

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes

Wednesday, January 21, 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 - Excused Early Departure*

*Reggie Gaffney, Jr.*

*Raul Arias*

*Rahman Johnson - Excused Late Arrival*

*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: 5:59 PM**

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

**Attendance:****Pages:****Serra Akgul - River City Science Academy High School**

Item/File No.	Title History
1. <a href="#"><u>2025-0487</u></a>	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 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

**DEFER****Public Hearing 2/3/26**

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 Amd/Apv) (PC Deny) (Ex Parte: CMs Salem, J. Carlucci, Diamond, Gaffney, Jr., Johnson, Carrico, White, Boylan, Howland, Miller, Pittman, Gay, Lahnen) (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  
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

**DEFER****Public Hearing 2/3/26**

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  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

**PH OPEN/CONT 2/3/26****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

**PH OPEN/CONT 4/7/26****No speakers**

5. **2025-0828** ORD-Q Rezoning at 0 Airport Rd, btwn International Airport Blvd & Ranch Rd - (2.47± Acres) - CCG-1 to CCG-2 - Ammar Shakhtour (R.E. # 019352-0200) (Dist. 8-Gaffney, Jr.) (Jamieson) (LUZ) (PD & PC Apv) (Ex-Parte: CM Gaffney, Jr.)  
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  
1/21/26 LUZ PH Approve 6-0  
LUZ PH: 1/6/26, 1/21/26  
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: Gaffney Jr./Diamond**

**Ex parte: Gaffney Jr.**

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

**Excused:** 1 - Johnson

6. **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)  
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  
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 OPEN/CONT 2/3/26****No speakers**

7. **2025-0859** 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 Yellow Water Rd, North of Normandy Blvd, btwn Yellow Water Rd & POW-MIA Memorial Pkwy - (337.29± Acres) - RR in the Rural Dev Area to LDR in the Suburban Dev Area - Yellow Water Land Holdings, LLC (R.E. # 002275-0005) (Appl # L-6082-25A) (Dist. 12-White) (Read) (LUZ) (PD & PC Apv) (JWC Apv)  
11/25/25 CO Introduced: LUZ, JWC  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO Read 2nd & Rerefer  
1/13/26 CO PH Add'l 1/27/26  
1/21/26 LUZ PH Approve 6-0  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/13/26 & 1/27/26

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

8. **2025-0860** ORD-Q Rezoning at 11193 St. Johns Industrial Pkwy, West of St. Johns Bluff Rd S - (1.7± Acres) - IBP to PUD, to Permit Office & Business Park Uses, as Described in the Chef's Garden of Jacksonville PUD - Chef's Garden of Jacksonville, Inc. (R.E. # 165418-0070) (Dist. 4-Carrico) (Abney) (LUZ) (PD & PC Apv) (Ex-Parte: CM Freeman)  
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  
1/21/26 LUZ PH Approve 7-0  
LUZ PH: 1/21/26  
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: Arias/White****Ex parte: Freeman****Speaker: Hayden Phillips (support)**

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

9. **2025-0861** ORD-Q Rezoning at 0 Philips Hwy, btwn St. Augustine Rd E & Emerson St - (5.14± Acres) - CCG-2 to PUD, to Permit Automobile/Vehicle Garage Condominiums & General Commercial Uses, as Described in the Homestretch Car Storage PUD - LNS Philips Highway, LLC (R.E. # 130455-0100) (Dist. 5-J. Carlucci) (Abney) (LUZ) (PD Amd/Apv) (PC Apv)  
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  
1/21/26 LUZ PH Amend/Approve 7-0  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**PH AMEND/APPROVE****Public hearing opened and closed.****Motion/2nd move to amend: Arias/White****Motion/2nd move to approve as amended: Arias/Johnson****Speaker: Paul Harden (support)**

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

**AMENDMENT**

1. **Attach a Revised Exhibit 3, Written Description, dated January 13, 2026**
2. **Attach a Revised Exhibit 4, Site Plan, dated January 13, 2026**

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10. **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  
LUZ PH: 1/21/26, 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**PH OPEN/CONT 2/3/26****Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Johnson****Ex parte: Johnson, Gaffney Jr., Arias, White****Speakers: Lazaro Garcia (support), Ruth Velazquez (support)****There was discussion about deferring this item to enable the applicants to meet with the district council member (CM Amaro).****Public hearing reopened and continued to 2/3/26.**

11. **2025-0863** ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-15) at 5206 Seaboard Ave - Groundfloor Jacksonville, LLC - Req to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 103131-0000) (Dist. 9-Clark-Murray) (Mehta) (LUZ) (PD Apv) (Ex-Parte: CM Freeman)  
11/25/25 CO Introduced: LUZ  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
1/21/26 LUZ PH Approve 7-0  
LUZ PH: 1/6/26, 1/21/26  
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: Gaffney Jr./White****Ex parte: Freeman****Speakers: Mike Herzberg (support), Adrian Rubio (oppose)****Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson**

12. [\*\*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) (Rezoning 2025-886)  
12/9/25 CO Introduced: LUZ  
1/6/26 LUZ Read 2nd & Rerefer  
1/13/26 CO Read 2nd & Rerefer  
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

**DEFER****Public Hearing 2/3/26**

13. [\*\*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) (Small-Scale 2025-885)  
12/9/25 CO Introduced: LUZ  
1/6/26 LUZ Read 2nd & Rerefer  
1/13/26 CO Read 2nd & Rerefer  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26 & 2/10/26

**DEFER****Public Hearing 2/3/26**

14. [\*\*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  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**DEFER****Public Hearing 2/3/26**

15. **2025-0888** ORD-Q Apv Zoning Exception (Appl E-25-58) at 2198 Mayport Rd, at the SW Corner of Mayport Rd & Fairway Villas Dr - CC Jax Holdings, 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 the Creative Cook Mayport, LLC, in CCG-2 (R.E. # 169406-0000) (Dist. 13-Diamond) (Mehta) (LUZ) (PD Apv) (Ex-Parte: CM Diamond)  
12/9/25 CO Introduced: LUZ  
1/6/26 LUZ Read 2nd & Rerefer  
1/13/26 CO PH Read 2nd & Rerefer  
1/21/26 LUZ PH Approve 6-0  
LUZ PH: 1/21/26  
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: Arias/Johnson****Ex parte: Diamond****Speaker: Cyndy Trimmer (support)****Aye:** 6 - Carlucci, Diamond, Freeman, Gaffney Jr., Arias and Johnson**Excused:** 1 - White

16. **2025-0889** ORD-Q Apv Zoning Exception (Appl E-25-60) at 3909 Blanding Blvd at the SE Corner of the Intersection of Confederate Point Rd & Blanding Blvd - Kassar Nightlife V, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for Off-Premises Consumption, for Kassar Nightlife V, LLC, in CCG-1 (R.E. # 103785-0000) (Dist. 9-Clark-Murray) (Nagbe) (LUZ) (PD Apv) (Ex-Parte: CMs J. Carlucci, Arias, Diamond, Freeman, Gaffney, Jr., Johnson)  
12/9/25 CO Introduced: LUZ  
1/6/26 LUZ Read 2nd & Rerefer  
1/13/26 CO PH Read 2nd & Rerefer  
1/21/26 LUZ PH Approve 5-0  
LUZ PH: 1/21/26  
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: Arias/Johnson****Ex parte: Freeman, Arias, Gaffney Jr., Johnson, Diamond, J. Carlucci****Speakers: Josh Cockrell (support), Shermet Habtemariam (oppose)****Aye:** 5 - Carlucci, Diamond, Gaffney Jr., Arias and Johnson**Excused:** 1 - White

17. [\*\*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 & Reref  
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

**READ 2ND & REREFER**

18. [\*\*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 & Reref  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

19. [\*\*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 & Reref  
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

**READ 2ND & REREFER**

20. [\*\*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) (Small-Scale 2026-8)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

21. [\*\*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  
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

**READ 2ND & REREFER**

22. [\*\*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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

23. [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  
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

**READ 2ND & REREFER**

24. [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)  
(Small-Scale 2026-12)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

25. [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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

**READ 2ND & REREFER**

26. [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)  
1/13/26 CO Introduced: LUZ  
1/21/26 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**

27. [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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

**READ 2ND & REREFER**

28. [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  
LUZ PH - 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

**READ 2ND & REREFER**

29. [\*\*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) (Companion 2026-19)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

30. [\*\*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) (Companion 2026-18)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

31. [\*\*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)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

32. [\*\*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)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Rerefer  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

33. [\*\*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 & Reref  
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

**READ 2ND & REREFER**

34. [\*\*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 & Reref  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

35. [\*\*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 & Reref  
LUZ PH - 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

**READ 2ND & REREFER**

36. [\*\*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)  
1/13/26 CO Introduced: LUZ  
1/21/26 LUZ Read 2nd & Reref  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

37. [\*\*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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26

**READ 2ND & REREFER**

38. [\*\*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  
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

**READ 2ND & REREFER**

39. [\*\*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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

40. [\*\*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  
LUZ PH: 2/18/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/10/26 & 2/24/26

**READ 2ND & REREFER**

**NOTE: The next regular meeting will be held Tuesday, February 3, 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: 1.23.26 5:00 pm