

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, February 3, 2026

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman

Randy White

Reggie Gaffney, Jr.

Raul Arias - Excused

Rahman Johnson

Legislative Assistant: Vanessa Galan

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: 7:25 PM

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

Excused: 1 - Raul Arias

Attendance:

CP Carrico - 2025-487, 2025-488

Pages:

Jamari Broach – Frank H. Peterson High School

Jayven Broach – Springfield Middle School

Item/File No.	Title History
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1. [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 - (1.81± Acres) - LDR to CGC - My Jax, LLC (R.E. # 163505-0050 (Portion)) (Appl # L-6043-25C) (Dist. 4-Carrico) (Anderson) (LUZ) (GAB CPAC Deny) (PD & PC Apv) (Rezoning 2025-488)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
8/26/25 CO PH Addnt'l 9/9/25
9/9/25 CO PH Cont'd 10/14/25
10/14/25 CO PH Cont'd 11/25/25
11/18/25 LUZ PH Approve 4-1 (Diamond)
11/18/25 LUZ PH Reconsider/Approve 4-2 (Carrico, Diamond)
11/25/25 CO PH Rerefer 16-0
12/2/25 LUZ Amend/Rerefer 6-0
12/9/25 CO Amend/Rerefer 15-0
2/3/26 LUZ PH Approve 5-2 (Carrico, Diamond)
LUZ PH: 9/3/25, 10/7/25, 11/18/25 & 2/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25 & 9/9/25, 10/14/25, 11/25/25 & 1/27/26 & 2/10/26

PH APPROVE

Public hearing opened and closed.

There was discussion on this item related to the compatibility of the land use with this area. Motion/2nd move to approve: White/Johnson

Speakers: Cyndy Trimmer (support), Richard Grant (oppose), David Wesley (oppose), Lisa Dirnberger (oppose), George Cheshire (oppose), Kirsten Brewer (oppose), Jessica Ring (oppose), Carla Looney (oppose), Kathleen Perera (oppose), Tyler Ring (oppose), Isabel O'Quinn (oppose), Scott Landin (oppose), John Brewer (oppose), Rachel Landin (oppose), John Scott (oppose), Branden Schumacher (oppose), Rebeka Moran (oppose), Margaret Latimer (oppose), Seaborn O'Quinn (oppose), Ron Armstrong (oppose), Jessica Schumacher (oppose), John Trawick (oppose), Michelle Olivieri (oppose), John Chemeuse (oppose), Cynthia Yedlicka (oppose), Cynthia Pittman (oppose), Johnny Pittman (oppose), Shannon Blair (oppose), Carloyn Hughes (oppose), James Ogburn (oppose), Richard Hughes (oppose), Pamela Barker (oppose), Shirley Rushin (oppose), Lisa Francis (oppose), Shawn Francis (oppose), Kim Olivieri (oppose)

Aye: 5 - Carlucci, Freeman, White, Gaffney Jr. and Johnson

Nay: 2 - Diamond and Carrico

Excused: 1 - Arias

2. [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) (GAB CPAC Deny) (PD & PC Amd/Apv) (Ex Parte: CMs Salem, J. Carlucci, Diamond, Gaffney, Jr., Johnson, Carrico, White, Boylan, Howland, Miller, Pittman, Gay, Lahnen, Freeman) (Small-Scale 2025-487)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
8/26/25 CO PH Addnt'l 9/9/25
9/9/25 CO PH Cont'd 10/14/25
10/14/25 CO PH Cont'd 11/25/25
11/18/25 LUZ PH Amend/Approve (w/Conds) 4-2 (Carrico, Diamond)
11/25/25 CO PH Rerefer 15-0
12/2/25 LUZ Rerefer 6-0
12/9/25 CO Rerefer 18-0
1/27/26 CO PH Addnt'l 2/10/26
2/3/26 LUZ PH Amend/Approve 5-2 (Carrico, Diamond)
LUZ PH: 9/3/25, 10/7/25, 11/18/25 & 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25, 10/14/25, 11/25/25 & 1/27/26 & 2/10/26

PH AMEND/APPROVE

Public hearing opened and closed.

There was discussion on this item related to traffic safety, and the expansion of the existing commercial development.

Motion/2nd move to amend: Diamond/Johnson

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

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

Speakers: Cyndy Trimmer (support), Cynthia Yedlicka (oppose), Richard Hughes (oppose), Pamela Barker (oppose), Shirley Rushin (oppose), Betty Hayes (oppose), Carolyn Hughes (oppose), Shannon Blair (oppose), Helen Chestnut (oppose), Jessica Schumacher (oppose), John Trawick (oppose), Kim Olivieri (oppose), Lisa Dirnberger (oppose), Michelle Olivieri (oppose), John Chemente (oppose), Richard Grant (oppose), David Wesley (oppose), George Cheshire (oppose), Kirsten Brewer (oppose), Seaborn O'Quinn (oppose), Jessica Ring (oppose), John Scott (oppose), Kathleen Perera (oppose), Shawn Francis (oppose), Lisa Francis (oppose), Branden Schumacher (oppose), Rebeka Moran (oppose), James Ogburn (oppose), John Brewer (oppose), Cynthia Cole (oppose), Johnny Pittman (oppose), Cynthia Pittman (oppose), Carla Looney (oppose), Isabel O'Quinn (oppose), Margaret Latimer (oppose), Tyler Ring (oppose), Scott Landin (oppose), Rachel Landin (oppose)

Aye: 5 - Carlucci, Freeman, White, Gaffney Jr. and Johnson

Nay: 2 - Diamond and Carrico

Excused: 1 - Arias

AMENDMENT:

- 1. Attach a Revised Exhibit 3 (Revised Written Description dated February 3, 2026).**
- 2. Attach a Revised Exhibit 4 (Revised Site Plan dated December 9, 2025).**
- 3. Include a change to the uses noted in the bill, to remove references to butchering and live animal processing.**

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

PH OPEN/CONT 2/18/26

No speakers

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

DEFER

Previously continued to 4/7/26

5. [2025-0829](#) ORD-Q Rezoning at 3062 Percy Rd, btwn Lem Turner Rd & Williard Ln - (17.99± Acres) - RR-Acre to RLD-50 - Daymon J. Johnson & Barbara J. Johnson, as the Trustees of the Johnson Living Trust (R.E. # 019464-0010) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Gaffney, Jr., Freeman)
11/12/25 CO Introduced: LUZ
11/18/25 LUZ Read 2nd & Rerefer
11/25/25 CO Read 2nd & Rerefer
12/9/25 CO PH Only
2/3/26 LUZ PH Approve 6-0
LUZ PH: 1/6/26, 1/21/26, 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

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

6. [2025-0862](#) ORD-Q Rezoning at 2078 Rogero Rd, btwn Rogero Rd & Pine Summit Dr - (0.35± Acres) - CO to RO - Master Builder LLC (R.E. # 118185-0000) (Dist. 1-Amaro) (Mehta) (LUZ) (PD & PC Apv) (Ex-Parte: CMs Arias, Gaffney, Jr., Johnson, White)
11/25/25 CO Introduced: LUZ
12/2/25 LUZ Read 2nd & Rerefer
12/9/25 CO Read 2nd & Rerefer
1/13/26 CO PH Only
2/3/26 LUZ PH Approve 6-0
LUZ PH: 1/21/26, 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

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

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7. [2025-0885](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Tresca Rd, btwn Atlantic Blvd & Tresca Rd - (3.59± Acres) - MDR & BP to LI - Iron Forge Property, LLC (R.E. # 162883-0350, 162883-0006 & 162879-2000 (Portion)) (Appl # L-6075-25C) (Dist. 1-Amaro) (Read) (LUZ) (PD & PC Apv) (Ex Parte: CM Freeman)
(Rezoning 2025-886)
12/9/25 CO Introduced: LUZ
1/6/26 LUZ Read 2nd & Rerefer
1/13/26 CO Read 2nd & Rerefer
1/27/26 CO PH Addnt'l 2/10/26
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
1/27/26 & 2/10/26

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

8. [2025-0886](#) ORD-Q Rezoning at 0 Tresca Rd, btwn Atlantic Blvd & Tresca Rd - (4.28± Acres) - PUD & RMD-D to CSV & IL - Iron Forge Property, LLC (R.E. # 162883-0350, 162883-0006 & 162879-2000 (Portion)) (Appl # L-6075-25C) (Dist. 1-Amaro) (Abney) (LUZ) (PD & PC Apv) (Small-Scale 2025-885) (Ex Parte: J. Carlucci, White, Freeman)
12/9/25 CO Introduced: LUZ
1/6/26 LUZ Read 2nd & Rerefer
1/13/26 CO Read 2nd & Rerefer
1/27/26 CO PH Addnt'l 2/10/26
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26 & 2/10/26

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

9. [2025-0887](#) ORD-Q Rezoning at 2610 Fairfax St, btwn 14th St W & 19th St W - (12.45± Acres) - RLD-60 to PBF-1 - City of Jacksonville (R.E. # 046670-0000) (Dist. 10-Pittman) (Cox) (LUZ)
12/9/25 CO Introduced: LUZ
1/6/26 LUZ Read 2nd & Rerefer
1/13/26 CO Read 2nd & Rerefer
1/27/26 CO PH Only
2/3/26 LUZ PH Withdraw 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH WITHDRAW

Public hearing opened and closed.

Motion/2nd move to withdraw: Diamond/Johnson

No speakers

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

Excused: 1 - Arias

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

DEFER

Public Hearing next cycle 2/18/26

11. [2026-0007](#) ORD-Q Rezoning at 5735 Morse Ave, 5807 Morse Ave, & 6750 Seaboard Ave, btwn Seaboard Ave & Aline Rd - (9.70± Acres) - RR-Acre to PUD, to Permit a Max of 89 Single Family Units, as Described in the Morse Avenue PUD - Kelly Dawn Chatham & Paula Moore (R.E. # 098253-0000, 098253-0200, & 098255-0100) (Appl # L-6068-25C) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Amd/Apv)
(Small-Scale 2026-6)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

12. [2026-0008](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Port Jacksonville Pkwy, at the NE Corner of Alta Dr & Port Jacksonville Pkwy - (29.87± Acres) - LDR to LI on 27.47± Acres & LDR to CSV on 2.40± Acres - Stone Mountain Industrial Park, Inc. (R.E. # 108450-0225) (Appl # L-6072-25C) (Dist. 2-Gay) (Fogg) (LUZ)
(Rezoning 2026-9)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

13. [2026-0009](#) ORD-Q Rezoning at 0 Port Jacksonville Pkwy, at the NE Corner of Alta Dr & Port Jacksonville Pkwy - (29.87± Acres) - PUD to PUD, to Permit Commercial & Industrial Uses, as Described in the Northpoint Commercial & Industrial PUD - Stone Mountain Industrial Park, Inc. (R.E. # 108450-0225) (Appl # L-6072-25C) (Dist. 2-Gay) (Abney) (LUZ) (N CPAC Apv) (Small-Scale 2026-8)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

14. [2026-0010](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 2890 University Blvd W, btwn Saint Augustine Rd & Suwanee Rd - (0.63± Acres) - RPI to CGC - VyStar Credit Union, a Credit Union Chartered Under Florida Law (R.E. # 149679-0000 (Portion)) (Appl # L-6074-25C) (Dist. 5-J. Carlucci) (Read) (LUZ) (Rezoning 2026-11)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

15. [2026-0011](#) ORD-Q Rezoning at 2890 University Blvd W, btwn Saint Augustine Rd & Suwanee Rd - (2.15± Acres) - CCG-1 & CRO to PUD, to Permit a Luxury Storage Facility for Personal Property, as Described in the Carriage House San Jose PUD (R.E. # 149679-0000) (Appl # L-6074-25C) (Dist. 5-J. Carlucci) (Cox) (LUZ) (Small-Scale 2026-10)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

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16. [2026-0012](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Arnold Rd, South of Gold Star Family Pkwy btwn Kite Rd & Lannie Rd - (10.90± Acres) - LI to LDR - Arnold Road Propco, LLC (R.E. # 019619-0125 (Portion)) (Appl # L-6081-25C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ)
(Rezoning 2026-13)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

17. [2026-0013](#) ORD-Q Rezoning at 0 Parete Rd S & 0 Arnold Rd, South of Gold Star Family Pkwy btwn Lannie Rd & International Airport Blvd - (508.42± Acres) - PUD to PUD, to Permit a Residential Subdivision with a Max of 1,000 Single Family Dwelling Units, as Described in the Amended Wright Parcel PUD - Rebecca O. Wright, William G. Wright, Rebecca O. Wright Living Trust, & Arnold Road Propco, LLC (R.E. # 019589-0002 & 019619-0125 (Portion)) (Appl # L-6081-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv) (Small-Scale 2026-12)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

18. [2026-0014](#) ORD-Q Rezoning at 2063 Blair St, btwn Blair St & Williams St - (0.12± Acres) - RMD-A to PUD, to Permit a Secure Parking Facility, as Described in the TMT Employee Parking PUD - Jacksonville Port Authority (R.E. # 115421-0000) (Dist. 7-Peluso) (Corrigan) (LUZ)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER

Public Hearing next cycle 2/18/26

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19. [2026-0015](#) ORD-Q Rezoning at 0 Hemlock St, 3640 Hemlock St, 3653 Newcomb Rd & 3707 Newcomb Rd, btwn Newcomb Rd & Hemlock St - (14.17± Acres) - RMD-A to PUD, to Permit a Residential Subdivision to Contain Max of 130 Cottage Home Units, as Described in the Azalea Grove PUD - William Houston Stephens Revocable Trust, William H. Stephens, Newcomb Terrace, LLC, William Leslie Howell & Minnie Lou Howell (R.E. # 019476-0010, 019476-0020, 019487-0000 & 019488-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER

Public Hearing next cycle 2/18/26

20. [2026-0016](#) ORD-Q Rezoning at 0 Brady Rd & 12245 Brady Rd, btwn Brady Rd & Orange Picker Rd - (3.14± Acres) - RR-Acre to RLD-90 - Joseph Coppedge, Lisa Coppedge & Lorraine Court, LLC (R.E. # 105725-0000 & 105724-0000) (Dist. 6-Boylan) (Cox) (LUZ)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER

Public Hearing next cycle 2/18/26

21. [2026-0017](#) ORD-Q Rezoning at 10060 Skinner Lake Dr, N of J. Turner Butler Blvd & W of Gate Pkwy btwn Skinner Lake Dr & J. Turner Blvd E on-ramp - (7.30± Acres) - PUD (1997-446-E) to PUD, to Include Medical Offices & Ancillary Uses in Addition to the Current Uses & Modification to the Signage Requirements as Described in the Corporate Bank Headquarters PUD - Sierra Leaf Propco, LLC (R.E. # 167727-0880) (Dist. 3-Lahnen) (Abney) (LUZ)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH - 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER

Public Hearing next cycle 2/18/26

22. [2026-0018](#) ORD-Q Apv Zoning Exception (Appl E-25-61) at 1435 Naldo Ave, Unit 1, btwn Naldo Ave & Hendricks Ave S of Railway - San Marco Union Hall, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Tuna Restaurant, LLC d/b/a New Giner Bistro, in CRO (R.E. # 080676-0000) (Dist. 5-J. Carlucci) (Nagbe) (LUZ) (PD Apv) (Ex Parte: J. Carlucci)
(Companion 2026-19)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 LUZ PH Amend/Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Johnson

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

Ex parte declaration: J. Carlucci

Speaker: Lawrence Yancy (support)

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

Excused: 1 - Arias

AMENDMENT:

1. Correct scrivener's errors

- Correct d/b/a of the license holder to “New Gin[gl]er Bistro”

23. [2026-0019](#) ORD-Q Apv Zoning Variance (Appl V-25-32) at 1435 Naldo Ave, Unit 1, btwn Naldo Ave & Hendricks Ave S of Railway - San Marco Union Hall, LLC - Req to Increase the Seating Capacity for a Restaurant from 60 Seats to 96 Seats, in CRO (R.E. # 080676-0000) (Dist. 5-J. Carlucci) (Nagbe) (LUZ) (PD Apv) (Ex Parte: J. Carlucci)
(Companion 2026-18)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

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

24. [2026-0020](#) ORD-Q Apv Sign Waiver (Appl SW-25-07) at 11307 Main St N, at the Corner of US Hwy 17 & Baisden Rd - RK2GEN, LLC - Req to Reduce the Min Setback from 10 ft to 0 ft in CCG-1 (R.E. # 109468-0000) (Dist. 2-Gay) (Mehta) (LUZ) (PD Apv)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

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

25. [2026-0021](#) ORD-Q Apv the Waiver of Min Required Setbacks/Separation for a Camouflaged Cell Tower (Appl WMS-25-01) at 9238 Garden St, btwn Jones Rd & Golden Bamboo Dr - Dinsmore Baptist Church, Inc., Applied for by NexTower Development Group II, LLC - Req to Reduce the Min Required Setbacks from 150 ft to 137 ft on the Western Boundary & 143 ft on the Southern Boundary, Per Sec 656.1509, Ord Code (R.E. # 002893-0000) (Dist. 12-White) (Corrigan) (LUZ) (PD Apv) (Ex Parte: White, Freeman, Gaffney, Jr., J. Carlucci)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/White

Ex parte declarations: Gaffney Jr., J. Carlucci, White, Freeman

Speaker: Steve Diebenow (support)

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

Excused: 1 - Arias

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

DEFER

Public Hearing next cycle 2/18/26

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

DEFER**Public Hearing next cycle 2/18/26**

28. [2026-0024](#) ORD-Q Rezoning at 5348 Moncrief Rd, at the Corner of Glenvale Rd & Moncrief Rd - (3.38± Acres) - RLD-60 to CRO - Clara White Mission, Inc. (R.E. # 030094-0010) (Dist. 10-Pittman) (Abney) (LUZ)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH - 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER**Public Hearing next cycle 2/18/26**

29. [2026-0025](#) ORD-Q Apv Zoning Exception (Appl E-25-65) at 2952 Roosevelt Blvd, btwn Roosevelt Blvd & Willow Branch Ave - Cynthia Norman - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Matthew Crystal, in CCG-2 (R.E. # 064126-0000) (Dist. 7- Peluso) (Mehta) (LUZ) (PD Apv)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO PH Read 2nd & Rerefer
2/3/26 LUZ PH Approve 6-0
LUZ PH: 2/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Johnson****Speaker: Matthew Crystal (support, questions only)**

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

Excused: 1 - Arias

30. [2026-0026](#) ORD-Q Rezoning at 5022 Gate Pkwy, West of Gate Pkwy & North of Validus Dr - (27.08± Acres) - IBP to PUD, to Permit Office & Business Park Uses, as Described in 5022 Gate Parkway PUD - Merritt-Jame, LLC (R.E. # 167742-0250) (Dist. 11-Arias) (Abney) (LUZ)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

DEFER

Public Hearing next cycle 2/18/26

31. [2026-0027](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - (9.56± Acres) - AGR to RR - Dexter Bennett (R.E. # 002938-0030 & 002955-0100) (Appl # L-6059-25C) (Dist. 12-White) (Read) (LUZ)
(Companions 2026-28 & 2026-29)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

32. [2026-0028](#) ORD-Q Rezoning at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - (9.56± Acres) - AGR to RR-Acre - Dexter Bennett (R.E. # 002938-0030 & 002955-0100) (Appl # L-6059-25C) (Dist. 12-White) (Cox) (LUZ)
(Companions 2026-27 & 2026-29)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER

Public Hearing next cycle 2/18/26

33. [2026-0029](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-17) at 0 Utsey Rd, West of Utsey Rd & North of Moncrief Rd W - Dexter Bennett - Req to Reduce the Min Road Frontage Requirements from 160 ft to 0 ft in RR-Acre (R.E. # 002955-0100) (Dist. 12-White) (Cox) (LUZ)
(Companions 2026-27 & 2026-28)
1/13/26 CO Introduced: LUZ
1/21/26 LUZ Read 2nd & Rerefer
1/27/26 CO Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

DEFER**Public Hearing next cycle 2/18/26**

34. [2026-0058](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CGC to LI - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ)
(Rezoning 2026-59)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/24/26 & 3/10/26

READ 2ND & REREFER

35. [2026-0059](#) ORD-Q Rezoning at 0 Balmoral Cir N, btwn Balmoral Cir N & Busch Dr - (0.49± Acres) - CCG-1 to IL - Magdiel Gonzalez & Liudmila Baquero (R.E. # 044279-0540) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ)
(Small-Scale 2026-58)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26 & 3/10/26

READ 2ND & REREFER

36. [2026-0060](#) ORD-Q Rezoning at 10028 Heckscher Dr, East of Heckscher Dr & North of Ft. George Rd - (1.28± Acres) - CCG-2 to PUD, to Permit Commercial Storage Facility, Generally, for Family & Personal Use, but Commercial in Nature, as Described in the 10028 Heckscher Drive PUD - Jorge Rivera (R.E. # 169158-0010) (Dist. 2-Gay) (Cox) (LUZ)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 3/3/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/24/26

READ 2ND & REREFER

37. [2026-0061](#) ORD-Q Apv Zoning Exception (Appl E-15-20) at 4022 Atlantic Blvd, btwn Mayfair Rd & Art Museum Dr - Anjali Food Mart, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for Off-Premises Consumption, for Anjali Food Mart, Inc., in CCG-1 (R.E. # 129466-0010) (Dist. 5-J. Carlucci) (Abney) (LUZ)
1/27/26 CO Introduced: LUZ
2/3/26 LUZ Read 2nd & Rerefer
LUZ PH: 2/18/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

READ 2ND & REREFER

NOTE: The next regular meeting will be held Wednesday, February 18, 2026.

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

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 2.5.26 5:00 pm