

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Marked

**Tuesday, October 7, 2025**

**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*  
*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:****Meeting Adjourned:****Attendance:****Pages:****Sarieliz Rivera Alvarez – Kipp Bold City School  
Trevion Hooks – James Wledon Johnson****Item/File No.****Title History****1.      [2025-0172](#)****OPEN PH  
CLOSE PH****AMEND  
REREFER****Applicant:  
Cyndy Trimmer**

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  
8/26/25 CO PH Cont'd 9/9/25  
9/9/25 CO PH Cont'd 10/14/25  
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25  
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, 9/9/25, 10/14/25

**AMENDMENT:****Changing the Acreage from 3.47 Acres to 3.91 Acres.**

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)
- EX-PARTE** (Small-Scale 2025-172)
- OPEN PH** 3/11/25 CO Introduced: LUZ
- CLOSE PH** 3/18/25 LUZ Read 2nd & Rerefer
- SUBSTITUTE** 3/25/25 CO Read 2nd & Rerefer
- REREFER** 4/8/25 CO PH Addnt'l 4/22/25
- Applicant:** 4/22/25 CO PH Cont'd 5/13/25
- Cyndy Trimmer** 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
- 8/26/25 CO PH Cont'd 9/9/25
- 9/9/25 CO PH Cont'd 10/14/25
- LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25
- 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, 9/9/25, 10/14/25

**SUBSTITUTE:****Changing rezoning from RLD-60 to PUD.**

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 PUD, to Permit Single-Family Dwellings, as Described in the Scarwin PUD - 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)
- EX-PARTE**
- OPEN PH** 3/11/25 CO Introduced: LUZ
- CLOSE PH** 3/18/25 LUZ Read 2nd & Rerefer
- MOVE** 3/25/25 CO Read 2nd & Rerefer
- Applicant:** 4/8/25 CO PH Only
- Cyndy Trimmer** 7/15/25 LUZ PH Substitute/Rerefer 5-0
- 7/22/25 CO Substitute/Rerefer 17-0
- 8/26/25 CO PH Only
- LUZ PH - 4/15/25, 5/6/25, 5/20/25, 6/3/25, 6/17/25, 7/15/25 & 9/3/25, 9/16/25, 10/7/25
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 8/26/25

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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, 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25
- Applicant:**  
**Cyndy Trimmer**
- OPEN PH**  
**CONT PH**  
**10/21/25**
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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) (PD Deny) (PC Apv) (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  
8/26/25 CO PH Cont'd 9/9/25  
9/9/25 CO PH Cont'd 9/23/25  
9/23/25 CO PH Cont'd 10/14/25  
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25, 9/16/25, 10/7/25  
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, 9/9/25, 9/23/25, 10/14/25
- Applicant:**  
**Michael Herzberg**
- MOVE**  
**(Conflicting**  
**Recommendations)**
- OPEN PH**  
**CLOSE PH**
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6.        [2025-0243](#)        ORD-Q Rezoning at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr -  
**EX-PARTE**                    (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) (PD  
**OPEN PH**                    Deny) (PC Apv)  
**CLOSE PH**                    (Small-Scale 2025-242)  
**MOVE**                        4/8/25 CO Introduced: LUZ  
**(Conflicting**                    4/15/25 LUZ Read 2nd & Rerefer  
**Recommendations)**        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  
8/26/25 CO PH Cont'd 9/9/25  
9/9/25 CO PH Cont'd 9/23/25  
9/23/25 CO PH Cont'd 10/14/25  
LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25, 9/16/25, 10/7/25  
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, 9/9/25, 9/23/25, 10/14/25
- Applicant:**                    Michael Herzberg

7. [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 Amd/Apv) (PC 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  
9/9/25 CO PH Only  
LUZ PH: 8/5/25 & 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25

**PLANNING DEPARTMENT RECOMMENDATION:**

**1. Sec.656.1209: For industrial and commercial developments, when the total cumulative renovation of existing development within one any three-year period is equal to at least 60 percent of the assessed value of the lot improvements for the current year's value, according to the Property Appraiser, or the total square footage of a structure is expanded to 60 percent or greater, as well as any cumulative square footage expansions totaling 60 percent, the project will be deemed a Qualified Project, then this Subpart shall be applicable to existing development and the expansion.**

8. [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) (PD & PC Amd/Apv)  
**EX-PARTE**  
**OPEN PH**  
**CLOSE PH**  
**AMEND**  
**MOVE**  
**(w/Conditions)**  
**Applicant:**  
**Leah Goryl**
- 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, 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

**PLANNING DEPARTMENT & PLANNING COMMISSION RECOMMENDATION:**

1. The development shall secure an agreement with the Duval County School Board for access to the Property via Sheldon Drive prior to the issuance by the City of the first certificate of occupancy for a residential unit or the functional equivalent on the Property.
2. The developer shall construct a pedestrian pathway along Sheldon Drive within or adjacent to the right-of-way from the Property entrance/exit point at Sheldon Drive connecting to the pedestrian pathway at the intersection of Sheldon Drive and Old Middleburg Road North.

9. [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) (GAB CPAC Deny)  
**OPEN PH**  
**CONT PH**  
**11/18/25**  
**NO PD/PC**  
**REPORT**  
**Applicant:**  
**Cyndy Trimmer**
- (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  
LUZ PH: 9/3/25, 10/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25 & 10/14/25



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10.     [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) (Ex Parte: CM Salem)  
**OPEN PH**                     (Small-Scale 2025-487)  
**CONT PH**                     7/22/25 CO Introduced: LUZ  
**11/18/25**                     8/5/25 LUZ Read 2nd & Rerefer  
                                   8/12/25 CO Read 2nd & Rerefer  
**NO PD/PC**                     8/26/25 CO PH Addnt'l 9/9/25  
**REPORT**                     9/9/25 CO PH Cont'd 10/14/25  
                                   LUZ PH: 9/3/25, 10/7/25  
                                   Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 10/14/25
11.     [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) (PD & PC Apv)  
**OPEN PH**                     (Rezoning 2025-494)  
**CLOSE PH**                     7/22/25 CO Introduced: LUZ  
**MOVE**                         8/5/25 LUZ Read 2nd & Rerefer  
                                   8/12/25 CO Read 2nd & Rerefer  
**Applicant:**                     8/26/25 CO PH Addnt'l 9/9/25  
**Brian Small**                     9/9/25 CO PH Cont'd 9/23/25  
                                   9/23/25 CO PH Cont'd 10/14/25  
                                   LUZ PH: 9/3/25, 9/16/25, 10/7/25  
                                   Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25 & 9/23/25, 10/14/25
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- 12.**     [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) (PD & PC Apv) (Ex-Parte CM Boylan)  
**EX-PARTE**     (Small-Scale 2025-493)  
**OPEN PH**     7/22/25 CO Introduced: LUZ  
**CLOSE PH**     8/5/25 LUZ Read 2nd & Rerefer  
**MOVE**     8/12/25 CO Read 2nd & Rerefer  
     8/26/25 CO PH Addnt'l 9/9/25  
     9/9/25 CO PH Cont'd 9/23/25  
     9/23/25 CO PH Cont'd 10/14/25  
**Applicant:**     LUZ PH: 9/3/25, 9/16/25, 10/7/25  
**Brian Small**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 9/23/25, 10/14/25
- 13.**     [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)  
**OPEN PH**     (Rezoning 2025-496)  
**CONT PH**     7/22/25 CO Introduced: LUZ  
**10/21/25**     8/5/25 LUZ Read 2nd & Rerefer  
     8/12/25 CO Read 2nd & Rerefer  
**NO PD/PC**     8/26/25 CO PH Addnt'l 9/9/25  
**REPORT**     9/9/25 CO PH Cont'd 9/23/25  
     9/23/25 CO PH Cont'd 10/14/25  
**Applicant:**     LUZ PH: 9/3/25, 9/16/25, 10/7/25  
**Cyndy Trimmer**     Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25 & 9/23/25, 10/14/25
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17.     [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) (PD & PC Apv)  
(Rezoning 2025-581)  
8/12/25 CO Introduced: LUZ  
8/19/25 LUZ Read 2nd & Rerefer  
8/26/25 CO Read 2nd & Rerefer  
9/9/25 CO PH Addnt'l 9/23/25  
9/23/25 CO PH Cont to 10/14/25  
LUZ PH: 9/16/25, 10/7/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
9/9/25 & 9/23/25, 10/14/25
- OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Brian Small**
18.     [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) (PD & PC Apv)  
(Small-Scale 2025-580)  
8/12/25 CO Introduced: LUZ  
8/19/25 LUZ Read 2nd & Rerefer  
8/26/25 CO Read 2nd & Rerefer  
9/9/25 CO PH Addnt'l 9/23/25  
9/23/25 CO PH Cont to 10/14/25  
LUZ PH: 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 &  
9/23/25,10/14/25
- EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Brian Small**
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19.     [2025-0590](#)  
**OPEN PH**  
**CLOSE PH**  
  
**WITHDRAW**
- 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) (Ex-Parte: CMs Salem, Boylan)  
8/12/25 CO Introduced: LUZ  
8/19/25 LUZ Read 2nd & Rerefer  
8/26/25 CO Read 2nd & Rerefer  
9/9/25 CO PH Only  
LUZ PH: 9/16/25, 10/21/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
20.     [2025-0592](#)  
**OPEN PH**  
**CONT PH**  
**10/21/25**
- (At the request of  
CM Gaffney Jr.)
- Applicant:**  
**May Can Cleve**  
**Miller**
- 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) (PD Apv) (PC Deny) (Companion 2025-593 & 2025-594)  
8/12/25 CO Introduced: LUZ  
8/19/25 LUZ Read 2nd & Rerefer  
8/26/25 CO Read 2nd & Rerefer  
9/9/25 CO PH Only  
LUZ PH: 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
21.     [2025-0593](#)  
**OPEN PH**  
**CONT PH**  
**10/21/25**
- (At the request of  
CM Gaffney Jr.)
- Applicant:**  
**May Can Cleve**  
**Miller**
- 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) ) (PD Apv) (PC Deny) (Companion 2025-592 & 2025-594)  
8/12/25 CO Introduced: LUZ  
8/19/25 LUZ Read 2nd & Rerefer  
8/26/25 CO Read 2nd & Rerefer  
9/9/25 CO PH Only  
LUZ PH: 9/16/25, 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
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- 22.**     [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) ) (PD Apv) (PC Deny) (Companion 2025-592 & 2025-593)  
**OPEN PH**     8/12/25 CO Introduced: LUZ  
**CONT PH**     8/19/25 LUZ Read 2nd & Rerefer  
**10/21/25**     8/26/25 CO Read 2nd & Rerefer  
                 9/9/25 CO PH Only  
**(At the request of**     LUZ PH: 9/16/25, 10/7/25  
**CM Gaffney Jr.)**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25  
**Applicant:**  
**May Can Cleve**  
**Miller**
- 23.**     [2025-0623](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 425 & 431 Stockton St, btwn Edison Ave & Lewis St - (0.45± Acre) - MDR to CGC - Florida Land Holders, LLC as Trustee of 425 Stockton Street Land Trust & 431 Stockton Street Land Trust (R.E. # 055840-0000 & 055841-0000) (Appl # L-6049-25C) (Dist. 7-Peluso) (Anderson) (LUZ)  
**OPEN PH**     (Rezoning 2025-624)  
**CONT PH**     8/26/25 CO Introduced: LUZ  
**10/21/25**     9/3/25 LUZ Read 2nd & Rerefer  
                 9/9/25 CO Read 2nd & Rerefer  
**NO PD/PC**     9/23/25 CO PH Addnt'l 10/14/25  
**REPORTS**     LUZ PH: 10/7/25  
                 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25
- 24.**     [2025-0624](#)     ORD-Q Rezoning at 425 & 431 Stockton St, btwn Edison Ave & Lewis St - (0.45± Acre) - RMD-A to PUD, to Generally Permit Commercial & Warehouse Uses, as Described in the 425-431 Stockton St PUD - Florida Land Holders, LLC as Trustee of 425 Stockton Street Land Trust & 431 Stockton Street Land Trust (R.E. # 055840-0000 & 055841-0000) (Appl # L-6049-25C) (Dist. 7-Peluso) (Corrigan) (LUZ)  
**OPEN PH**     (Small-Scale 2025-623)  
**CONT PH**     8/26/25 CO Introduced: LUZ  
**10/21/25**     9/3/25 LUZ Read 2nd & Rerefer  
                 9/9/25 CO Read 2nd & Rerefer  
**NO PD/PC**     9/23/25 CO PH Addnt'l 10/14/25  
**REPORTS**     LUZ PH: 10/7/25  
                 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25

- 25.**     [2025-0625](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 Springrove St, at the NW Corner of Springrove St & 26th St W - (2.05± Acres) - LDR to LI - Habitat for Humanity of Jacksonville, Inc. (R.E. # 084371-0000) (Appl # L-6053-25C) (Dist. 10-Pittman) (Fogg) (LUZ) (PD & PC Apv) (Rezoning 2025-626)  
**OPEN PH**     8/26/25 CO Introduced: LUZ  
**CLOSE PH**     9/3/25 LUZ Read 2nd & Rerefer  
**MOVE**     9/9/25 CO Read 2nd & Rerefer  
              9/23/25 CO PH Addnt'l 10/14/25  
              LUZ PH: 10/7/25  
              Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25  
**Applicant:**     8/26/25 CO Introduced: LUZ  
**Cyndy Trimmer**     9/3/25 LUZ Read 2nd & Rerefer  
                          9/9/25 CO Read 2nd & Rerefer  
                          9/23/25 CO PH Addnt'l 10/14/25  
                          LUZ PH: 10/7/25  
                          Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25
- 26.**     [2025-0626](#)     ORD-Q Rezoning at 0 Springrove St, at the NW Corner of Springrove St & 26th St W - (2.05± Acres) - RLD-60 to PUD, to Permit Light Industrial Uses as Described in the Springrove PUD - Habitat for Humanity of Jacksonville, Inc. (R.E. # 084371-0000) (Appl # L-6053-25C) (Dist. 10-Pittman) (Abney) (LUZ) (PD & PC Apv) (Small-Scale 2025-625)  
**EX-PARTE**     8/26/25 CO Introduced: LUZ  
**OPEN PH**     9/3/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**     9/9/25 CO Read 2nd & Rerefer  
**MOVE**     9/23/25 CO PH Addnt'l 10/14/25  
**Applicant:**     LUZ PH: 10/7/25  
**Cyndy Trimmer**     Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25
- 27.**     [2025-0627](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 5713 Moncrief Rd, btwn Rutledge Ave & Rowe Ave - (5.35± Acres) - MDR to CGC - TNY Investment Corporation (R.E. # 026276-0010 (Portion)) (Appl # L-6061-25C) (Dist. 10-Pittman) (Hinton) (LUZ) (PD Deny) (PC Apv) (Rezoning 2025-628)  
**OPEN PH**     8/26/25 CO Introduced: LUZ  
**CLOSE PH**     9/3/25 LUZ Read 2nd & Rerefer  
**MOVE**     9/9/25 CO Read 2nd & Rerefer  
**(Conflicting**     9/23/25 CO PH Addnt'l 10/14/25  
**Recommendations)**     LUZ PH: 10/7/25  
**Applicant:**     Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25  
**Michael Herzberg**







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- 31.     [2025-0631](#)**     ORD-Q Rezoning at 0 Woodley Rd, btwn Old Kings Rd & New Kings Rd - (1.5± Acres) - IBP to IL - Grover Cheshire, III (R.E. # 002519-0030) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Apv)  
**EX-PARTE**             8/26/25 CO Introduced: LUZ  
**OPEN PH**             9/3/25 LUZ Read 2nd & Rerefer  
**CLOSE PH**            9/9/25 CO Read 2nd & Rerefer  
**MOVE**                9/23/25 CO PH Only  
                          LUZ PH: 10/7/25  
**Applicant:**         Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25  
**Grove Cheshire**
- 32.     [2025-0673](#)**     ORD-Q Rezoning at 0 & 4920 San Pablo Rd S, at the SW Corner of the Intersection Between J. Turner Butler Blvd & San Pablo Road S - (29.77± Acres) - CO to PUD, to Permit Multi-Family Dwellings, Restaurants, Offices & Commercial Uses; as Described in the San Pablo Mixed-Use PUD - SP 1776, LLC (R.E. # 167766-0500 & 167766-0400) (Dist. 3-Lahnen) (Abney) (LUZ)  
**DEFER**                9/9/25 CO Introduced: LUZ  
**(PH Next Cycle**        9/16/25 LUZ Read 2nd & Rerefer  
**10/21/25)**            9/23/25 CO Read 2nd & Rerefer  
                          LUZ PH: 10/21/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
- 33.     [2025-0674](#)**     ORD-Q Rezoning at 1636 Main St N, btwn 6th St W & 7th St W - (0.48± Acres) - CCG-S & PUD (2016-476-E) to PUD, to Permit Veterinary Office, & Integrated Bar & Dog Park, as Described in the 1636 Main Street PUD - Normandy Stratton, LLC (R.E. # 071416-0005) (Dist. 7-Peluso) (Cox) (LUZ)  
**DEFER**                9/9/25 CO Introduced: LUZ  
**(PH Next Cycle**        9/16/25 LUZ Read 2nd & Rerefer  
**10/21/25)**            9/23/25 CO Read 2nd & Rerefer  
                          LUZ PH: 10/21/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
- 34.     [2025-0675](#)**     ORD-Q Rezoning at 0 Cedar Bay Rd, btwn Main St N & Cedar Branch Rd - (11.58± Acres) - RR-Acre to RLD-60 - Industrial Park Investments, Inc. (R.E. # 108552-0000) (Dist. 2-Gay) (Jamieson) (LUZ)  
**DEFER**                9/9/25 CO Introduced: LUZ  
**(PH Next Cycle**        9/16/25 LUZ Read 2nd & Rerefer  
**10/21/25)**            9/23/25 CO Read 2nd & Rerefer  
                          LUZ PH: 10/21/25  
                          Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
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**35.     [2025-0676](#)**     ORD-Q Apv Zoning Exception (Appl E-25-39) at 1571 University Blvd W, at the NE Corner of the Intersection of San Jose Blvd & University Blvd W - General Property Support, Inc., as Trustee of Lakewood North Land Trust - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Briseno Associates, LLC d/b/a Mr. Gordo's Tacos & Cantina, in CCG-1 (R.E. # 146418-0500 (Portion)) (Dist. 5-J. Carlucci) (Abney) (LUZ) (PD Apv)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**MOVE**

**Applicant:**     9/9/25 CO Introduced: LUZ

**Lawrence Yancy**     9/16/25 LUZ Read 2nd & Rerefer

                           9/23/25 CO PH Read 2nd & Rerefer

                           LUZ PH: 10/7/25

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

**36.     [2025-0677](#)**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-12) at 6864 East Alvin Rd - Byrobert Ordonio - Req to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 015510-0010) (Dist. 14-Johnson) (Mehta) (LUZ) (PD Apv)(PD Apv)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**Applicant:**     9/9/25 CO Introduced: LUZ

**Robert Ordonio**     9/16/25 LUZ Read 2nd & Rerefer

                           9/23/25 CO PH Read 2nd & Rerefer

                           LUZ PH: 10/7/25

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

**AMENDMENT:**

**1. Page 1, Line 9 strike "BYROBERT" inset "BY ROBERT"**

**37.     [2025-0678](#)**     ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-13) at 2917 Algonquin Ave, btwn Baltic St & Verona Ave - David P. & Katherine C. Hagar, as Trustees of the Hagar Trust, a Revocable Living Trust - Req to Reduce the Min Road Frontage Requirements from 72 ft to 50 ft in RLD-90 (R.E. # 101798-0000) (Dist. 7-Peluso) (Corrigan) (LUZ) (PD Apv) (Companion 2025-679)

**EX-PARTE**

**OPEN PH**

**CLOSE PH**

**AMEND**

**MOVE**

**Applicant:**     9/9/25 CO Introduced: LUZ

**Cyndy Trimmer**     9/16/25 LUZ Read 2nd & Rerefer

                           9/23/25 CO PH Read 2nd & Rerefer

                           LUZ PH: 10/7/25

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

**AMENDMENT:**

**1. Page 1, Line 11 and Page 3, Line 3 strike "Hagar" inset "Hager"**

- 38.**     [2025-0679](#)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**AMEND**  
**MOVE**  
  
**Applicant:**  
**Cyndy Trimmer**
- ORD-Q Granting Administrative Deviation (Appl AD-25-57) at 2917 Algonquin Ave, btwn Baltic St & Verona Ave - David P. & Katherine C. Hagar, as Trustees of the Hagar Trust, a Revocable Living Trust - Req to 1) Reduce the Required Min Lot Area from 9,900 sq ft to 7,500 sq ft, 2) Reduce the Side Yard Setback for an Accessory Dwelling Unit from 5 ft to 4 ft, & 3) Reduce the Rear Yard Setback for an Accessory Dwelling Unit from 10 ft to 7 ft, in RLD-90 (R.E. # 101798-0000) (Dist. 7-Peluso) (Corrigan) (LUZ) (PD Apv)  
(Companion 2025-678)  
9/9/25 CO Introduced: LUZ  
9/16/25 LUZ Amend/Rerefer 6-0  
9/23/25 CO PH Amend/Rerefer 17-0  
LUZ PH: 10/7/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

**AMENDMENT:**

- 1. Page 1, Line 10, and Line 11 and Page 3, Line 20 strike “Hagar” inset “Hager”**

- 39.**     [2025-0721](#)  
**2ND READING**
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Herlong Rd & Doloma St - (2.52± Acres) - MDR to CGC - Wayne Frier Home Center of MacClenny, LLC (R.E. # 009148-0000) (Appl # L-6065-25C) (Dist. 12-White) (Read) (LUZ)  
(Rezoning 2025-722)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 11/4/25  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/28/25 & 11/12/25
- 40.**     [2025-0722](#)  
**2ND READING**
- ORD-Q Rezoning at 0 Normandy Blvd, btwn Herlong Rd & Doloma St - (2.52± Acres) - RMD-D to CCG-2 - Wayne Frier Home Center of MacClenny, LLC (R.E. # 009148-0000) (Appl # L-6065-25C) (Dist. 12-White) (Jamieson) (LUZ)  
(Small-Scale 2025-721)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 11/4/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25 & 11/12/25

- 41.     [2025-0723](#)**  
**2ND READING**  
ORD-Q Rezoning at 0 Old Kings Rd & 0 New Kings Rd, btwn Woodley Rd & Pitts Rd - (17.50± Acres) - PUD (2005-557-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 Sarahs Walk Commercial PUD - Sarah's Walk, LLC & Stephen Edmonds (R.E. # 003811-0150, 003826-0150, 003811-0100, 003811-0200 (Portion) & 003826-0100 (Portion)) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 11/4/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25
- 42.     [2025-0724](#)**  
**2ND READING**  
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)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 11/4/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25
- 43.     [2025-0725](#)**  
**2ND READING**  
ORD-Q Apv Zoning Exception (Appl E-25-40) at 1630 University Blvd S, btwn Bartram Dr E & Atlantic Blvd - Shreeji 1630, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for Off-Premises Consumption, for Shreeji 1630, LLC, in CCG-1 (R.E. # 134034-0000) (Dist. 5-J. Carlucci) (Jamieson) (LUZ)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 10/21/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
- 44.     [2025-0726](#)**  
**2ND READING**  
ORD-Q Apv Sign Waiver (Appl SW-25-05) at 1233 Lane Ave S, btwn Normandy Blvd & Lenox Ave - Bateh Jubran 1233 South Lane Avenue, LLC - Req 1) to Reduce the Min Setback for 2 Signs from 10 ft to 1 ft, & 2) to Reduce the Min Distance btwn 2 Signs from 200 ft to 79 ft in CCG-1 (R.E. # 011709-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)  
9/23/25 CO Introduced: LUZ  
LUZ PH: 10/21/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

**NOTE: The next regular meeting will be held Tuesday, October 21, 2025.**

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

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