

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Revised Marked

**Tuesday, June 3, 2025**

**5:00 PM**

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

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

*Kevin Carrico, Chair*

*Raul Arias, Vice Chair*

*Ken Amaro*

*Joe Carlucci*

*Rory Diamond*

*Reggie Gaffney, Jr.*

*Rahman Johnson*

*Legislative Assistant: Steven Libby*

*Legislative Assistant: Rebecca Bolton*

*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*

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.	Title History
<b>1.</b> <a href="#">2024-0535</a> <b>DEFER</b>  <b>(Previously Continued to 6/17/25)</b>  <b>Applicant: Paul Harden</b>	ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ) 7/23/24 CO Introduced: LUZ 8/6/24 LUZ Read 2nd & Rerefer 8/13/24 CO Read 2nd & Rerefer 8/27/24 CO PH Only LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24, 1/7/25, 1/23/25, 2/4/25, 2/19/25, 3/4/25, 3/18/25, 4/15/25, 5/20/25, 6/17/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24
<b>2.</b> <a href="#">2024-0539</a> <b>DEFER</b>  <b>(Previously Continued to 6/17/25)</b>  <b>Applicant: Emily Pierce</b>	ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson) 7/23/24 CO Introduced: LUZ 8/6/24 LUZ Read 2nd & Rerefer 8/13/24 CO Read 2nd & Rerefer 8/27/24 CO PH Only LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/23/25, 2/4/25, 2/19/25, 6/17/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

3. [2024-0611](#)  
**WITHDRAW**  
**Applicant:**  
**Cyndy Trimmer**
- ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)  
8/13/24 CO Introduced: LUZ  
8/20/24 LUZ Read 2nd & Rerefer  
8/27/24 CO Read 2nd & Rerefer  
9/10/24 CO PH Cont'd 9/24/24  
9/24/24 CO PH Cont'd 10/22/24  
10/22/24 CO PH Cont'd 11/12/24  
11/12/24 CO PH Cont'd 1/28/25  
1/28/25 CO PH Cont'd 2/25/25  
2/25/25 CO PH Cont'd 3/11/25  
3/11/25 CO PH Cont'd 4/8/25  
4/8/25 CO PH Only  
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25, 3/18/25, 4/15/25, 5/20/25, 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25, 2/25/25, 3/11/25, 4/8/25
4. [2025-0091](#)  
**DEFER**  
**(Previously Substituted & Re-referred)**  
**(Re-noticed & Re-advertised PH on 6/17/25)**  
**Applicant:**  
**Hayden Phillips**
- ORD-Q Rezoning at 6113 Quiet Country Ln, btwn Braddock Rd & Simmons Rd - (22.01± Acres) - RR-Acre to RLD-70 - John and Angela Schultz (R.E. # 003794-0050 (Portion)) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv)  
2/11/25 CO Introduced: LUZ  
2/19/25 LUZ Read 2nd & Rerefer  
2/25/25 CO Read 2nd & Rerefer  
3/11/25 CO PH Only  
5/6/25 LUZ PH Substitute/Rerefer 6-0  
5/13/25 CO Substitute/Rerefer 18-0  
LUZ PH - 3/18/25, 4/1/25, 4/15/25, 5/6/25 & 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 6/10/25

5.     [2025-0130](#)  
**OPEN PH**  
**CONT PH**  
**8/5/25**  
  
**Applicant:**  
**Patrick Honore**

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  
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25  
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

6.     [2025-0131](#)  
**OPEN PH**  
**CLOSE PH**  
  
**SUBSTITUTE**  
**REREFER**  
  
**Applicant:**  
**Patrick Honore**

ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - RR-Acre to RMD-A - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC 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  
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25  
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

**SUBSTITUTE:**

**1. Revises the Application to a PUD, and attaches a new Planning Department map, a Written Description, dated May 31, 2025, and a Site Plan, dated May 31, 2025.**

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7.      [2025-0172](#)      ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045  
**OPEN PH**      Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47±  
**CONT PH**      Acres) - LDR to MDR - Artek Homes, LLC (R.E. # 057499-0000) (Appl #  
**7/15/25**      L-6013-24C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv)  
      (Rezoning 2025-173)  
**(At request of**      3/11/25 CO Introduced: LUZ  
**applicant)**      3/18/25 LUZ Read 2nd & Rerefer  
      3/25/25 CO Read 2nd & Rerefer  
**Applicant:**      4/8/25 CO PH Addnt'l 4/22/25  
**Cyndy Trimmer**      4/22/25 CO PH Cont'd 5/13/25  
      5/13/25 CO PH Cont'd 6/10/25  
      LUZ PH - 4/15/25, 5/6/25, 6/3/25  
      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
8.      [2025-0173](#)      ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St -  
**OPEN PH**      (3.47± Acres) - RLD-60 to RMD-D - Artek Homes, LLC (R.E. # 057499-0000)  
**CONT PH**      (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (PD & PC  
**7/15/25**      Apv)  
      (Small-Scale 2025-172)  
**(At request of**      3/11/25 CO Introduced: LUZ  
**applicant)**      3/18/25 LUZ Read 2nd & Rerefer  
      3/25/25 CO Read 2nd & Rerefer  
**Applicant:**      4/8/25 CO PH Addnt'l 4/22/25  
**Cyndy Trimmer**      4/22/25 CO PH Cont'd 5/13/25  
      5/13/25 CO PH Cont'd 6/10/25  
      LUZ PH - 4/15/25, 5/6/25, 6/3/25  
      Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25,  
      5/13/25, 6/10/25
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9.      [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)  
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  
LUZ PH - 4/15/25, 5/6/25, 5/20/25, 6/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25
- OPEN PH**  
**CONT PH**  
**6/17/25**
- (At request of**  
**CM Gay)**
- Applicant:**  
**Cyndy Trimmer**
10.      [2025-0177](#)      ORD-Q Rezoning at 12605 & 12607 Gillespie Ave & 12536 Camden Rd, btwn New Berlin Rd & I-295 - (5.90± Acres) - RLD-60 to RLD-40 - Jacksonville Homes, LLC (R.E. # 106978-0000, 106978-0050 & 106978-0200) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (N CPAC Deny) (PD & PC Apv)  
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  
5/6/25 LUZ PH Amend/Rerefer 6-0  
5/13/25 CO Amend/Rerefer 18-0  
LUZ PH - 4/15/25, 5/6/25 & 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 6/10/25
- DEFER**
- (Previously**  
**Amended &**  
**Re-referred)**
- (Re-noticed &**  
**Re-advertised**  
**PH on 6/17/25)**
- Applicant:**  
**Kristen Reed**
11.      [2025-0215](#)      ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L. Plymill (R.E. # 106873-0010, 106869-7000, 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  
LUZ PH - 5/6/25, 5/20/25, 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25
- DEFER**
- (Previously**  
**Continued to**  
**6/17/25)**
- Applicant:**  
**Cyndy Trimmer**
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<p><b>12.</b>     <a href="#"><u>2025-0242</u></a></p> <p><b>OPEN PH</b></p> <p><b>CONT PH</b></p> <p><b>7/15/25</b></p> <p><b>NO PD/PC</b></p> <p><b>REPORTS</b></p> <p><b>Applicant:</b></p> <p><b>Michael Herzberg</b></p>	<p>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 &amp; 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)</p> <p>(Rezoning 2025-243)</p> <p>4/8/25 CO Introduced: LUZ</p> <p>4/15/25 LUZ Read 2nd &amp; Rerefer</p> <p>4/22/25 CO Read 2nd &amp; Rerefer</p> <p>5/13/25 CO PH Addnt'l 5/27/25</p> <p>5/27/25 CO PH Cont'd 6/10/25</p> <p>LUZ PH - 5/20/25, 6/3/25</p> <p>Public Hearing Pursuant to Sec 163.3187, F.S. &amp; Ch 650, Pt 4, Ord Code - 5/13/25 &amp; 5/27/25, 6/10/25</p>
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<b>13.</b>	<a href="#"><u>2025-0243</u></a>	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)
<b>OPEN PH</b>		
<b>CONT PH</b>		
<b>7/15/25</b>		
<b>NO PD/PC</b>		4/8/25 CO Introduced: LUZ
<b>REPORTS</b>		4/15/25 LUZ Read 2nd & Rerefer
		4/22/25 CO Read 2nd & Rerefer
<b>Applicant:</b>		5/13/25 CO PH Addnt'l 5/27/25
<b>Michael Herzberg</b>		5/27/25 CO PH Cont'd 6/10/25
		LUZ PH - 5/20/25, 6/3/25
		Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25, 6/10/25

14. [2025-0247](#) ORD-Q Rezoning at 0 Broward Rd, at the SE Corner of the Intersection of Broward Rd & Zoo Pkwy - (3.52± 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 (Portion)) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)  
**OPEN PH**  
**CLOSE PH**  
**SUBSTITUTE**  
**REREFER**  
4/8/25 CO Introduced: LUZ  
4/15/25 LUZ Read 2nd & Rerefer  
4/22/25 CO Read 2nd & Rerefer  
**Applicant:** 5/13/25 CO PH Only  
**Cyndy Trimmer** LUZ PH - 5/20/25, 6/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

**SUBSTITUTE:**

**1. Changes the Subject Property description, and attaches a Revised Exhibit 1 (Legal Description, dated April 26, 2025), Revised Exhibit 2 (Planning Department map), Revised Exhibit 3 (Written Description, dated May 28, 2025) and Revised Exhibit 4 (Site Plan, dated April 17, 2025) to include additional property.**

15. [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)  
**OPEN PH**  
**CONT PH**  
**7/15/25**  
**NO PD/PC**  
**REPORTS**  
(Rezoning 2025-268)  
4/22/25 CO Introduced: LUZ  
**Applicant:** 5/6/25 LUZ Read 2nd & Rerefer  
**Paul Harden** 5/13/25 CO Read 2nd & Rerefer  
5/27/25 CO PH Addnt'l 6/10/25  
LUZ PH - 6/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25



16. [2025-0268](#)  
**OPEN PH**  
**CONT PH**  
**7/15/25**  
  
**NO PD/PC**  
**REPORTS**  
  
**Applicant:**  
**Paul Harden**
- 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  
LUZ PH - 6/3/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25
17. [2025-0269](#)  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Zach Miller**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - LI to MDR - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Shuler) (LUZ) (PD & PC Apv) (Rezoning 2025-270)  
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  
LUZ PH - 6/3/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25

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- 18.**     [2025-0270](#)     ORD-Q Rezoning at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - IL to RMD-A - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Corrigan) (LUZ) (PD & PC Apv) (Small-Scale 2025-269)  
**EX-PARTE**             4/22/25 CO Introduced: LUZ  
                          5/6/25 LUZ Read 2nd & Rerefer  
**OPEN PH**             5/13/25 CO Read 2nd & Rerefer  
**CLOSE PH**           5/27/25 CO PH Addnt'l 6/10/25  
**MOVE**               LUZ PH - 6/3/25  
**Applicant:**       Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25  
**Zach Miller**
- 19.**     [2025-0271](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area; Including a Revision to the Dev Areas Map - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Read) (LUZ) (PD & PC Apv) (Rezoning 2025-272)  
**OPEN PH**             4/22/25 CO Introduced: LUZ  
**CLOSE PH**           5/6/25 LUZ Read 2nd & Rerefer  
**MOVE**               5/13/25 CO Read 2nd & Rerefer  
**Applicant:**       5/27/25 CO PH Addnt'l 6/10/25  
**Paul Harden**       LUZ PH - 6/3/25  
                          Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25
- 20.**     [2025-0272](#)     ORD-Q Rezoning at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR to PUD, to Permit Single-Family Dwellings & Townhomes, as Described in the Griffis Normandy PUD - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Corrigan) (LUZ) (SW CPAC Deny) (PD & PC Apv) (Small-Scale 2025-271)  
**EX-PARTE**             4/22/25 CO Introduced: LUZ  
**OPEN PH**             5/6/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**           5/13/25 CO Read 2nd & Rerefer  
**MOVE**               5/27/25 CO PH Addnt'l 6/10/25  
**Applicant:**       LUZ PH - 6/3/25  
**Paul Harden**       Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25
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- 21.     [2025-0273](#)**     ORD-Q Rezoning at 0 & 36 6th St W, btwn Laura St N & Main St N - (0.33± Acres) - CCG-S to CRO-S - Harmony Family Group, LLC (R.E. # 071238-0010 & 071238-0020) (Dist. 7-Peluso) (Abney) (LUZ) (PD & PC Apv)  
**EX-PARTE**             4/22/25 CO Introduced: LUZ  
**OPEN PH**             5/6/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**            5/13/25 CO Read 2nd & Rerefer  
**MOVE**                5/27/25 CO PH Only  
                          LUZ PH - 6/3/25  
**Applicant:**         Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Lara Hipps**
- 22.     [2025-0305](#)**     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 14961 Normandy Blvd, btwn Normandy Acres Dr & Yellow Water Rd - (4.09± Acres) - AGR to CGC - Normandy Commercial, LLC (R.E. # 002278-0150) (Appl # L-6004-24C) (Dist. 12-White) (Read) (LUZ)  
**DEFER**                (Rezoning 2025-306)  
**(PH Next Cycle**        5/13/25 CO Introduced: LUZ  
**6/17/25)**             5/20/25 LUZ Read 2nd & Rerefer  
                          5/27/25 CO Read 2nd & Rerefer  
                          LUZ PH - 6/17/25  
                          Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
                          6/10/25 & 6/24/25
- 23.     [2025-0306](#)**     ORD-Q Rezoning at 14961 Normandy Blvd, btwn Normandy Acres Dr & Yellow Water Rd - (4.09± Acres) - AGR to CCG-1 - Normandy Commercial, LLC (R.E. # 002278-0150) (Appl # L-6004-24C) (Dist. 12-White) (Corrigan) (LUZ)  
**DEFER**                (Small-Scale 2025-305)  
**(PH Next Cycle**        5/13/25 CO Introduced: LUZ  
**6/17/25)**             5/20/25 LUZ Read 2nd & Rerefer  
                          5/27/25 CO Read 2nd & Rerefer  
                          LUZ PH - 6/17/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25 & 6/24/25

- 24.**     [2025-0307](#)  
**DEFER**  
**(PH Next Cycle**  
**6/17/25)**
- 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, 4150, 4282, 4300, 4518, 4534, 4536, 4560, & 4600 Yellow Water Rd, North of Normandy Blvd - (190.29± Acres) - AGR & RR in the Rural Dev Area to LDR in the Suburban Dev Area - John Benton as Trustee of the Yellow Water Land Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. & Tammy Howell, Kenneth Monroe, Jr., William King, Justin & Elaina Williamson, Josh R. Crews, & Edward K. & Laura A. Rhoden (R.E. # 002272-0010, 002272-0020, 002272-0030, 002272- 0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 & 002275-0515) (Appl # L-5989-24A) (Dist. 12-White) (Read) (LUZ)  
5/13/25 CO Introduced: LUZ, JWC  
5/20/25 LUZ Read 2nd & Rerefer  
5/27/25 CO Read 2nd & Rerefer  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/10/25 & 6/24/25
- 25.**     [2025-0308](#)  
**DEFER**  
**(PH Next Cycle**  
**6/17/25)**
- ORD Adopting the 2024B Series Text Amendment to the Conservation & Coastal Mgmt Element & Infrastructure Element of the 2045 Comp Plan of the City to Adopt by Reference the State Mandated 10 Yr Water Supply Facilities Work Plan (Kelly) (LUZ)  
5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
5/27/25 CO Read 2nd & Rerefer  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25 & 6/24/25
- 26.**     [2025-0309](#)  
**DEFER**  
**(PH Next Cycle**  
**6/17/25)**
- ORD-Q Rezoning at 10005 Gate Pkwy N, at the Intersection of Gate Pkwy N & Shiloh Mill Blvd - (14.97± Acres) - PUD (2020-610-E) to PUD, to Eliminate the Prohibition on Internally Illuminated Signage & Changing Message Boards, as Described in the Crossroad Church II PUD - Crossroad Church, Inc. (R.E. # 167727-0098) (Dist. 4-Carrico) (Cox) (LUZ)  
5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
5/27/25 CO Read 2nd & Rerefer  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

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27.     [2025-0310](#)     ORD-Q Rezoning at 10070 Allene Rd, btwn Peeples Ln & North St - (3.54± Acres) - RR-Acre to RLD-50 - TZ Homes, LLC (R.E. # 021183-0800) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Deny)  
**DEFER**                     5/13/25 CO Introduced: LUZ  
**(PH Next Cycle**             5/20/25 LUZ Read 2nd & Rerefer  
**6/17/25)**                     5/27/25 CO Read 2nd & Rerefer  
                              LUZ PH - 6/17/25  
                              Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25
28.     [2025-0311](#)     ORD-Q Apv Zoning Exception (Appl E-25-12) at 9551 Baymeadows Rd, Units 1-3, Baymeadows Circle E & Baytree Towne Circle W - Baymeadows Shopping Center, 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 Red Room Hookah Lounge, LLC d/b/a Medusa Restaurant & Lounge, in PUD (1978-773-514) (R.E. # 148521-0055) (Dist. 11-Arias) (Nagbe) (LUZ) (PD Apv)  
**EX-PARTE**                     5/13/25 CO Introduced: LUZ  
  
**OPEN PH**                     5/20/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**                     5/27/25 CO PH Read 2nd & Rerefer  
  
**MOVE**                        LUZ PH - 6/3/25  
  
**Applicant:**                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Holly McQueen**
29.     [2025-0312](#)     ORD-Q Apv Zoning Exception (Appl E-25-15) at 2777 University Blvd W, Units 10-12 & 16, btwn San Jose Blvd & St. Augustine Rd - Grocery Anchor, 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 & a Billiard Parlor, for Diamonds Billiards Inc., d/b/a Diamond Billiards & Sports Bar, in CCG-1 (R.E. # 147857-0200) (Dist. 5-J. Carlucci) (Mehta) (LUZ) (PD Apv)  
**EX-PARTE**                     5/13/25 CO Introduced: LUZ  
  
**OPEN PH**                     5/20/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**                     5/27/25 CO PH Read 2nd & Rerefer  
  
**MOVE**                        LUZ PH - 6/3/25  
  
**Applicant:**                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Faheem Zia**
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- 30.**     [2025-0313](#)     ORD-Q Apv Sign Waiver (Appl SW-25-02) at 2320 Atlantic Blvd, btwn Merrill Ave & Flesher Ave - Mayfair Enterprises, LLC - Requesting to Reduce the Min Setback from 10 ft to 2½ ft in CCG-2 (R.E. # 130105-0000) (Dist. 5-J. Carlucci) (Jamieson) (LUZ) (PD Apv)  
**EX-PARTE**     5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
**OPEN PH**     5/27/25 CO PH Read 2nd & Rerefer  
**CLOSE PH**     LUZ PH - 6/3/25  
**MOVE**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Applicant:**  
**Michael Herzberg**
- 31.**     [2025-0314](#)     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-03) at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd - Morris C. Shedd, Jr. - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 20 ft in IL (R.E. # 002207-0100) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)  
**EX-PARTE**     5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
**OPEN PH**     5/27/25 CO PH Read 2nd & Rerefer  
**CLOSE PH**     LUZ PH - 6/3/25  
**MOVE**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Applicant:**  
**Vernon Young**
- 32.**     [2025-0315](#)     ORD-Q Granting Administrative Deviation (Appl AD-25-22) at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd - Morris C. Shedd, Jr. - Requesting to: (1) Decrease the Min Width of Driveway from 24 ft to 20 ft, (2) Reduce the Landscape Buffer btwn Vehicle Use Area Along Entrance Driveway from 10 ft Per Linear Feet of Frontage & 5 ft Min Width Required to 0 ft Per Linear Feet of Frontage & 0 ft Min Width, (3) Decrease the Min Width of Driveway Access from 24 ft to 20 ft & (4) Reduce the Uncomplementary Land Use Buffer Width Along the East & West Property Boundary from 10 ft to 0 ft, in IL (R.E. # 002207-0100) (Dist. 12-White) (Nagbe) (LUZ) (PD Apv)  
**EX-PARTE**     5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
**OPEN PH**     5/27/25 CO PH Read 2nd & Rerefer  
**CLOSE PH**     LUZ PH - 6/3/25  
**MOVE**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25  
**Applicant:**  
**Vernon Young**

- 33.     [2025-0321](#)**  
**MOVE**  
ORD Amend Ord 2024-534-E, 2024-605-E, 2024-666-E, 2024-670-E, 2024-672-E & 2024-725-E, to Replace Exhibit 1 to Correct Legal Description; Directing Legislative Svcs to Attach Approp Legal Description to Applicable Ord; Directing the Chief of the LSD to Forward a Copy of this Ord, within 30 Days of Its Enactment to the Duval Property Appraiser's Office; Prov for Retroactive Applicability (Reingold) (LUZ)  
5/13/25 CO Introduced: LUZ  
5/20/25 LUZ Read 2nd & Rerefer  
5/27/25 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
- 34.     [2025-0363](#)**  
**2ND READING**  
ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 11201 & 11203 Branan Field Rd & 0 Dawsons Creek Dr, West of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branan Field Rd - (79.33± Acres) - RR to LDR - Kay C. Hughes, Ryan C. Powell, William Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000, & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Hinton) (LUZ)  
(Rezoning 2025-364)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 6/24/25 & 7/22/25
- 35.     [2025-0364](#)**  
**2ND READING**  
ORD-Q Rezoning at 0, 11201 & 11203 Branan Field Rd & 0 Dawsons Creek Dr, West of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branan Field Rd - (79.33± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Branan Field Road PUD - Kay C. Hughes, Ryan C. Powell, William Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000 & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Abney) (LUZ)  
(Large-Scale 2025-365)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25



- 36.     [2025-0365](#)**  
**2ND READING**  
ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Plank Rd, at the NW Corner of Old Plank Rd & Bulls Bay Hwy - (1.27± Acres) - NC to LDR - STF Capital Group, LLC (R.E. # 006217-1000 (Portion)) (Appl # L-6039-25C) (Dist. 12-White) (Kelly) (LUZ) (Rezoning 2025-366)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/24/25 & 7/22/25
- 37.     [2025-0366](#)**  
**2ND READING**  
ORD-Q Rezoning at 0 Old Plank Rd, at the NW Corner of Old Plank Rd & Bulls Bay Hwy - (1.27± Acres) - CN to RLD-60 - STF Capital Group, LLC (R.E. # 006217-1000 (Portion)) (Appl # L-6039-25C) (Dist. 12-White) (Nagbe) (LUZ)  
(Small-Scale 2025-365)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25
- 38.     [2025-0367](#)**  
**2ND READING**  
ORD-Q Rezoning at 0 Avenues Blvd & 10300, 10304, 10308, 10310 & 10344 Southside Blvd, btwn Phillips Hwy & Southside Blvd - (94.66± Acres) - PUD (2001-366-E) to PUD, to Generally Allow for Multi-Family Residential Dev in Addition to the Currently Appvd Uses, as Described in the Avenues PUD - Jacksonville Avenues Limited Partnership, Mall of the Avenues Limited Partnership, Store 2430, LLC, Dillards, Inc. & Belk, Inc. (R.E. # 155494-0000, 155494-1000, 155494-1055, 155494-1060, 155494-2000 & 155494-2100) (Dist. 11-Arias) (Hetzel) (LUZ)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25
- 39.     [2025-0368](#)**  
**2ND READING**  
ORD-Q Rezoning at 9554 103rd St, at the SE Corner of 103rd St & Monroe Smith Rd - (3.88± Acres) - CO to CCG-1 - Neguanje, LLC (R.E. # 015250-0000 (Portion)) (Dist. 12-White) (Cox) (LUZ)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 7/15/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25



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- 40.     [2025-0369](#)**  
**2ND READING**
- ORD-Q Apv Zoning Exception (Appl E-25-17) at 2403 Market St N, btwn 14th St E & 15th St E - Oakshire Holdings, 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 Hector Zayas, in PUD (2024-981-E) (R.E. # 044902-0000) (Dist. 7-Peluso) (Cox) (LUZ)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25
- 41.     [2025-0370](#)**  
**2ND READING**
- ORD-Q Apv Zoning Exception (Appl E-25-21) at 9437 Collins Rd, at the NE Corner of the Intersection of Old Middleburg Rd & Collins Rd - VRIHI Development, 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 Shores Fine Wine & Spirits at Collins, Inc., in PUD (2023-747-E) (R.E. # 016361-0058) (Dist. 14-Johnson) (Corrigan) (LUZ)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25
- 42.     [2025-0371](#)**  
**2ND READING**
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-04) at 0 Hutchinson Rd, North of Beaver St, btwn Hutchinson Rd & Chaffee Rd - Blue Ribbon Realty, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft for 2 Lots in RR-Acre (R.E. # 001825-0170 & 003825-0180) (Dist. 12-White) (Abney) (LUZ)  
5/27/25 CO Introduced: LUZ  
LUZ PH - 6/17/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25
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43. [2025-0394](#)

**2ND READING**

ORD-MC re Camping Grounds & Travel Trailer Parks; Amend Secs 656.331 (Agriculture) & 656.334 (Recreation & Open Space Category), Subpt E (Miscellaneous Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.401 (Performance Standards & Development Criteria), Subpt A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Allow for Camping Grounds & Travel Trailer Parks as Permitted Uses, Prov Performance Standards & Dev Criteria in Agriculture & Recreation Open Space Zoning Dist & Prov Definitions; Prov for Codification Instructions (Harvey) (Introduced by CM Clark-Murray)

5/27/25 CO Introduced: NCSPHS, LUZ

6/2/25 NCSPHS Read 2nd & Rerefer

LUZ PH - 7/15/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

44. [2025-0410](#)

**2ND READING**

ORD-MC re Certain Brds & Commissions of the City; Repealing & Reserving Pt 7 (Context Sensitive Streets Standards Committee), Ch 32 (Public Works Department), Ord Code, to Dissolve the Context Sensitive Streets Standards Committee; Amend Sec 654.142 (Subdivision Standards & Policy Advisory Committee), Ch 654 (Code of Subdivision Regulations), Ord Code, to Add Certain Duties of the Former Context Sensitive Streets Standards Committee to the Duties of the Subdiv Standards & Policy Advisory Committee; Amend Sec 656.1502 (Definitions), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Delete the Definition of “Tower Review Committee”; Amend Sec 656.1503 (Applicability), 656.1506 (Track II Towers), 656.1509 (Tower Review Committee), 656.1510 (Wireless Communication Antennas), 656.1511 (Time Periods; Automatic Approval), Subpt A (Wireless Communication Facilities), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Reflect Dissolution of the Tower Review Committee & Allocation of Certain Responsibilities of the Former Tower Review Committee to the Approp Committee of the City Council Handling Quasi-Judicial Matters; Prov for Codification Instructions; Etab a Prospective Effective Date of 9/1/25, for the Code Amdts Contained in this Ord to Become Effective (Lopera) (Introduced by the Rules Committee (CMs Howland, Freeman, Boylan, Carlucci, Gay, Johnson & Miller))

5/27/25 CO Introduced: R, TEU, LUZ

6/2/25 R Read 2nd & Rerefer

LUZ PH - 7/15/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

**NOTE: The next regular meeting will be held Tuesday, June 17, 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.**