RR-Acre (R.E. # 162200-0110) (Dist. 3-Lahnen) (Mehta) (LUZ)
9/22/26 CO Introduced: LUZ
LUZ PH: 10/20/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/13/26

42. 2026-0779

2ND READING

ORD-MC re Industrial Devs; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Modify the Parking Requirements for Industrial, Wholesale, Warehouse, Storage & Similar Uses; Prov for Codification Instructions (Harvey) (Introduced by CM White)
9/22/26 CO Introduced: R, NCSPHS, TEU, LUZ
10/5/26 R Read 2nd & Rerefer
10/5/26 NCSPHS Read 2nd & Rerefer
10/6/26 TEU Read 2nd & Rerefer
LUZ PH: 11/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/27/26 & 11/10/26

NOTE: The next regular meeting will be held Tuesday, October 20, 2026.

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

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