

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes-Amended

Tuesday, October 7, 2025

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair - Excused Early Departure

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: 5:00 PM**Meeting Adjourned: 11:21 PM**

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

Attendance:**CM Clark-Murray - Visiting****CM Gay - Visiting****CM Pittman - Visiting****Pages:****Sarieliz Rivera Alvarez – Kipp Bold City School****Item/File No.****Title History**

1. [2025-0172](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47± Acres) - LDR to MDR - Artek Homes, LLC (R.E. # 057499-0000) (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv) (Rezoning 2025-173)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
5/13/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
7/22/25 CO PH Cont'd 8/26/25
8/26/25 CO PH Cont'd 9/9/25
9/9/25 CO PH Cont'd 10/14/25
10/7/25 LUZ PH Amend/Rerefer 6-0
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25 & 11/18/25
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

PH AMEND/REREFER**Public hearing opened and closed.****Motion/2nd move to amend: Arias/White****Motion/2nd move to re-refer as amended: Arias/Freeman****Speaker: Samantha Ceres (oppose)**

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

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: CM Arias) (Small-Scale 2025-172)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
5/13/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
7/22/25 CO PH Cont'd 8/26/25
8/26/25 CO PH Cont'd 9/9/25
9/9/25 CO PH Cont'd 10/14/25
10/7/25 LUZ PH Substitute/Rerefer 6-0
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25 & 11/18/25
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

PH SUBSTITUTE/REREFER

Public hearing opened and closed.

Motion/2nd move to substitute: Arias/White

Motion/2nd move to re-refer as substituted: Arias/White

Ex parte declaration: CM Arias

Speaker: Samantha Ceres (oppose)

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

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 CMs Gay, Arias, Diamond)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Only
7/15/25 LUZ PH Substitute/Rerefer 5-0
7/22/25 CO Substitute/Rerefer 17-0
8/26/25 CO PH Only
10/7/25 LUZ PH Approve 6-1 (Diamond)
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Ex parte declarations: CMs Arias and Diamond

Speakers: Margaret Drost (oppose), Mike Sittner (support), Tiffany James (oppose), Kathy Hill (oppose), Geraldine DeBerry (oppose), Deborah Harling (oppose), JoAnn Greco (oppose), Jon Spurgeon (oppose), Donna Gleaton (oppose), Shirley Spurgeon (oppose), JoAnn D'Angelo (oppose), Laura Fulford (oppose), Zachary Zimmerman (oppose), Erica Zimmerman (oppose), Risa Grant (oppose), Michael Curtin (oppose), Karen Curtin (oppose), Kathy Nagel (oppose), Gail Smith (oppose), Clare Greco (oppose), John Greco (oppose), Kim DeBerry (oppose), Oby Lampp (oppose), Jane Love (oppose), Catherine Del Re (oppose), James Drost (oppose), Robert McGeeley (oppose), James Pippin (oppose), Nikole Repovich (oppose), Samantha Ceres (oppose), Jason Rife (oppose), Ruth Nelson-Peebles (oppose), Linda Mack (oppose), Edward Nagel (oppose), Jessica Johnson (oppose), Edwin Summer (oppose), Susan Shinego (oppose), Rita Sweat (oppose), Thomas Smith (oppose), Steve Shinego (oppose)

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

Nay: 1 - Diamond

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 - Lupoli Properties, LLC, Ming Chi Chan, Patrick & Charity Ivey, & Ronnie C. & Joyce L. Plymill (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, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25

PH OPEN/CONT 10/21/25

Speakers: Margaret Drost (oppose), Tiffany James (oppose), Kathy Hill (oppose), Geraldine DeBerry (oppose), Deborah Harling (oppose), JoAnn Greco (oppose), Jon Spurgeon (oppose), Donna Gleaton (oppose), Shirley Spurgeon (oppose), JoAnn D'Angelo (oppose), Laura Fulford (oppose), Zachary Zimmerman (oppose), Erica Zimmerman (oppose), Risa Grant (oppose), Michael Curtin (oppose), Karen Curtin (oppose), Kathy Nagel (oppose), Gail Smith (oppose), Clare Greco (oppose), John Greco (oppose), Kim DeBerry (oppose), Oby Lampp (oppose), Jane Love (oppose), Catherine Del Re (oppose), James Drost (oppose), Robert McGeeley (oppose), James Pippin (oppose), Nikole Repovich (oppose), Samantha Ceres (oppose), Jason Rife (oppose), Ruth Nelson-Peebles (oppose), Linda Mack (oppose), Edward Nagel (oppose), Jessica Johnson (oppose), Edwin Summer (oppose), Susan Shinego (oppose), Rita Sweat (oppose), Thomas Smith (oppose), Steve Shinego (oppose)

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
10/7/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Mike Herzberg (support), Jeanicia Odom (oppose), Felecia Small (oppose), LaTonya Pickett (oppose), Phyllis Warthen (oppose), Donna Wells (oppose), Rev. Aaron Flagg (oppose), Clanzerria Brown (oppose), Juanita Owens (oppose), Kierra Melton (oppose), Joseph Wood (oppose), Joycelyn Glover (oppose), Anthony Akiens (oppose)

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

6. [2025-0243](#) ORD-Q Rezoning at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34± Acres) - RLD-60 to PUD, to Permit a Max of 96 Apartments, as Described in the McMillan Apartments PUD - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Cox) (LUZ) (PD Deny) (PC Apv) (Ex-Parte: CMs Arias, Johnson)
(Small-Scale 2025-242)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
5/13/25 CO PH Addnt'l 5/27/25
5/27/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
7/22/25 CO PH Cont'd 8/12/25
8/12/25 CO PH Cont'd 8/26/25
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
10/7/25 LUZ PH Amend/Approve 4-2 (Freeman & Johnson)
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Diamond

Motion/2nd move to approve: Arias/Diamond

Ex parte declarations: CMs Arias and Johnson

Speakers: Mike Herzberg (support), Jeanicia Odom (oppose), Felecia Small (oppose), LaTonya Pickett (oppose), Phyllis Warthen (oppose), Donna Wells (oppose), Rev. Aaron Flagg (oppose), Clanzerria Brown (oppose), Juanita Owens (oppose), Kierra Melton (oppose), Joseph Wood (oppose), Joycelyn Glover (oppose), Anthony Akiens (oppose), Artis Warthen (oppose)

Aye: 4 - Carlucci, Diamond, White and Arias

Nay: 2 - Freeman and Johnson

AMENDMENT

Attach a Revised Exhibit 3, Written Description, dated October 7, 2025

Attach a Revised Exhibit 4, Site Plan, dated July 8, 2025

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, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25

PH OPEN/CONT 10/21/25

Speaker: Chrissy Kinne (oppose)

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: CMs J. Carlucci, Arias, Freeman, Johnson)
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
10/7/25 LUZ PH Amend/Approve (w/Conds) 6-0
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

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declarations: CMs Arias, Freeman, Johnson and J. Carlucci

Speaker: Michael Sittner (support)

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

AMENDMENT

- 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.**
- 3. Attach a Revised Exhibit 4, Site Plan, dated September 24, 2025**

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) (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, 11/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25, 10/14/25 & 10/28/25, 11/25/25

PH OPEN/CONT 11/18/25

Speakers: Carla Looney (oppose), Lisa Dirnberger (oppose), Carolyn Hughes (oppose), Shannon Peters (oppose), George Cheshire (oppose), Joel Looney (oppose), Ray Ratliff (oppose), Aariah Peters (oppose), Vanessa Warner (oppose), Joyce Ammons (oppose), Cheryl Reid (oppose), Loretta Berry (oppose), Thomas Berry (oppose), Tony Langhals (oppose), Lisa Francis (oppose), Ernestine Robinson (oppose), Jane Ramsdell (oppose), Dawn Herron (oppose), Patricia Wicherski (oppose), Michael Kincaid (oppose), Michelle Olivieri (oppose), Kim Olivieri (oppose), John Brewer (oppose), Michael Mckee (oppose), Jean McKee (oppose), Kirsten Brewer (oppose), Aileen Miller (oppose), Pamela Pearsall (oppose), Bruce Latimer (oppose), Brett Burton (oppose), Samantha Ceres (oppose), Margie Watkins (oppose), Kim Robinson (oppose), Kathleen Perera (oppose), Herbert Ramsdell (oppose)

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) (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
LUZ PH: 9/3/25, 10/7/25, 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25, 10/14/25 & 10/28/25, 11/25/25

PH OPEN/CONT 11/18/25

Speakers: Carla Looney (oppose), Lisa Dirnberger (oppose), Carolyn Hughes (oppose), Shannon Peters (oppose), George Cheshire (oppose), Joel Looney (oppose), Ray Ratliff (oppose), Aariah Peters (oppose), Vanessa Warner (oppose), Joyce Ammons (oppose), Cheryl Reid (oppose), Loretta Berry (oppose), Thomas Berry (oppose), Tony Langhals (oppose), Lisa Francis (oppose), Ernestine Robinson (oppose), Jane Ramsdell (oppose), Dawn Herron (oppose), Patricia Wicherski (oppose), Michael Kincaid (oppose), Michelle Olivieri (oppose), Kim Olivieri (oppose), John Brewer (oppose), Michael Mckee (oppose), Jean McKee (oppose), Kirsten Brewer (oppose), Aileen Miller (oppose), Pamela Pearsall (oppose), Bruce Latimer (oppose), Brett Burton (oppose), Samantha Ceres (oppose), Margie Watkins (oppose), Kim Robinson (oppose), Kathleen Perera (oppose), Herbert Ramsdell (oppose), Margaret Drost (oppose), Chrissy Kinne (oppose), Kelley Updike (oppose), Kevin Qutter (oppose), Catherine Del Re (oppose), Melvin Peepers (oppose), Candaladia Peepers (oppose), Jonathon Moran (oppose), John Scott (oppose), Anja Freiheit (oppose), Eduardo Vallddo (oppose), Richard Hughes (oppose), John Brewer (oppose), Rebekah Moran (oppose), Risa Grant (oppose), Gerri Woodham (oppose), Kim Robinson (oppose), Richard Hughes (oppose)

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)
(Rezoning 2025-494)
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 9/23/25
9/23/25 CO PH Cont'd 10/14/25
10/7/25 LUZ PH Approve 7-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Speaker: Paul Harden (support), Brian Small (support), Zachary Zimmerman (oppose), Erica Zimmerman (oppose), Laura Fulford (oppose), Jon Spurgeon (oppose), Shirley Spurgeon (oppose), Donna Gleaton (oppose), Kathy Hill (oppose), Geraldine DeBerry (oppose), Debbie Harling (oppose), Tiffany James (oppose), Kim DeBerry (oppose), Risa Grant (oppose), Karen Curtin (oppose), Michael Curtin (oppose), Oby Lampp (oppose), Thomas Smith (oppose), Rita Sweat (oppose), Ed Nagel (oppose), Susan Shinego (oppose), Kathy Nagel (oppose), Margaret Drost (oppose), Clare Greco (oppose), Gail Smith (oppose), Jane Love (oppose), JoAnn D' Angelo (oppose), John Greco (oppose), Jo Ann Greco (oppose), Steve Shinego (oppose), Linda Mack (oppose), Ruth Nelson-Peeples (oppose), James Drost (oppose), Catherine Del Re (oppose), Robert McGreeley (oppose), James Pippin (oppose), Nikole Repovich (oppose), Jason Rife (oppose)

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

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 CMs Boylan, Diamond, Freeman, J. Carlucci, Johnson, Arias, Gaffney, Jr. & White)
(Small-Scale 2025-493)
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 9/23/25
9/23/25 CO PH Cont'd 10/14/25
10/7/25 LUZ PH Approve 7-0
LUZ PH: 9/3/25, 9/16/25, 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 9/23/25, 10/14/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

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

Speakers: Brian Small (support), Catherine Del Re (oppose), Erica Zimmerman (oppose), Zachary Zimmerman (oppose), Laura Fulford (oppose), Jan Spurgeon (oppose), Shirley Spurgeon (oppose), Donna Gleaton (oppose), Tiffany James (oppose), Kathy Hill (oppose), Debbie Harling (oppose), Kim DeBerry (oppose), Karen Curtin (oppose), Michael Curtin (oppose), Rita Sweat (oppose), Thomas Smith (oppose), Susan Shinego (oppose), Ed Nagel (oppose), Risa Grant (oppose), Kathy Nagel (oppose), Gail Smith (oppose), Clare Greco (oppose), John Greco (oppose), Jane Love (oppose), Jo Ann Greco (oppose), Geraldine De Berry (oppose), Margaret Drost (oppose), Linda Mack (oppose), Nikole Pepovich (oppose), JR Drost (oppose), Robert McFeeley (oppose), James Pippin (oppose), Samantha Ceres (oppose), Jason Rife (oppose), Ruth Nelson-Peebles (oppose), Steve Shinago (oppose), JoAnn D'Angelo (oppose), Oby Lampp (oppose), Paul Harden (support)

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

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)
(Rezoning 2025-496)
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 9/23/25
9/23/25 CO PH Cont'd 10/14/25
LUZ PH: 9/3/25, 9/16/25, 10/7/25, 10/21/25
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, 10/28/25

PH OPEN/CONT 10/21/25

No speakers

14. [2025-0496](#) ORD-Q Rezoning at 860 & 1000 Riverside Ave & 1049 May St, btwn Lomax St & Post St - (1.90± Acres) - PUD (2017-10-E) to PUD, to Permit Hotels & Motels, Commercial Uses & Multi-Family Dwellings, as Described in the 1000 Riverside PUD - CLL Land I, LLC (R.E. # 090198-0000, 090204-0010, & 090211-0000) (Appl # L-6041-25C) (Dist. 7-Peluso) (Corrigan) (LUZ) (Small-Scale 2025-495)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
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
LUZ PH: 9/3/25, 9/16/25, 10/7/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 9/23/25, 10/14/25, 11/25/25

PH OPEN/CONT 10/21/25

No speakers

15. [2025-0515](#) ORD-Q Rezoning at 6210 & 6211 Pernecia St, btwn 118th St & Joy Dr S - (4.99± Acres) - RR-Acre to RLD-60 - Jacob Parker (R.E. # 097885-0010 & 097885-0020) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Salem, Boylan, Johnson, Arias, White)
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 Only
LUZ PH: 9/3/25, 9/16/25, 10/7/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

PH OPEN/CONT 10/21/25

Speakers: Deborah Lowe (oppose), Jo Ann Prescott (oppose)

16. [2025-0516](#) ORD-Q Rezoning at 5868 Lenox Ave, btwn Laclede Ave & Delmar St - (0.76± Acres) - CO to CCG-1 - Blue Nile, LLC (R.E. # 011733-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (SW CPAC Deny)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
8/26/25 CO PH Only
LUZ PH: 9/3/25, 9/16/25, 10/7/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25

PH OPEN/CONT 10/21/25

No speakers

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
10/7/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

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

Speakers: Brian Small (support), Samantha Ceres (oppose)

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

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) (Ex-Parte: CMs Gaffney, Jr., Johnson) (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
10/7/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

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

Ex parte declarations: CMs Gaffney Jr. and Johnson

Speakers: Brian Small (support, questions only), Samantha Ceres (oppose)

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

19. [2025-0590](#) ORD-Q Rezoning at 0 Yellow Bluff Rd & 2726 Starratt Rd, at the SW Corner of the Intersection of Yellow Bluff Rd & Starratt Rd - (9.66± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings & Duplex Dwellings - Michael L. Mari, as Trustee of the Marilyn W. Mari Living Trust, Dated 11/29/07 (R.E. # 106168-0040 & 106168-0000) (Dist. 2-Gay) (Nagbe) (LUZ) (N CPAC Deny) (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
10/7/25 LUZ Withdraw 6-0
LUZ PH: 9/16/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

WITHDRAW

Motion/2nd move to withdraw: Arias/Johnson

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

20. [2025-0592](#) ORD-Q Rezoning at 7126 Garden St, btwn Media St & Old Kings Rd - (0.99± Acre) - CRO to RLD-60 - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (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, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH OPEN/CONT 10/21/25

Speakers: Vincent Scott (oppose), Rhonda Scott (oppose)

21. [2025-0593](#) ORD-Q Apv Zoning Exception (Appl E-25-33) at 7126 Garden St, btwn Media St & Old Kings Rd - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust - Req Animals Other Than Household Pets, Horses, Meeting the Performance Standards & Development Criteria Set Forth in Pt 4, in RLD-60 (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)) (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, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH OPEN/CONT 10/21/25

Speakers: Vincent Scott (oppose), Rhonda Scott (oppose)

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)
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, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH OPEN/CONT 10/21/25

Speakers: Vincent Scott (oppose), Rhonda Scott (oppose)

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) (Rezoning 2025-624)
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 Addnt'l 10/14/25
LUZ PH: 10/7/25, 10/21/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25, 10/28/25

PH OPEN/CONT 10/21/25

No speakers

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) (Small-Scale 2025-623)
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 Addnt'l 10/14/25
LUZ PH: 10/7/25, 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25, 10/28/25

PH OPEN/CONT 10/21/25

No speakers

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)
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 Addnt'l 10/14/25
10/7/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support, questions only)

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

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) (Ex-Parte: CM Arias) (Small-Scale 2025-625)
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 Addnt'l 10/14/25
10/7/25 LUZ PH Amend/Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Freeman

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

Ex parte declaration: CM Arias

Speaker: Michael Sittner (support)

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

AMENDMENT**Attach a Revised Exhibit 3, Written Description, dated October 6, 2025**

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)
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 Addnt'l 10/14/25
LUZ PH: 10/7/25, 11/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25, 11/25/25

PH OPEN/CONT 11/18/25

28. [2025-0628](#) ORD-Q Rezoning at 5713 Moncrief Rd, btwn Rutledge Ave & Rowe Ave - (7.49± Acres) - RLD-60 & CCG-2 to PUD, to Permit a Commercial Business Park, as Described in the Moncrief Commercial Office Complex PUD - TNY Investment Corporation (R.E. # 026276-0010) (Appl # L-6061-25C) (Dist. 10-Pittman) (Corrigan) (LUZ) (PD Deny) (PC Amd/Apv) (Small-Scale 2025-627)
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 Addnt'l 10/14/25
LUZ PH: 10/7/25, 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25, 11/25/25

PH OPEN/CONT 11/18/25

29. [2025-0629](#) ORD-Q Rezoning at 0 Wakefield Ave, btwn 63rd St E & Bloxham Ave - (0.1± Acre) - CCG-1 to CRO - Hajrudin Mesic, as the Trustee of the Hajrudin Mesic Revocable Trust (R.E. # 033897-0110) (Dist. 10-Pittman) (Cox) (LUZ) (PD & PC Apv)
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
10/7/25 LUZ PH Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hajrudin Mesic (support, questions only)

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

30. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH OPEN/CONT 10/21/25

No speakers

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: CM Gaffney, Jr.)
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
10/7/25 LUZ PH Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/White

Ex parte declaration: CM Gaffney Jr.

Speaker: Grove Cheshire (support, questions only)

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

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)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
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

DEFER

Public Hearing next cycle 10/21/25

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)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
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

DEFER

Public Hearing next cycle 10/21/25

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)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
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

DEFER

Public Hearing next cycle 10/21/25

Speaker: Jo Ann D'Angelo (oppose)

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)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
9/23/25 CO PH Read 2nd & Rerefer
10/7/25 LUZ PH Approve 7-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Lawrence Yancy (support, questions only)

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

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)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
9/23/25 CO PH Read 2nd & Rerefer
10/7/25 LUZ PH Amend/Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Speaker: Robert Ordonio (support, questions only), Sylvia Barber (oppose)

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

AMENDMENT:

- 1. Page 1, Line 9 strike “BYROBERT” insert “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) (Ex-Parte: CM Arias) (Companion 2025-679)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
9/23/25 CO PH Read 2nd & Rerefer
10/7/25 LUZ PH Amend/Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/White

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

Ex parte declaration: CM Arias

Speakers: Michael Sittner (support), Nathan Gray (support, questions only)

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

AMENDMENT:**1. Page 1, Line 11 and Page 3, Line 3 strike “Hagar” insert “Hager”**

38. [2025-0679](#) 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) (Ex-Parte: CM Arias) (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
10/7/25 LUZ PH Amend/Approve 6-0
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declaration: CM Arias

Speakers: Michael Sittner (support, questions only), Nathan Gray (support, questions only)

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

AMENDMENT:**1. Page 1, Line 10, and Line 11 and Page 3, Line 20 strike “Hagar” insert “Hager”**

39. [2025-0721](#) 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
10/7/25 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

40. [2025-0722](#) 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
10/7/25 LUZ Read 2nd & Rerefer
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25 & 11/12/25

READ 2ND & REREFER

41. [2025-0723](#) 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
10/7/25 LUZ Read 2nd & Rerefer
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

READ 2ND & REREFER

42. [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)
9/23/25 CO Introduced: LUZ
10/7/25 LUZ Read 2nd & Rerefer
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

READ 2ND & REREFER

43. [2025-0725](#) 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
10/7/25 LUZ Read 2nd & Rerefer
LUZ PH: 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

READ 2ND & REREFER

44. [2025-0726](#) 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
10/7/25 LUZ Read 2nd & Rerefer
LUZ PH: 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

READ 2ND & REREFER

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.

Amended Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 10.14.25 5:00 pm