

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, August 19, 2025

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman - Excused

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.: Susan Kelly

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
- 4) Audible noise from cellphones or other electronic devices;
- 5) Consumption of alcohol or controlled substances;
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.

Meeting Convened: 5:00 PM**Meeting Adjourned: 7:52 PM**

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

Excused: 1 - Terrance Freeman

Attendance:**CM Gay - 2025-215, 2025-454 & 2025-455****Item/File No.****Title History**

1. [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, 9/3/25
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, 7/22/25, 8/26/25

PH OPEN/CONT 9/3/25**No speakers**

2. [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, 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25, 5/13/25, 6/10/25, 7/22/25, 8/26/25

PH OPEN/CONT 9/3/25**No speakers**

3. [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**

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4. [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) (Ex Parte: CMs Johnson, Gaffney, Jr., White, Diamond, J. Carlucci)
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
8/12/25 CO PH Only
LUZ PH - 5/6/25, 5/20/25, 6/17/25 & 8/19/25, 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25

PH OPEN/CONT 9/3/25

Public hearing opened and closed.

Ex parte declarations: CMs Johnson, Gaffney Jr., White, Diamond, J. Carlucci

There was discussion on this item related to the appropriate development for this area, townhomes/single family homes, traffic, infrastructure and lot size. The committee decided to continue this item to permit more time for communication between the developer and the community. The Chair noted that at the next meeting, the public hearing should focus on lot size only.

The public hearing was re-opened and continued until 9/3/25.

Speakers: Cyndy Trimmer (support), Tony Ricardo (oppose), Amanda Hansen (oppose), Martin Cook (oppose), Charles Schwandt (oppose), Jillian Hodson (oppose), Derek Hudson (oppose), LeeAnn Huebner (oppose), Ed Tubbs (oppose), Anne Eckert (oppose), Francis Eckert (oppose), Tom Mack (oppose), Tom Ransom (oppose), Robert McFeeley (oppose), Brenda Dye (oppose), Karen Curtain (oppose), Al Ossorio (oppose), Ruth Nelsen-Peeples (oppose), James Pippin (oppose), Jason Rife (oppose), Jon Spurgeon (oppose), Jim Drost (oppose), Pierce Giboney (oppose), Kim Halpern (oppose), Michael Bagan (oppose), Ken Halpern (oppose, did not speak), Risa Grant (oppose, did not speak), Thomas Smith (oppose, did not speak), Anita Whittemore-Smith (oppose, did not speak), Jessica Hayden (oppose, did not speak), George Huebner (oppose, did not speak), Marina Bueno Valeneuela (oppose, did not speak), Clare Greco (oppose, did not speak), Catherine Del Re (oppose, did not speak), Michael Curtin (oppose, did not speak), Rebecca Chan (support, did not speak), Denise Ossorio (oppose, did not speak), Nikole Repovich (oppose, did not speak), Shirley Spurgeon (oppose, did not speak), Gabrielle Pippin (oppose, did not speak)

5. [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
8/12/25 CO PH Cont'd 8/26/25
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25
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, 8/26/25

PH OPEN/CONT 9/3/25

Speaker: Joycelyn Glover (oppose, did not speak)

6. [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
8/12/25 CO PH Cont'd 8/26/25
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25
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, 8/26/25

PH OPEN/CONT 9/3/25

Speaker: Joycelyn Glover (oppose, did not speak)

7. [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
8/12/25 CO PH Cont'd 8/26/25
LUZ PH - 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25
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, 8/26/25

PH OPEN/CONT 9/3/25

No speakers

8. [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
8/12/25 CO PH Cont'd 8/26/25
LUZ PH - 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25, 7/22/25, 8/12/25, 8/26/25

PH OPEN/CONT 9/3/25

No speakers

9. [2025-0448](#) ORD-MC re Industrial & Commercial 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 & Commercial 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
8/12/25 CO Amend/Rerefer 18-0
LUZ PH: 8/5/25 & 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25

DEFER

Previously amended and re-referred

10. [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
8/12/25 CO PH Only
LUZ PH: 8/19/25, 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH OPEN/CONT 9/3/25

No speakers

11. [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) (PD & PC Apv) (Ex Parte: Arias)
6/24/25 CO Introduced: LUZ
7/15/25 LUZ Read 2nd & Rerefer
7/22/25 CO Read 2nd & Rerefer
8/12/25 CO PH Only
8/19/25 LUZ PH Approve 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH APPROVE

Public hearing opened and closed.

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

Ex parte declaration: CM Arias

Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Freeman

12. [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) (PD & PC Apv)
(Companion 2025-452)
6/24/25 CO Introduced: LUZ
7/15/25 LUZ Read 2nd & Rerefer
7/22/25 CO Read 2nd & Rerefer
8/12/25 CO PH Only
8/19/25 LUZ PH Approve 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Randolph Island (support, questions only)

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

Excused: 1 - Freeman

13. [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) (PD Apv) (Companion 2025-451)
6/24/25 CO Introduced: LUZ
7/15/25 LUZ Read 2nd & Rerefer
7/22/25 CO Read 2nd & Rerefer
8/12/25 CO PH Only
8/19/25 LUZ PH Approve 5-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney Jr.****Speaker: Randolph Island (support, questions only)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Johnson**Excused:** 1 - Freeman

14. [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
8/19/25 LUZ PH Approve 6-0
LUZ PH: 8/5/25, 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney Jr.****Speaker: Brian Johnson (support)****Aye:** 6 - Carlucci, Diamond, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Freeman

15. [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
8/19/25 LUZ PH Approve 5-0
LUZ PH: 8/5/25, 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./Johnson****Speaker: Mike Herzberg (support)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Johnson**Excused:** 1 - Freeman

16. [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
8/19/25 LUZ PH Amend/Approve (w/Conds) 6-0
LUZ PH: 8/5/25, 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

PH AMEND/APPROVE W/ CONDS**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/White****Motion/2nd move to amend with conditions: Diamond/Gaffney Jr.****Motion/2nd move to approve as amended: Gaffney Jr./Arias****Speaker Mike Herzberg (support)****Aye:** 6 - Carlucci, Diamond, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Freeman

AMENDMENT:

Administrative Deviation is approved subject to 5 conditions:

- (a) The existing 51 parking spaces and striping of such spaces on the Subject Property shall be maintained.**
- (b) Employees are prohibited from parking in the area of on-street parking directly behind the Subject Property (8 spaces along Business Drive) marked as (8) as indicated in Exhibit 3.**
- (c) Employees shall utilize on-site parking on the Subject Property, before utilizing any other spaces along Business Drive.**
- (d) Employees shall not utilize any on-street spaces after 10 pm.**
- (e) Pepes Hacienda, and any successor entity, shall post and maintain a sign at the entryway to the restaurant/store indicating that patrons should not park in the residential community and towing will be enforced.**

Attaches a new Exhibit 3, a map of the area.

17. [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, 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

PH OPEN/CONT 9/3/25

Public hearing opened and continued to 9/3/25.

There was discussion on this item related to setting landmark status without support of the property owner, and the appropriate use for this property to meet the needs of the community.

Motion/2nd to withdraw: Arias/Diamond.

Motion withdrawn.

Speakers: Vermel Bradley (oppose, did not speak), Orander Wilcher (oppose, did not speak), Karen Britt (oppose, did not speak), Dorethia Rutledge (oppose, did not speak), Carolyn Gaten (oppose, did not speak), Spencer Rutledge (oppose, did not speak), Daniel Bauford (oppose, did not speak), Erica Jones (oppose, did not speak), Hazel Bing (oppose, did not speak), Lori Johnson (oppose, did not speak), Zetosha Williams (oppose, did not speak), Charlene Wheatley (oppose, did not speak), April McRae (oppose, did not speak), Susan Anderson (oppose, did not speak), Charles Taylor (oppose, did not speak), Charmaine Green (oppose, did not speak), Laurie Lee (oppose, did not speak), Donovin Green (oppose, did not speak), Keisha Corbett (oppose, did not speak), Aletha Moss (oppose, did not speak), Imani Clements (oppose, did not speak), Zabrina Farmer (oppose, did not speak), Adrian Brown (oppose, did not speak), Shirley Austin (oppose, did not speak), Jasmyn Clements (oppose, did not speak), Rachel Johnson (oppose, did not speak), Lorraine Lee (oppose, did not speak), Dromeco Corbett (oppose, did not speak), Denise Jefferson (oppose), Sandra Jenkins (oppose), Terence Adams (oppose), Lorraine Johnson (oppose), Lisa Harris (oppose), Dori LePrell (support), Frederic Pinkney (oppose), Tony Ricardo (oppose), Reginald Blount (oppose), Sam Newby (oppose)

18. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

19. [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) (N CPAC Apv) (Large-Scale 2025-483)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

20. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

21. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

22. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

23. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

24. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

25. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

26. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

27. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

28. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

29. [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) (N CPAC Deny) (Small-Scale 2025-493)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

30. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

31. [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
8/12/25 CO 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

DEFER

Public Hearing next cycle 9/3/25

32. [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) (PD Apv) (Ex Parte: Arias)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ PH Approve 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Arias

Speaker: Paul Harden (support)

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

Excused: 1 - Freeman

33. [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
8/12/25 CO Read 2nd & Rerefer
LUZ PH: 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

DEFER**Public Hearing next cycle 9/3/25**

34. [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) (N CPAC Deny)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
LUZ PH: 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

DEFER**Public Hearing next cycle 9/3/25**

35. [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) (SW CPAC Deny)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
LUZ PH: 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

DEFER**Public Hearing next cycle 9/3/25**

36. [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) (SW CPAC Deny)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
LUZ PH: 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

DEFER

Public Hearing next cycle 9/3/25

37. [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
8/12/25 CO Read 2nd & Rerefer
LUZ PH: 9/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

DEFER

Public Hearing next cycle 9/3/25

38. [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) (PD & PC Amd/Apv)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH AMEND/APPROVE W/ COND

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

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

Speaker: Loy Thurman (support, questions only)

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

Excused: 1 - Freeman

AMENDMENT:**Zoning Exception approved subject to 1 condition:**

1. The Exception granted herein shall not be effective unless or until the required Waiver of Minimum Liquor Distance (WLD-25-06) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

39. [2025-0519](#) ORD-Q Apv Zoning Exception (Appl E-25-30) at 13164 Atlantic Blvd, btwn the Woods Dr & 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) (PD Apv)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ PH Amend/Approve 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

Motion/2ndmove to approve as amended: Diamond/Arias

Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Freeman

AMENDMENT:

1. Corrects typo on page 1, line 8 & page 1, line 28 from “Rive” to “Drive”.

40. [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) (PD Amd/Apv) (Ex Parte: Arias)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH AMEND/APPROVE W/ COND

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2ndmove to approve as amended: Arias/Johnson

Ex parte declaration: CM Arias

Speaker: Michael Leuthold (support, questions only)

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

Excused: 1 - Freeman

AMENDMENT:

Zoning exception approved subject to 1 condition:

1. The Exception granted herein shall not be effective unless or until the required Waiver of Minimum Liquor Distance (WLD-25-07) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

41. [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) (PD Apv)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ PH Approve 6-0
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Regina Wellington (support, questions only), Brenda Ferrier (support)

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

Excused: 1 - Freeman

42. [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) (PD & PC Amd/Apv)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/19/25 LUZ Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/12/25

APPROVE

Motion/2nd move to amend: Gaffney Jr./Johnson (0-6 FAIL)

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

Speaker: Mike Herzberg (support)

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

Excused: 1 - Freeman

43. [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-Sponsors CMs Miller & Amaro)
7/22/25 CO Introduced: R, LUZ
8/4/25 R Read 2nd & Rerefer
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO PH Read 2nd & Rerefer
8/18/25 R Approve 5-0
8/19/25 LUZ Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 - 8/12/25

APPROVE

Motion/2nd move to approve: Arias/Johnson

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

Excused: 1 - Freeman

44. [2025-0578](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 4672 Sunbeam Rd, btwn Shellie Rd & Abby Glen Cir - (1.07± Acres) - RPI to BP - 4672 Sunbeam, LLC (R.E. # 149028-0000) (Appl # L-6045-25C) (Dist. 5-J. Carlucci) (Shuler) (LUZ) (Rezoning 2025-579)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25

READ 2ND & REREFER

45. [2025-0579](#) ORD-Q Rezoning at 4672 Sunbeam Rd, btwn Shellie Rd & Abby Glen Cir - (1.07± Acres) - CRO to PUD, to Permit Office, Warehouse, & Light Manufacturing Uses - 4672 Sunbeam, LLC (R.E. # 149028-0000) (Appl # L-6045-25C) (Dist. 5-J. Carlucci) (Jamieson) (LUZ) (Small-Scale 2025-578)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

46. [2025-0580](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 & 3640 Hemlock St, W of Lem Turner Rd - (3.99± Acres) - RR to MDR - William Houston Stephens, as the Trustee of the William Houston Stephens Revocable Trust, Dated 6/18/25 (R.E. # 019476-0010 & 019476-0020) (Appl # L-6056-25C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ) (Rezoning 2025-581)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25

READ 2ND & REREFER

47. [2025-0581](#) ORD-Q Rezoning at 0 & 3640 Hemlock St, W of Lem Turner Rd - (3.99± Acres) - RR-Acre to RMD-A - William Houston Stephens, as the Trustee of the William Houston Stephens Revocable Trust, Dated 6/18/25 (R.E. # 019476-0010 & 019476-0020) (Appl # L-6056-25C) (Dist. 8-Gaffney, Jr.) (Jamieson) (LUZ) (N CPAC Deny)
(Small-Scale 2025-580)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

48. [2025-0582](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 2828 12th St W & 0 Wickwire St, btwn St. Claire St & Huron St - (0.78± Acre) - LDR to LI - Southeast Freight, Inc. (R.E. # 048485-0000 (Portion), 048489-0050 & 048489-0100) (Appl # L-5919-24C) (Dist. 9-Clark-Murray) (Fogg) (LUZ) (Rezoning 2025-583)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25

READ 2ND & REREFER

49. [2025-0583](#) ORD-Q Rezoning at 2828 12th St W & 0 Wickwire St, btwn St. Claire St & Huron St - (3.13± Acres) - RLD-60 & IL to PUD, to Permit a Commercial Office, Including Associated Parking, Storage, & Maintenance of Company Tractors & Trailers - Southeast Freight, Inc. (R.E. # 048485-0000, 048489-0050, 048489-0100, 048489-0150, 048489-0200, 048489-0250, 048489-0300, 048489-0350, & 048489-0400) (Appl # L-5919-24C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (Small-Scale 2025-582)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

50. [2025-0584](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 Claire Ln, btwn Scott Mill Rd & San Jose Blvd - (2.60± Acres) - RPI to CGC - Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr. (R.E. # 156026-0225 (Portion)) (Appl # L-6046-25C) (Dist. 6-Boylan) (Kelly) (LUZ)
(Rezoning 2025-585)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
9/9/25 & 9/23/25

READ 2ND & REREFER

51. [2025-0585](#) ORD-Q Rezoning at 0 Claire Ln, btwn Scott Mill Rd & San Jose Blvd - (3.07± Acres) - PUD (1980-352-E) to PUD, to Permit Retail & Office Uses & Commercial Condominiums & Personal Property Storage - Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr. (R.E. # 156026-0225) (Appl # L-6046-25C) (Dist. 6-Boylan) (Cox) (LUZ)
(Small-Scale 2025-584)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

52. [2025-0586](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - (21.78± Acres & 12.7± Acres for Total 34.48± Acres) - MDR to CGC & MDR to CSV - RMFM RE, LLC (R.E. # 007485-0000 (Portion) & 007515-0000) (Appl # L-6034-25C) (Dist. 9-Clark-Murray) (Shuler) (LUZ)
(Companion 2025-587 & 2025-588)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
9/9/25 & 9/23/25

READ 2ND & REREFER

53. [2025-0587](#) ORD-Q Rezoning (34.48± Acre) at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - (21.78± Acres & 12.7± Acres for Total 34.48± Acres) - RMD-D to CCG-2 & RMD-D to CSV - RMFM RE, LLC (R.E. # 007485-0000 (Portion) & 007515-0000) (Appl # L-6034-25C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (NW CPAC Deny) (Companion 2025-586 & 2025-588) 8/12/25 CO Introduced: LUZ 8/19/25 LUZ Read 2nd & Rerefer LUZ PH: 9/16/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

54. [2025-0588](#) ORD-Q Apv Zoning Exception (Appl E-25-35) at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - RMFM RE, LLC - Req an Automobile Storage Yard, in CCG-2 (R.E. # 007485-0000 (Portion) & 007515-0000) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (NW CPAC Deny) (Companion 2025-586 & 2025-587) 8/12/25 CO Introduced: LUZ 8/19/25 LUZ Read 2nd & Rerefer LUZ PH: 9/16/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

READ 2ND & REREFER

55. [2025-0589](#) ORD-Q Rezoning at 0 Collins Rd, btwn Whispering Pines Dr & Pineverde Ln - (1.04± Acres) - PUD (1990-15-E) to PUD, to Generally Allow for Office & Commercial Uses - V & S Trust, LLC (R.E. # 099121-0900) (Dist. 14-Johnson) (Cox) (LUZ) 8/12/25 CO Introduced: LUZ 8/19/25 LUZ Read 2nd & Rerefer LUZ PH: 9/16/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

56. [2025-0590](#) ORD-Q Rezoning at 0 Yellow Bluff Rd & 2726 Starratt Rd, at the SW Corner of the Intersection of Yellow Bluff Rd & Starratt Rd - (9.66± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings & Duplex Dwellings - Michael L. Mari, as Trustee of the Marilyn W. Mari Living Trust, Dated 11/29/07 (R.E. # 106168-0040 & 106168-0000) (Dist. 2-Gay) (Nagbe) (LUZ) (N CPAC Deny) 8/12/25 CO Introduced: LUZ 8/19/25 LUZ Read 2nd & Rerefer LUZ PH: 9/16/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

57. [2025-0591](#) ORD-Q Rezoning at 9590 Atlantic Blvd & 0 Mary Susan Dr, btwn Beacon Point Dr & Live Oak Dr - (2.30± Acres) - CCG-1 to CCG-2 - MNR Properties Jax, LLC (R.E. # 123041-0610, 123027-0450 & 123027-0400) (Dist. 4-Carrico) (Corrigan) (LUZ)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

58. [2025-0592](#) ORD-Q Rezoning at 7126 Garden St, btwn Media St & Old Kings Rd - (0.99± Acre) - CRO to RLD-60 - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Companion 2025-593 & 2025-594)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

59. [2025-0593](#) ORD-Q Apv Zoning Exception (Appl E-25-33) at 7126 Garden St, btwn Media St & Old Kings Rd - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust - Req Animals Other Than Household Pets, Horses, Meeting the Performance Standards & Development Criteria Set Forth in Pt 4, in RLD-60 (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Companion 2025-592 & 2025-594)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

60. [2025-0594](#) ORD-Q Granting Administrative Deviation (Appl AD-25-49) at 7126 Garden St, btwn Media St & Old Kings Rd - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust - Req to Reduce the Required Min Lot Area from 1.5 Acres to 0.99 Acres, in RLD-60 (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Companion 2025-592 & 2025-593)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

61. [2025-0595](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-09) at 0 Philips Hwy, btwn I-95 & Mussells Acres Rd - Mariluz Lee - Req to Reduce the Min Rd Frontage Requirements from 35 ft to 0 ft in CCG-1 (R.E. # 155549-0505) (Dist. 11-Arias) (Nagbe) (LUZ)
(Companion 2025-596)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

62. [2025-0596](#) ORD-Q Granting Administrative Deviation (Appl AD-25-45) at 0 Philips Hwy, btwn I-95 & Mussells Acres Rd - Mariluz Lee - Req to 1) Reduce the Rear Required Yard from 10 ft to 0 ft; 2) Reduce the Min No. of Off-St Parking Spaces from 17 to 4; 3) Reduce the No. of Terminal Island Trees from 1 Terminal Island Tree Required to 0 Terminal Island Trees; 4) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property from 5 ft Min Width Required Along the N, E & S Boundaries to 0 ft; & 5) Increase the Max Width of the Driveway Access from Keskin Ave from 24 ft Required to 44 ft, in CCG-1 (R.E. # 155549-0505) (Dist. 11-Arias) (Nagbe) (LUZ)
(Companion 2025-595)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

READ 2ND & REREFER

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

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Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 8.25.25 5:00 pm