

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, August 5, 2025**

**5:00 PM**

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

### **Land Use & Zoning Committee**

*Joe Carlucci, Chair - Excused Late Arrival 5:07 PM*

*Rory Diamond, Vice Chair*

*Terrance Freeman*

*Randy White*

*Reggie Gaffney, Jr.*

*Raul Arias*

*Rahman Johnson*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey, Chief*

*Office of General Counsel: Dylan Reingold, Deputy GC*

*Planning Dept.: Helena Parola*

*Planning Dept.: Erin Abney*

*Planning Dept.: Kaysie Cox*

*Planning Dept.: Arimus Wells*

**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: 6:30 PM**

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

**Attendance:**

**Item/File No. Title History**

1. [2025-0130](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - LDR to MDR - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2025-131)  
2/25/25 CO Introduced: LUZ  
3/4/25 LUZ Read 2nd & Rerefer  
3/11/25 CO Read 2nd & Rerefer  
3/25/25 CO PH Addnt'l 4/8/25  
4/1/25 LUZ PH Approve 6-0  
4/1/25 LUZ Reconsider/Defer  
4/8/25 CO PH Cont'd 4/22/25  
4/22/25 CO PH Cont'd 5/13/25  
5/13/25 CO PH Cont'd 5/27/25  
5/27/25 CO PH Cont'd 6/10/25  
6/10/25 CO PH Cont'd 8/12/25  
8/5/25 LUZ PH Approve 7-0  
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25, 8/5/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25, 4/22/25, 5/13/25, 5/27/25, 6/10/25, 8/12/25

### **PH APPROVE**

**Public hearing opened and closed.**

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

**No speakers**

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

2. [2025-0131](#) ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings & Townhomes, as Described in the Middleburg Townhome PUD - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Johnson) (Small-Scale 2025-130)  
2/25/25 CO Introduced: LUZ  
3/4/25 LUZ Read 2nd & Rerefer  
3/11/25 CO Read 2nd & Rerefer  
3/25/25 CO PH Addnt'l 4/8/25  
4/8/25 CO PH Cont'd 4/22/25  
4/22/25 CO PH Cont'd 5/13/25  
5/13/25 CO PH Cont'd 5/27/25  
5/27/25 CO PH Cont'd 6/10/25  
6/3/25 LUZ PH Substitute/Rerefer 6-0  
6/10/25 CO PH Substitute/Rerefer 18-0  
7/22/25 CO PH Cont'd 8/12/25  
8/5/25 LUZ PH Amend/Approve (w/Conditions) 7-0  
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25, 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25, 4/22/25, 5/13/25, 5/27/25, 6/10/25 & 7/22/25, 8/12/25

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

**Public hearing opened and closed.**

**Motion/2nd move to amend: Arias/Freeman**

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

**Speaker: Patrick Honore (support)**

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

#### **AMENDMENT:**

**1. Rezoning is approved subject to 2 conditions:**

a) Off-street parking shall be provided in accordance with Part 6 of the City's Zoning Code, except that no guest parking shall be required for townhome units, functioning as private personal residences, that have both a garage and driveway that meet City of Jacksonville design ordinances.

b) The site access drive to the Subject Property shall either be situated directly opposite Steamboat Springs Drive or else be located more than 75 feet away from the intersection of Old Middleburg Road North and Steamboat Springs Drive, in a location to be approved by the Development Services Division and the Traffic Engineering Division.

**2. Attaches a Revised Exhibit 3, Revised Written Description, dated July 10, 2025**

3.     [2025-0172](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47± Acres) - LDR to MDR - Artek Homes, LLC (R.E. # 057499-0000) (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv) (Rezoning 2025-173)  
3/11/25 CO Introduced: LUZ  
3/18/25 LUZ Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer  
4/8/25 CO PH Addnt'l 4/22/25  
4/22/25 CO PH Cont'd 5/13/25  
5/13/25 CO PH Cont'd 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/26/25  
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25, 5/13/25, 6/10/25, 7/22/25, 8/26/25

**DEFER****Previously continued to 8/19/25**

4.     [2025-0173](#)     ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47± Acres) - RLD-60 to RMD-D - Artek Homes, LLC (R.E. # 057499-0000) (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (PD & PC Apv) (Small-Scale 2025-172)  
3/11/25 CO Introduced: LUZ  
3/18/25 LUZ Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer  
4/8/25 CO PH Addnt'l 4/22/25  
4/22/25 CO PH Cont'd 5/13/25  
5/13/25 CO PH Cont'd 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/26/25  
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25, 5/13/25, 6/10/25, 7/22/25, 8/26/25

**DEFER****Previously continued to 8/19/25**

5.     [2025-0176](#)     ORD-Q Rezoning at 2600 Scarwin Ln, 12709 Lanier Rd & 0, 12653 & 12665 Sapp Rd, btwn Lanier Rd, Scarwin Ln, New Berlin Rd & Shims Rd - (22.43± Acres) - RR-Acre to RLD-50 - Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer Wise-Ferry & Stephen Sattler for Mary Sattler, Trustee of the Sattler Family Revocable Trust (R.E. # 106898-0030, 106929-0000, 106898-0080, 106929-0400, 106929-0410 & 106898-0070) (Dist. 2-Gay) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex-Parte CM Gay)  
3/11/25 CO Introduced: LUZ  
3/18/25 LUZ Read 2nd & Rerefer  
3/25/25 CO Read 2nd & Rerefer  
4/8/25 CO PH Only  
7/15/25 LUZ PH Substitute/Rerefer 5-0  
7/22/25 CO Substitute/Rerefer 17-0  
LUZ PH - 4/15/25, 5/6/25, 5/20/25, 6/3/25, 6/17/25, 7/15/25 & 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 8/26/25

**DEFER****Public hearing 9/3/25**

6.     [2025-0215](#)     ORD-Q Rezoning at 0, 1326, 1340, 1344, 1350 & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (42.39± Acres) - RR-Acre & RLD-100B to RMD-A (R.E. # 106873-0010, 106869-7000, 106870-0000, 106872-0000, 106874-0150, 106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ) (PD & PC Apv)  
3/25/25 CO Introduced: LUZ  
4/1/25 LUZ Read 2nd & Rerefer  
4/8/25 CO Read 2nd & Rerefer  
4/22/25 CO PH Only  
6/17/25 LUZ PH Substitute/Rerefer 6-0  
6/24/25 CO Substitute/Rerefer 16-0  
LUZ PH - 5/6/25, 5/20/25, 6/17/25 & 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25

**DEFER****Public hearing 8/19/25**

7.     [2025-0242](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34± Acres) - LDR to MDR - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Anderson) (LUZ) (Rezoning 2025-243)  
4/8/25 CO Introduced: LUZ  
4/15/25 LUZ Read 2nd & Rerefer  
4/22/25 CO Read 2nd & Rerefer  
5/13/25 CO PH Addnt'l 5/27/25  
5/27/25 CO PH Cont'd 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/12/25  
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25, 6/10/25, 7/22/25, 8/12/25

**PH OPEN/CONT 8/19/25**

**Speaker: Joycelyn Glover (oppose)**

8.     [2025-0243](#)     ORD-Q Rezoning at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34± Acres) - RLD-60 to PUD, to Permit a Max of 96 Apartments, as Described in the McMillan Apartments PUD - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Cox) (LUZ) (Small-Scale 2025-242)  
4/8/25 CO Introduced: LUZ  
4/15/25 LUZ Read 2nd & Rerefer  
4/22/25 CO Read 2nd & Rerefer  
5/13/25 CO PH Addnt'l 5/27/25  
5/27/25 CO PH Cont'd 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/12/25  
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25, 6/10/25, 7/22/25, 8/12/25

**PH OPEN/CONT 8/19/25**

**Speaker: Joycelyn Glover (oppose)**

9.     [2025-0247](#)     ORD-Q Rezoning at 0 Broward Rd, at the SE Corner of the Intersection of Broward Rd & Zoo Pkwy - (7.53± Acres) - CO to PUD, to Permit Storage of Recreational Vehicles, Boats Trucks, Trailers & Similar Items & Commercial Uses; as Described in the Broward Road PUD - A-B Distributors, Inc. (R.E. # 022106-0000 & 022125-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Apv) (Ex-Parte: CM Gaffney, Jr.)  
4/8/25 CO Introduced: LUZ  
4/15/25 LUZ Read 2nd & Rerefer  
4/22/25 CO Read 2nd & Rerefer  
5/13/25 CO PH Only  
6/3/25 LUZ PH Substitute/Rerefer 6-0  
6/10/25 CO Substitute/Rerefer 18-0  
7/22/25 CO PH Only  
8/5/25 LUZ PH Approve 7-0  
LUZ PH - 5/20/25, 6/3/25, 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25, 7/22/25

**PH APPROVE**

**Public hearing opened and closed.**

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

**Ex parte declaration: CM Gaffney Jr.**

**Speaker: Cyndy Trimmer (support, questions only)**

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

10.    [2025-0267](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 10050 & 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (37.86± Acres) - ROS to LDR - Noroad Development, LLC (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100, & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Hinton) (LUZ)  
(Rezoning 2025-268)  
4/22/25 CO Introduced: LUZ  
5/6/25 LUZ Read 2nd & Rerefer  
5/13/25 CO Read 2nd & Rerefer  
5/27/25 CO PH Addnt'l 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/12/25  
LUZ PH - 6/3/25, 7/15/25, 8/5/25, 8/19/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25, 7/22/25, 8/12/25

**PH OPEN/CONT 8/19/25**

**No speakers**



11.     [2025-0268](#)     ORD-Q Rezoning at 0 Rancho Rd, 4743 & 4779 Iron Forge Ln, 0, 3116, 3120, 3124 & 3126 Stratton Rd, 0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (118.718± Acres) - PUD (1987-871-E) & PUD (2023-360-E) & RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the 103rd & Noroad Property PUD - William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr., Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A. Cooner, Hellen A. Ferrell as Personal Representative of the Estate of Wealthy A. Stratton & Noroad Development, LLC (R.E. # 012952-0000, 012953-0000, 012953-0010, 012954-0000, 012954-0010, 012954-0020, 012954-0030, 012955-0010, 012956-0000, 012958-0000, 012959-0000, 012960-0000, 012961-0000, 012961-0100, 012962-0000, 012962-0010, 012962-0020, 012963-0000, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Cox) (LUZ) (SW CPAC Deny) (Small-Scale 2025-267)  
4/22/25 CO Introduced: LUZ  
5/6/25 LUZ Read 2nd & Rerefer  
5/13/25 CO Read 2nd & Rerefer  
5/27/25 CO PH Addnt'l 6/10/25  
6/10/25 CO PH Cont'd 7/22/25  
7/22/25 CO PH Cont'd 8/12/25  
LUZ PH - 6/3/25, 7/15/25, 8/5/25, 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25, 7/22/25, 8/12/25

**PH OPEN/CONT 8/19/25**

**No speakers**

12.     [2025-0416](#)     ORD-Q Rezoning at 0 Bonneval Rd, at the Intersection of Bentley Rd & Philips Hwy - (0.88± Acre) - PUD (1998-819-E) to PUD, as Defined & Classified Under the Zoning Code, to Generally Allow for a Svc Garage for Minor Repairs, as Described in the Bonneval Rd PUD - CVP Phillips, LLC (R.E. # 152594-8150) (Dist. 11- Arias) (Cox) (LUZ) (PD & PC Apv) (Ex-Parte: CM Arias)  
6/10/25 CO Introduced: LUZ  
6/17/25 LUZ Read 2nd & Rerefer  
6/24/25 CO Read 2nd & Rerefer  
7/22/25 CO PH Only  
8/5/25 LUZ PH Approve 7-0  
LUZ PH: 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Ex parte declaration: CM Arias****Speaker: Courtney Gaver (support, questions only)****Aye:**             7 -     Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

13.     [2025-0417](#)     ORD-Q Rezoning at 0 Hood Rd S, btwn Losco Rd & Hidden Ridge Dr - (0.89± Acre) - AGR to RLD-90, as Defined & Classified Under the Zoning Code - Blendi Zeneli (R.E. # 156441-0016) (Dist. 6-Boylan) (Nagbe) (LUZ) (PD & PC Apv)  
6/10/25 CO Introduced: LUZ  
6/17/25 LUZ Read 2nd & Rerefer  
6/24/25 CO Read 2nd & Rerefer  
7/22/25 CO PH Only  
8/5/25 LUZ PH Approve 7-0  
LUZ PH: 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Blendi Zeneli (support)****Aye:**             7 -     Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

14.     [2025-0418](#)     ORD-Q Rezoning at 8301 103rd St, btwn Kinkaid Rd & Brannon Ave - (0.35± Acre) - CO to CCG-1, as Defined & Classified Under the Zoning Code - Maechel Safar (R.E. # 013484-0000 (Portion)) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD & PC Apv)  
6/10/25 CO Introduced: LUZ  
6/17/25 LUZ Read 2nd & Rerefer  
6/24/25 CO Read 2nd & Rerefer  
7/22/25 CO PH Only  
8/5/25 LUZ PH Approve 7-0  
LUZ PH: 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to approve: Arias/White**

**Speaker: Alberta Hipps (support, questions only)**

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

15.     [2025-0419](#)     ORD-Q Rezoning at 0 Golfbrook Dr, btwn 45th St W & Brook Forest Dr - (9.25± Acres) - RLD-60 & RMD-B to RMD-D, as Defined & Classified Under the Zoning Code - Wellsen Limited, Inc. (R.E. # 022623-0100) (Dist. 10-Pittman) (Cox) (LUZ) (PD & PC Apv)  
6/10/25 CO Introduced: LUZ  
6/17/25 LUZ Read 2nd & Rerefer  
6/24/25 CO Read 2nd & Rerefer  
7/22/25 CO PH Only  
8/5/25 LUZ PH Approve 7-0  
LUZ PH: 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Nathaniel Borden (oppose), Saleh Aldhuraïs (support)**

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

16. [2025-0448](#) ORD-MC re Industrial Developments; 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; Amend Sec 656.1209 (Applicability), Subpt C (Landscaping Requirements), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Modify Landscaping Requirements for Industrial Development; Prov for Codification Instructions (Reingold) (Introduced by CM White) (PD & PC Amd/Apv)  
6/10/25 CO Introduced: NCSPHS, TEU, LUZ  
6/16/25 NCSPHS Read 2nd & Rerefer  
6/17/25 TEU Read 2nd & Rerefer  
6/17/25 LUZ Read 2nd & Rerefer  
6/24/25 CO PH Read 2nd & Rerefer  
8/4/25 NCSPHS Approve 6-0  
8/5/25 TEU Amend/Approve 5-0  
8/5/25 LUZ PH Amend/Approve 7-0  
LUZ PH: 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

#### **PH AMEND/APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to approve the Planning Commission recommended amendment: Arias/Gaffney Jr. (Fail 0-7)**

**Motion/2nd move to approve the TEU amendment: Arias/Gaffney Jr.**

**Motion/2nd floor amendment to include landscape relief for commercial development as well: White/Diamond**

**Amendments rolled together.**

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

**Speaker: Chris Hagan (support)**

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

#### **AMENDMENT:**

- 1. Pg. 3, line 31, and Pg. 4, lines 3 and 4, strike “70” and insert “60”.**
- 2. Pg. 5, lines 3 – 4, strike underlined language.**
- 3. Adds landscaping relief to commercial developments**

17.     [2025-0449](#)     ORD-Q Rezoning at 0 Normandy Blvd, btwn Normandy Blvd, Memorial Park Rd, Old Middleburg Rd, Sheldon Dr & I-295 - (14.55± Acres) - RMD-A to PUD, as Defined & Classified Under the Zoning Code, to Permit Multi-Family Dwellings & Townhomes, as Described in the Normandy Cove PUD - Coalition Partnership, LLP (R.E. # 008130-1200) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**DEFER**

**Public hearing next cycle 8/19/25**

18.     [2025-0450](#)     ORD-Q Rezoning at 4899 Belfort Rd, at the SE Corner of the Intersection of Belfort Rd & J. Turner Butler Blvd - (16.74± Acres) - IBP to PUD, as Defined & Classified Under the Zoning Code, to Permit Business Park Uses, as Described in the Belfort/JTB PUD - Jacksonville Butler Propco, LLC (R.E. # 152575-0660) (Dist. 11-Arias) (Cox) (LUZ)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**DEFER**

**Public hearing next cycle 8/19/25**

19.     [2025-0451](#)     ORD-Q Rezoning at 0 Hood Landing Rd, btwn Tar Kiln Rd & Carriage Crossing Dr - (1.00± Acre) - RR-Acre to RLD-90 - Jesus & Martha Cedillo & Denisse Herrera (R.E. # 157087-0030 & 158087-0040) (Dist. 6-Boylan) (Nagbe) (LUZ) (Companion 2025-452)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**DEFER**

**Public hearing next cycle 8/19/25**

20.     [2025-0452](#)     ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-7) at 0 Hood Landing Rd, btwn Tar Kiln Rd & Carriage Crossing Dr - Denisse Herrera - Requesting to Reduce the Min Rd Frontage Requirements from 72 ft to 25 ft in RLD-90 (R.E. # 158087-0040) (Dist. 6-Boylan) (Nagbe) (LUZ)  
                          (Companion 2025-451)  
                          6/24/25 CO Introduced: LUZ  
                          7/15/25 LUZ Read 2nd & Rerefer  
                          7/22/25 CO Read 2nd & Rerefer  
                          LUZ PH: 8/19/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**DEFER**

**Public hearing next cycle 8/19/25**

21.     [2025-0453](#)     ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-6) at 1991 Faye Rd, btwn Guinn Rd & Longreene Rd - Brian Johnson - Requesting to Reduce the Min Rd Frontage Requirements from 160 ft to 120 ft for 2 Lots in RR-Acre (R.E. # 110914-0000) (Dist. 2-Gay) (Nagbe) (LUZ) (PD Apv)  
                          6/24/25 CO Introduced: LUZ  
                          7/15/25 LUZ Read 2nd & Rerefer  
                          7/22/25 CO PH Read 2nd & Rerefer  
                          LUZ PH: 8/5/25, 8/19/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH OPEN/CONT 8/19/25**

**Public hearing opened and closed.**

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

**This item was deferred due to the absence of the applicant.**

**Public hearing reopened and continued to 8/19/25.**

22.     [2025-0454](#)     ORD-Q Apv Zoning Exception (Appl E-25-24) at 9239 Merrill Rd, btwn Wompi Dr & Business Pl - Megaland 2, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Pepes Hacienda, in CCG-1 (R.E. # 112982-0045) (Dist. 2-Gay) (Abney) (LUZ) (PD Apv)  
                          (Companion 2025-455)  
                          6/24/25 CO Introduced: LUZ  
                          7/15/25 LUZ Read 2nd & Rerefer  
                          7/22/25 CO PH Read 2nd & Rerefer  
                          LUZ PH: 8/5/25, 8/19/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH OPEN/CONT 8/19/25**

**No speakers**

23.     [2025-0455](#)     ORD-Q Granting Administrative Deviation (Appl AD-25-36) at 9239 Merrill Rd, btwn Wompi Dr & Business Pl - Megaland 2, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 65 to 33 in CCG-1 (R.E. # 112982-0045) (Dist. 2-Gay) (McKissick-Hawley) (LUZ) (PD Apv) (Companion 2025-454)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Amend/Rerefer 5-0  
7/22/25 CO PH Amend/Rerefer 15-0  
LUZ PH: 8/5/25, 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH OPEN/CONT 8/19/25**

**No speakers**

24.     [2025-0460](#)     ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 38 Monroe St W, btwn Laura St N & Main St N, Owned by Historic Urban Core, LLC, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073698-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC) (PD Apv) (Co-Sponsor CM Peluso)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO PH Read 2nd & Rerefer  
8/5/25 LUZ PH Approve 6-0  
LUZ PH - 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Carmen Godwin (support, questions only)**

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

25.     [2025-0461](#)     ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located at 231 Laura St N, btwn Monroe St W & Adams St, Owned by Historic Urban Core, LLC, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073696-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC) (PD Apv) (Co-Sponsor CM Peluso)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO PH Read 2nd & Rerefer  
8/5/25 LUZ PH Approve 6-0  
LUZ PH - 8/5/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Carmen Godwin (support, questions only)**

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



26. [2025-0464](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg Located at 964 St. Clair St, btwn Commonwealth Ave & Lowell Ave, Owned by the DCSB, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 057905-0000) (Dist. 9-Clark-Murray) (Lopera) (Req of JHPC) (PD Apv)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO PH Read 2nd & Rerefer  
LUZ PH - 8/5/25, 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**PH OPEN/CONT 8/19/25**

**Speakers: Sam Newby (oppose), Elroy Green (oppose), Laurie Lee (oppose), Lisa Harris (oppose), Sarmita Durham (oppose), Zabrina Farmer (oppose), Shayla Pinkney (oppose), Zetosha Williams (oppose), Darrin Bauford (oppose), Keisha Corbett (oppose), Frederic Pinkney (oppose), Paul Jones (oppose), Spencer Rutledge III (oppose), Dorethis Rutledge (oppose), Charles Taylor (oppose), Lucille McCoy (oppose, did not speak), Stacy McNair (oppose, did not speak), Shawn McKeiver (oppose, did not speak), Dorothy McKeiver (oppose, did not speak), Susan Anderson (oppose, did not speak), Erica Jones (oppose, did not speak), Vangi McKnight (oppose, did not speak), Chriss Wilcox (oppose, did not speak), Sam Wilcox (oppose, did not speak)**

27. [2025-0470](#) ORD Pertaining to a Final Order Issued by the DDRB; Incorporating Recitals as Findings of the City Council; Apv & Auth a 3-Yr Extension to the Final Order Issued by the DDRB on 8/24/23, Granting Final Dev Appvl, Special Exception Appvl, & Deviation Appvls for DDRB Appl 2023-003, for the Proj Commonly Referred to as the "Daily's Mixed-Use Project", with Said Appvls Originally Set to Exp on 8/24/24, as Subsequently Extended by DDRB Staff Pursuant to Sec 656.361.7.1 (Application & Review Procedure to DDRB & Council; Appeals), Ord Code, for an Add'l 1 Yr Period to Exp on 8/24/25, to Provide for a New Expiration Date of 8/24/28 (Staffopoulos) (Introduced by CM Carrico)  
6/24/25 CO Introduced: LUZ  
7/15/25 LUZ Read 2nd & Rerefer  
7/22/25 CO PH Read 2nd & Rerefer  
8/5/25 LUZ Approve 7-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

**APPROVE**

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

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

28.     [2025-0483](#)     ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Butch Baine Dr, West of I-95 & North of Pecan Park Rd - (344.60± Acres) - AGR to LDR & CSV - Adopting Sign Posting Plan; Bacardi Bottling Corp (R.E. # 019569-0000, 106123-0000 & 108113-0100) (Appl # L-6018-25A) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)  
(Rezoning 2025-484)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

**Speaker card (did not speak): Clarence Long (support)**

29.     [2025-0484](#)     ORD-Q Rezoning at 0 Butch Baine Dr, West of I-95 & North of Pecan Park Rd - (344.60± Acres) - AGR to PUD, to Permit Single Family Homes, Paired Villas & Townhomes, as Described in the Seaton Creek Reserve East PUD - Adopted by Ord 2025-483-E; Adopting Sign Posting Plan Pursuant to Sec 656.124; Bacardi Bottling Corp (R.E. # 019569-0000, 106123-0000 & 108113-0100) (Appl # L-6018-25A) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)  
(Large-Scale 2025-483)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

30.     [2025-0485](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9527 Hood Rd, btwn Sunbeam Rd & Reed Ave - (1.79± Acres) - RPI to BP - Y Brik Properties, LLC (R.E. # 149085-0010) (Appl # L-6040-25C) (Dist. 5-J. Carlucci) (Read) (LUZ)  
(Rezoning 2025-486)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

31.     [2025-0486](#)     ORD-Q Rezoning at 9527 Hood Rd, btwn Sunbeam Rd & Reed Ave - (1.79± Acres) - CO to IBP - Y Brik Properties, LLC (R.E. # 149085-0010) (Appl # L-6040-25C) (Dist. 5-J. Carlucci) (Nagbe) (LUZ)  
                          (Small-Scale 2025-485)  
                          7/22/25 CO Introduced: LUZ  
                          8/5/25 LUZ Read 2nd & Rerefer  
                          LUZ PH: 9/3/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

32.     [2025-0487](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11153 Beach Blvd, btwn Desalvo Rd & Cortez Rd - (2.29± Acres) - CGC & LDR to LI on 0.91 of an Acre, & LDR to CGC on 1.38 Acres, for a Total of 2.29± Acres - My Jax, LLC (R.E. # 163505-0050 (Portion)) (Appl # L-6043-25C) (Dist. 4-Carrico) (Anderson) (LUZ)  
                          (Rezoning 2025-488)  
                          7/22/25 CO Introduced: LUZ  
                          8/5/25 LUZ Read 2nd & Rerefer  
                          LUZ PH: 9/3/25  
                          Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

33.     [2025-0488](#)     ORD-Q Rezoning at 11153 Beach Blvd, btwn Desalvo Rd & Cortez Rd - (6.82± Acres) - RLD-60 & CCG-2 to PUD, to Permit Butchering & Live Animal Processing & Commercial Uses, as Described in the 11153 Beach Boulevard PUD - My Jax, LLC (R.E. # 163505-0050 (Portion)) (Appl # L-6043-25C) (Dist. 4-Carrico) (Abney) (LUZ)  
                          (Small-Scale 2025-487)  
                          7/22/25 CO Introduced: LUZ  
                          8/5/25 LUZ Read 2nd & Rerefer  
                          LUZ PH: 9/3/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

34.     [2025-0489](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1660 Lindsey Rd, btwn Normandy Blvd & Greek Rd - (1.5± Acres) - LDR to CGC - B&D Group, LLC (R.E. # 009255-0010) (Appl # L-6048-25C) (Dist. 12-White) (Hinton) (LUZ) (Rezoning 2025-490)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

35.     [2025-0490](#)     ORD-Q Rezoning at 1660 Lindsey Rd, btwn Normandy Blvd & Greek Rd - (1.5± Acres) - RLD-60 to CCG-1 - B&D Group, LLC (R.E. # 009255-0010) (Appl # L-6048-25C) (Dist. 12-White) (Abney) (LUZ) (Small-Scale 2025-489)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

36.     [2025-0491](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2939 Manitou Ave, btwn Ortega Blvd & Baltic Cir - (0.37± Acres) - RPI to CGC - Manitou, LLC (R.E. # 101602-0000) (Appl # L-6054-25C) (Dist. 7-Peluso) (Read) (LUZ(Rezoning 2025-492)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

37.     [2025-0492](#)     ORD-Q Rezoning at 2939 Manitou Ave, btwn Ortega Blvd & Baltic Cir - (0.37± Acres) - PUD (2024-537-E) to CN - Manitou, LLC (R.E. # 101602-0000) (Appl # L-6054-25C) (Dist. 7-Peluso) (Cox) (LUZ) (Small-Scale 2025-491)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

38.     [2025-0493](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1550, 1560, 1580, & 1610 Jake Rd, East of Yellow Bluff Rd - (6.00± Acres) - RR to LDR - Donaldson Investments, LLC (R.E. # 106150-0900, 106150-0910, 106150-1010 & 106151-0001) (Appl # L-6042-25C) (Dist. 2-Gay) (Shuler) (LUZ)  
(Rezoning 2025-494)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
8/26/25 & 9/9/25

**READ 2ND & REREFER**

39.     [2025-0494](#)     ORD-Q Rezoning at 15605 Yellow Bluff Rd & 1530, 1550, 1560, 1580, & 1610 Jake Rd, East of Yellow Bluff Rd - (19.40± Acres) - RR-Acre & RLD-100A to RLD-50 - Donaldson Investments, LLC (R.E. # 106150-0900, 106150-0910, 106150-1010, 106151-0001 & 106151-0061 & 106150-1020 (Portion)) (Appl # L-6042-25C) (Dist. 2-Gay) (Corrigan) (LUZ)  
(Small-Scale 2025-493)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

40.     [2025-0495](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 860 & 1000 Riverside Ave & 1049 May St, btwn Lomax St & Post St - (1.90± Acres) - RPI to CGC - CLL Land I, LLC (R.E. # 090198-0000, 090204-0010, & 090211-0000) (Appl # L-6041-25C) (Dist. 7-Peluso) (Hinton) (LUZ)  
(Rezoning 2025-496)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
8/26/25 & 9/9/25

**READ 2ND & REREFER**

41.     [2025-0496](#)     ORD-Q Rezoning at 860 & 1000 Riverside Ave & 1049 May St, btwn Lomax St & Post St - (1.90± Acres) - PUD (2017-10-E) to PUD, to Permit Hotels & Motels, Commercial Uses & Multi-Family Dwellings, as Described in the 1000 Riverside PUD - CLL Land I, LLC (R.E. # 090198-0000, 090204-0010, & 090211-0000) (Appl # L-6041-25C) (Dist. 7-Peluso) (Corrigan) (LUZ)  
                          (Small-Scale 2025-495)  
                          7/22/25 CO Introduced: LUZ  
                          8/5/25 LUZ Read 2nd & Rerefer  
                          LUZ PH: 9/3/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25

**READ 2ND & REREFER**

42.     [2025-0497](#)     ORD-Q Amend Reso 89-821-339, as Amended, Which Appvd a Dev Order for the Flagler Center (f/k/a Gran Park at Jacksonville), a Dev of Regional Impact (DRI), Pursuant to an Appl for Change to a Previously Appvd DRI (the AFC) Filed by Jax LC Owner 2, LLC & Jax LC Owner 3, LLC, & Dated 6/3/25, as Revised 7/2/25, to (I) Revise Map H Conceptual Master Plan to Add Residential as a Permitted Use on the Property, (II) Increase the Max Amt of Multi-Family Residential Dev Allowed by the Land Use Conversion Minimums & Maximums Table; (III) Extend by 5 Yrs the Phase II, Buildout, Termination & Downzoning Protection Dates for All Lands in the DRI Other than the Combined Parcel; (IV) Extend by 10 Yrs the Buildout Date for the Combined Parcel; & (V) Extend by 5 Yrs the Expiration Date for the Combined Parcel; Finding that these Changes are Consistent with the 2045 Comp Plan & the City Land Dev Regulations; Directing the Legislative Svcs Div to Forward Certified Copies of this Ord to Authd Agents (Reingold) (LUZ)  
                          7/22/25 CO Introduced: LUZ  
                          8/5/25 LUZ Read 2nd & Rerefer  
                          LUZ PH: 8/19/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**READ 2ND & REREFER**

43.     [2025-0498](#)     ORD-Q Rezoning at 14420 & 14444 Beach Blvd, btwn San Pablo Rd S & Eunice Rd - (23.00± Acres) - PUD (1988-442-E) to PUD, to Permit Commercial Uses, Including the Sale & Svc of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less than 1,500 ft from a Church without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the Beach Boulevard/San Pablo Road PUD - Intercoastal Plaza, LLC (R.E. # 177033-0200 & 177032-1000) (Dist. 13-Diamond) (Abney) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

**READ 2ND & REREFER**

44.     [2025-0499](#)     ORD-Q Rezoning at 10850 Harts Rd, btwn Dunn Ave & Turtle Creek Dr S - (2.05± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor or Truck Parking & Commercial Uses, as Described in the A Class CDL Driving School PUD - Y & T Express, Inc. (R.E. # 044147-0070) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

**READ 2ND & REREFER**

45.     [2025-0515](#)     ORD-Q Rezoning at 6210 & 6211 Pernecia St, btwn 118th St & Joy Dr S - (4.99± Acres) - RR-Acre to RLD-60 - Jacob Parker (R.E. # 097885-0010 & 097885-0020) (Dist. 14-Johnson) (Cox) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

**READ 2ND & REREFER**

46.     [2025-0516](#)     ORD-Q Rezoning at 5868 Lenox Ave, btwn Laclede Ave & Delmar St - (0.76± Acres) - CO to CCG-1 - Blue Nile, LLC (R.E. # 011733-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

**READ 2ND & REREFER**



47.     [2025-0517](#)     ORD-Q Rezoning at 0 Plummer Grant Rd, btwn Carolyn Cove Dr & Joda Ln S - (1.00± Acres) - RR-Acre to RLD-90 - James & Lockett Jones (R.E. # 158244-0026 & 158244-0034) (Dist. 6-Boylan) (Corrigan) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 9/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

**READ 2ND & REREFER**

48.     [2025-0518](#)     ORD-Q Apv Zoning Exception (Appl E-25-25) at 1748 Main St N on the SW Corner of Main St N & 8th St E - Futuristic Investments, Inc. - Requesting an Establishment or Facility which Includes the Retail Sale & Service of Beer & Wine for On-Premises Consumption, for Smokers Abbey Jax, LLC, in CCG-S (R.E. # 071635-0000) (Dist. 7-Peluso) (Mehta) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**READ 2ND & REREFER**

49.     [2025-0519](#)     ORD-Q Apv Zoning Exception (Appl E-25-30) at 13164 Atlantic Blvd, btwn the Woods Rive & Hodges Blvd - Turner Hardware Hodges, Ltd. - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Chipshot Pickleball, LLC, in PUD (1987-456-244-E) (R.E. # 167130-0900) (Dist. 3-Lahnen) (Nagbe) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**READ 2ND & REREFER**

50.     [2025-0520](#)     ORD-Q Apv Zoning Exception (Appl E-25-31) at 1176 Edgewood Ave S, Unit 4, btwn Mayflower St & Plymouth St - Goin Coastal Properties, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of Beer & Wine for On-Premises Consumption, for Jax Beer Group, LLC, in CCG-1 (R.E. # 061501-0000) (Dist. 7-Peluso) (Abney) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**READ 2ND & REREFER**



51.     [2025-0521](#)     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-08) at 0 Joda Ln E - Regina Wellington - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 41 ft in RR-Acre (R.E. # 158243-0017) (Dist. 6-Boylan) (Cox) (LUZ)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
LUZ PH: 8/19/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**READ 2ND & REREFER**

52.     [2025-0536](#)     ORD-MC Creating a New Sec 654.143 (Written Decisions, Interpretations & Appeals), Ch 654 (Code of Subdivision Regulations), Ord Code, to Provide a Process for Written Decisions, Interpretations & Appeals of Written Decisions & Interpretations of Ch 654 of the Code; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Carrico)  
7/22/25 CO Introduced: LUZ  
8/5/25 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/12/25

**READ 2ND & REREFER**

53.     [2025-0540](#)     ORD-MC re the Planning Commission; Amend Sec 30.201 (Establishment; Membership), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, to Require 3 Members Who Are Educated or Practice in Planning, Design, Development or Related Disciplines; Prov for Codification Instructions (Reingold) (Introduced by CM Carrico) (Co-Sponsor CM Miller)  
7/22/25 CO Introduced: R, LUZ  
8/4/25 R Read 2nd & Rerefer  
8/5/25 LUZ Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/12/25

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, August 19, 2025.**

**\*\*\*\*\*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: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 8.11.25 5:00 pm