

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, November 18, 2025

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman - Excused

Randy White

Reggie Gaffney, Jr.

Raul Arias - Excused

Rahman Johnson - Excused Early Departure

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: 8:45 PM**

Present: 5 - Joe Carlucci, Rory Diamond, Randy White, Reggie Gaffney Jr. and Rahman Johnson

Excused: 2 - Terrance Freeman and Raul Arias

Attendance:**CP Carrico - 2025-487 & 2025-488****Pages:****Alauna Greene - Jackson Classical Academy****Yashi Agarwal - Jacksonville Beach Elementary****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 - (3.91± 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
11/12/25 CO PH Addnt'l 11/25/25
10/7/25 LUZ PH Amend/Rerefer 6-0
10/14/25 CO PH Amend/Rerefer 15-0
11/12/25 CO PH Addnt'l 11/25/25
11/18/25 LUZ PH Approve 5-0
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 & 11/12/25 & 11/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney Jr.****Speakers: Cyndy Trimmer (support), Samantha Ceres (oppose)**

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

Excused: 2 - Freeman and Arias

2. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.91± Acres) - RLD-60 to PUD, to Permit Single-Family Dwellings & Townhomes, as Described in the Sunnybrook PUD - Artek Homes, LLC (R.E. # 057499-0000) (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (PD & PC Amd/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
10/14/25 CO PH Substitutue/Rerefer 15-0
11/12/25 CO PH Addnt'l 11/25/25
11/18/25 LUZ PH Amend/Approve 5-0
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 & 11/12/25 & 11/25/25

PH AMEND/APPROVE

Public hearing opened and closed.

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

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

Speakers: Cyndy Trimmer (support), Samantha Ceres (oppose)

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

Excused: 2 - Freeman and Arias

AMENDMENT:

- 1. Attach a Revised Exhibit 3 (Revised Written Description dated October 1, 2025).**
- 2. Attach a Revised Exhibit 4 (Revised Site Plan dated October 1, 2025).**

3. [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) (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)
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, 11/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to amend to deny: Diamond/Carrico Failed 2-4 (Diamond and Carrico in the affirmative)

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

Speakers: Cyndy Trimmer (support), Melvin Peppers (oppose), Carolyn Hughes (oppose), Carla Looney (oppose), Donna Warpool (oppose), Margaret Latimer (oppose), Betty Hayes (oppose), Frances McLeod (oppose), Jessica Schumacher (oppose), Brandon Schumacher (oppose), DeAnna Adamson (oppose), Lance LaBonte (oppose), Richard Hughes (oppose), Brett Burton (oppose), Samantha Ceres (oppose), Brett Goddard (oppose), Annie Kirby (oppose), Kathleen Murray (oppose), Claudette Faulkenbury (oppose), James Crunden (oppose), Lori Crunden (oppose), Catherine Del Re (oppose), Blake Harper (oppose), Kathleen Perera (oppose), Candaladia Peepers (oppose), Kim Olivieri (oppose), Michelle Olivieri (oppose), John Brewer (oppose), Shawn Francis (oppose), Joel Looney (oppose), Dawn Herron (oppose), Rebeka Moran (oppose), Shannon Peters (oppose), GR Cheshire (oppose), Lisa Dirnberger (oppose), Kirsten Brewer (oppose), Jeremiah Dirnberger (oppose), Shannon Blair (oppose)

Aye: 4 - Carlucci, White, Gaffney Jr. and Johnson

Nay: 1 - Diamond

Excused: 2 - Freeman and Arias

PH RECONSIDER/APPROVE

This item was reconsidered and the vote on this item was repeated due to a technology issue that omitted CM Carrico's vote in opposition.

Aye: 4 - Carlucci, White, Gaffney Jr. and Johnson

Nay: 2 - Diamond and Carrico

Excused: 2 - Freeman and Arias

4. [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) (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)
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, 11/25/25

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

Motion/2nd move to amend to deny: Diamond/Carrico Failed 2-4 (Carrico and Diamond in the affirmative)

Motion/2nd move to amend to add a revised written description dated 11/13/25:

Diamond/Johnson

Motion/2nd move to amend to specify the current space for meat processing will be retained: Diamond/Gaffney Jr.

Motion/2nd move to amend the amendment to specify no more than 10,000 square feet of meat processing on the Subject Property: Diamond/Gaffney Jr.

Amendments rolled together.

Motion/2nd to approve the bill as amended: Diamond/Johnson

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

Speakers: Cyndy Trimmer (support), Melvin Peppers (oppose), Carolyn Hughes (oppose), Carla Looney (oppose), Donna Warpool (oppose), Margaret Latimer (oppose), Betty Hayes (oppose), Frances McLeod (oppose), Jessica Schumacher (oppose), Brandon Schumacher (oppose), DeAnna Adamson (oppose), Lance LaBonte (oppose), Richard Hughes (oppose), Brett Burton (oppose), Samantha Ceres (oppose), Brett Goddard (oppose), Annie Kirby (oppose), Kathleen Murray (oppose), Claudette Faulkenbury (oppose), James Crunden (oppose), Lori Crunden (oppose), Catherine Del Re (oppose), Blake Harper (oppose), Kathleen Perera (oppose), Candaladia Peepers (oppose), Kim Olivieri (oppose), Michelle Olivieri (oppose), John Brewer (oppose), Shawn Francis (oppose), Joel Looney (oppose), Dawn Herron (oppose), Rebeka Moran (oppose), Shannon Peters (oppose), GR Cheshire

(oppose), Lisa Dirnberger (oppose), Kirsten Brewer (oppose), Jeremiah Dirnberger (oppose), Shannon Blair (oppose)

Aye: 4 - Carlucci, White, Gaffney Jr. and Johnson

Nay: 2 - Diamond and Carrico

Excused: 2 - Freeman and Arias

AMENDMENT:

1. The PUD rezoning is approved subject to one condition:

(a) There shall be no more than 10,000 square feet of meat processing on the Subject Property.

2. Attach a Revised Exhibit 3, Written Description, dated November 13, 2025

5. [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
10/14/25 CO PH Cont'd 11/25/25
11/18/25 LUZ PH Approve 4-0
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 APPROVE

Public hearing opened and closed.

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

Speakers: Mike Herzberg (support), Samantha Ceres (oppose)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

6. [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
10/14/25 CO PH Cont'd 11/25/25
11/18/25 LUZ PH Amend/Approve (w/Conds) 4-0
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 AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

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

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

Speakers: Mike Herzberg (support), Samantha Ceres (oppose)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

AMENDMENT

1. The PUD rezoning is approved subject to two conditions:

(a) Linen supply, freight movers, business machine services, service and repair of general appliances and small engines, and mobile care detailing services shall be prohibited.

(b) Sign manufacturing companies shall be limited to a maximum of 5,000 square feet of gross floor area.

7. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH OPEN/CONT 12/2/25

No speakers

8. [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) (PD & PC Amd/Apv)
9/9/25 CO Introduced: LUZ
9/16/25 LUZ Read 2nd & Rerefer
9/23/25 CO Read 2nd & Rerefer
10/14/25 CO PH Only
11/18/25 LUZ PH Amend/Approve 4-0
LUZ PH: 10/21/25, 11/4/25, 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/White

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

Speaker: Cyndy Trimmer (support)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

AMENDMENT:

- 1. Attach a Revised Exhibit 3 (Revised Written Description dated November 3, 2025).**
- 2. Attach a Revised Exhibit 4 (Revised Site Plan dated November 3, 2025).**

9. [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
10/14/25 CO PH Cont'd 10/28/25
10/28/25 CO PH Only
LUZ PH: 10/21/25, 11/4/25, 11/18/25, 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25, 10/28/25

PH OPEN/CONT 12/2/25

Speakers: Catherine Del Re (oppose), Kathleen Perera (oppose), Samantha Ceres (oppose)

10. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

DEFER

Previously continued to 1/21/26

11. [2025-0751](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4065 Magill Rd, at the SE Corner of the Intersection of Magill Rd & Pritchard Rd - (3.99± Acres) - LDR to NC - William Silcox (R.E. # 003331-0000) (Appl # L-6031-25C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv)
(Rezoning 2025-752)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Addnt'l 11/25/25
11/18/25 LUZ PH Approve 5-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/25 & 11/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: White/Diamond

Speakers: Leslie Smith (oppose), William Silcox (support, questions only), Lara Hipps (support, questions only), Samantha Ceres (oppose)

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

Excused: 2 - Freeman and Arias

12. [2025-0752](#) ORD-Q Rezoning at 4065 Magill Rd, at the SE Corner of the Intersection of Magill Rd & Pritchard Rd - (3.99± Acres) - RR-Acre to CN - William Silcox (R.E. # 003331-0000) (Appl # L-6031-25C) (Dist. 12-White) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CM White) (Small-Scale 2025-751)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Addnt'l 11/25/25
11/18/25 LUZ PH Approve 5-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Johnson****Ex parte declaration: CM White****Speakers: Leslie Smith (oppose), William Silcox (support, questions only), Lara Hipps (support, questions only), Samantha Ceres (oppose)****Aye:** 5 - Carlucci, Diamond, White, Gaffney Jr. and Johnson**Excused:** 2 - Freeman and Arias

13. [2025-0753](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Veronica St, South of Cypress St at the End of Veronica St - (0.11± Acres) - PBF to LDR - Asher Rei, LLC (R.E. # 079064-0020) (Appl # L-6069-25C) (Dist. 7-Peluso) (Fogg) (LUZ) (PD & PC Apv) (Rezoning 2025-754)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Addnt'l 11/25/25
11/18/25 LUZ PH Approve 4-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/12/25 & 11/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/White****Speaker: Christopher Middlebrooks (support, questions only)****Aye:** 4 - Carlucci, Diamond, White and Gaffney Jr.**Excused:** 3 - Freeman, Arias and Johnson

14. [2025-0754](#) ORD-Q Rezoning at 0 Veronica St, South of Cypress St at the End of Veronica St - (0.11± Acres) - PUD (1993-249-E) to RLD-60 - Asher Rei, LLC (R.E. # 079064-0020) (Appl # L-6069-25C) (Dist. 7-Peluso) (Mehta) (LUZ) (PD & PC Apv)
 (Small-Scale 2025-753)
 10/14/25 CO Introduced: LUZ
 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Addnt'l 11/25/25
 11/18/25 LUZ PH Approve 4-0
 LUZ PH: 11/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/White****Speaker: Christopher Middlebrooks (support, questions only)****Aye:** 4 - Carlucci, Diamond, White and Gaffney Jr.**Excused:** 3 - Freeman, Arias and Johnson

15. [2025-0755](#) ORD-Q Rezoning at 7711 Old Middleburg Rd S & 9437 Collins Rd, at the NE Corner of the Intersection of Collins Rd & Old Middleburg Rd S - (6.45± Acres) - PUD (2023-747-E) to PUD, to Generally Allow for Commercial Uses, as Described in the Revised Collins Plaza PUD - Vrihi Development, LLC (R.E. # 016361-0058 & 016361-0074) (Dist. 14-Johnson) (Abney) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
 10/14/25 CO Introduced: LUZ
 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Only
 11/18/25 LUZ PH Approve 4-0
 LUZ PH: 11/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Gaffney Jr.****Ex parte declaration: CM Johnson****Speaker: Paul Harden (support, questions only)****Aye:** 4 - Carlucci, Diamond, Gaffney Jr. and Johnson**Excused:** 2 - Freeman and Arias

16. [2025-0756](#) ORD-Q Rezoning at 555 Stockton St, 0 & 563 Osceola St, 0 & 544 Claude St & a Recently Closed & Abandoned Portion of Osceola St, btwn Claude St, Irene St, Stockton St & Edison Ave (6.35± Acres) - CCG-2 to PUD, to Permit Drug & Alcohol Rehab Svcs, Commercial Uses & Multi-Family Dwellings, as Described in the Gateway Community Services PUD - Gateway Community Services, Inc. & Osceola Street Properties, LLC (R.E. # 065139-0010, 065139-0000, 091638-0000, 091640-0000, 089629-0000, 089589-0000) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
11/18/25 LUZ PH Approve 4-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hayden Phillips (support)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

17. [2025-0757](#) ORD-Q Rezoning at 0 & 6916 103rd St, btwn I-295 & Norde Dr W - CCG-1 & CCG-2 to PUD, to Permit Up to 110 Multi-Family, Townhouse or Rowhouse Residential Dwelling Units & Related Amenities & 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 6916 103rd Street PUD - 6916 103rd Street, LLC (R.E. # 014426-0002 & 014426-0010) (Dist. 14-Johnson) (Abney) (LUZ)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
LUZ PH: 11/18/25, 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH OPEN/CONT 12/2/25

No speakers

18. [2025-0758](#) ORD-Q Rezoning at 819 Fields Rd, West of Tiny Dr - RLD-60 to PUD, to Permit 34 Mobile Home Lots, as Described in the Fields Road PUD - Freedom Traxx Homes, LLC (R.E. # 106812-0000) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
11/18/25 LUZ PH Withdraw 4-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH WITHDRAW

Public hearing opened and closed.

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

Speaker: Kathleen Perera (oppose), Catherine Del Re (oppose)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

19. [2025-0759](#) ORD-Q Rezoning at 2360 Saint Johns Bluff Rd, btwn Alden Rd & Bradley Rd - PUD (2023-599-E) to PUD, to Modify the Signage Requirements as Described in the Cornerstone Classical Academy PUD - Cornerstone Classical Academy, Inc. (R.E. # 163755-0020) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD & PC Amd/Apv)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
11/18/25 LUZ PH Amend/Approve (w/Conds) 4-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH AMEND/APPROVE W/CONDITIONS

Public hearing opened and closed.

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

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

Speaker: Cyndy Trimmer (support)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

AMENDMENT:

- 1. The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.**
 - 2. A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.**
 - 3. The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using Municipal School Transportation Assistance (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.**
 - 4. The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candle ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent, or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights shall be directed downward or fitted with deflectors to reduce light leaving the property.**
- 20. [2025-0760](#) ORD-Q Rezoning at 8059 Merrill Rd, btwn Woolery Dr & I-295 - CRO to CN - Memorial Healthcare Group, Inc. (R.E. # 120458-0000) (Dist. 1-Amaro) (Abney) (LUZ) (PD & PC Apv)**
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
11/18/25 LUZ PH Approve 4-0
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/White

Speaker: Hayden Phillips (support)

Aye: 4 - Carlucci, Diamond, White and Gaffney Jr.

Excused: 3 - Freeman, Arias and Johnson

21. [2025-0761](#) ORD-Q Rezoning at 4052 University Blvd S, btwn Kennerly Rd & Barnhill Dr - CCG-1 to CCG-2 - EKS 04, LLC (R.E. # 137122-0010) (Dist. 5-J. Carlucci) (Nagbe) (LUZ)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/12/25 CO PH Only
LUZ PH: 11/18/25, 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH OPEN/CONT 12/2/25

No speakers

22. [2025-0798](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 & 11990 Old Kings Rd, btwn Kings Forest Dr & Plummer Rd - (30.74± Acres) - AGR to LDR - Michael E. Roman, Jr. & Cavelle Roman (R.E. # 002605-0052, 002605-0550, 002605-9005 & 002605-9500 (Portions)) (Appl # L-6066-25C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ)
(Rezoning 2025-799)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/25/25 & 12/9/25

DEFER

Public hearing next cycle 12/2/25

23. [2025-0799](#) ORD-Q Rezoning at 0 & 11990 Old Kings Rd, btwn Kings Forest Dr & Plummer Rd - (30.74± Acres) - AGR to RLD-50 - Michael E. Roman, Jr. & Cavelle Roman (R.E. # 002605-052, 002605-0550, 002605-9005 & 002605-9500 (Portions)) (Appl # L-6066-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
(Small-Scale 2025-798)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

DEFER

Public hearing next cycle 12/2/25

24. [2025-0800](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5925 Luella St, btwn University Blvd & Hickson Ter - (0.55± Acres) - RPI to CGC - George J. Ward & Anne L. Ward (R.E. # 135428-0000) (Appl # L-5935-24C) (Dist. 5-J. Carlucci) (Hinton) (LUZ)
(Rezoning 2025-801)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 11/25/25 & 12/9/25

DEFER

Public hearing next cycle 12/2/25

25. [2025-0801](#) ORD-Q Rezoning at 5925 Luella St, btwn University Blvd & Hickson Ter - (0.55± Acres) - CO to CCG-1 - George J. Ward & Anne L. Ward (R.E. # 135428-0000) (Appl # L-5935-24C) (Dist. 5-J. Carlucci) (Corrigan) (LUZ) (Small-Scale 2025-800)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

DEFER

Public hearing next cycle 12/2/25

26. [2025-0802](#) ORD-Q Rezoning at 4170 Lorenzo Ct - (0.36± Acres) - RLD-60 to RMD-D - Atlantis Federation, Inc. (R.E. # 030147-0462) (Dist. 10-Pittman) (Jamieson) (LUZ)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

Public hearing next cycle 12/2/25

27. [2025-0803](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Yellow Water Rd & Bicentennial Dr - (2.14± Acres) - CN to CCG-1 - Yellow Water Pines, Inc. (R.E. # 002276-0020) (Dist. 12-White) (Cox) (LUZ)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

Public hearing next cycle 12/2/25

28. [2025-0804](#) ORD-Q Rezoning at 125 Jackson Ave N, btwn Nevada St & Driggers St - (0.25± Acres) - RLD-60 to RLD-50 - Jerry L. & Deborah S. Yarbrough (Life Estate) (R.E. # 005514-0100) (Dist. 12-White) (Cox) (LUZ)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

DEFER

Public hearing next cycle 12/2/25

29. [2025-0821](#) RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Minor Modification Appl MMA-25-32535, as Requested by Tyler Crump, Seeking After-the-Fact Appvl to Modify the Final Order on COA-25-30222 by Decreasing the Finished Floor Elevation from 2 ft. 4 in. to 6 in. & Adding a Wooden Board Trim Around the Installed Windows Instead of Recessing the Windows into the Structure as Required by the Final Order for New Residential Construction in the Springfield Historic District at 1715 Ionia St, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopt Recommended Findings & Conclusions of the LUZ Committee (R.E. # 072214-0020) (Dist. 7-Peluso) (Reingold) (LUZ)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
LUZ PH - 12/2/25

DEFER

Public hearing next cycle 12/2/25

30. [2025-0823](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 New Brandy Branch Rd, btwn Brandy Branch Rd & US 301 Bypass - (2.49± Acres) - AGR to CGC & NC - Elsie M. Loyd Revocable Trust (R.E. # 000891-0000, 000901-0000, 000902-0000 & 000903-0010) (Appl # L-6055-25C) (Dist. 12-White) (Read) (LUZ)
(Rezoning 2025-824)
11/12/25 CO Introduced: LUZ
11/18/25 LUZ Read 2nd & Rerefer
LUZ PH: 1/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/9/25 & 1/13/26

READ 2ND & REREFER

31. [2025-0824](#) ORD-Q Rezoning at 0 New Brandy Branch Rd, btwn New Brandy Branch Rd & US 301 Bypass - (3.69± Acres) - CCG-1 & AGR to PUD, to Permit Commercial Uses, as Described in the Brandy Branch PUD - New Brandy Branch Rd LLC & Elsie M. Loyd Revocable Trust (R.E. # 000888-0020, 000901-0000, 000891-0000, 000903-0010 & 000902-0000) (Appl # L-6055-25C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-823)
11/12/25 CO Introduced: LUZ
11/18/25 LUZ Read 2nd & Rerefer
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

READ 2ND & REREFER

32. [2025-0825](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 St Johns Bluff Rd S, btwn Beach Blvd & Alden Rd - (2.45± Acres) - RPI to BP - PACA Investments, LLC (R.E. # 163683-0000, 163684-0000 & 163685-0000) (Appl # L-6080-25C) (Dist. 4-Carrico) (Fogg) (LUZ)
(Rezoning 2025-826)
11/12/25 CO Introduced: LUZ
11/18/25 LUZ Read 2nd & Rerefer
LUZ PH: 1/6/26
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/9/25 & 1/13/26

READ 2ND & REREFER

33. [2025-0826](#) ORD-Q Rezoning at 0 St. Johns Bluff Rd S, btwn Beach Blvd & Alden Rd - (2.45± Acres) - CRO to PUD, to Permit Office, Warehouse, & Light Manufacturing Uses, as Described in the PACA Investments PUD - PACA Investments, LLC (R.E. # 163683-0000, 163684-0000 & 163685-0000) (Appl # L-6080-25C) (Dist. 4-Carrico) (Cox) (LUZ)
 (Small-Scale 2025-825)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

READ 2ND & REREFER

34. [2025-0827](#) ORD-Q Rezoning at 137 Brookview Dr N, btwn Atlantic Blvd & Atlas Dr - (1.38± Acres) - CCG-1 to PUD, to Permit Flex-Warehouse Uses & Other Commercial & Business Park Uses, as Described in the Brookview Business Park PUD - Besso, LLC (R.E. # 162975-0010) (Dist. 1-Amaro) (Cox)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

35. [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)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

36. [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)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

37. [2025-0830](#) ORD-Q Rezoning at 5308 Lambing Rd, btwn 103rd St & Firetower Rd - (1.38± Acres) - CO & CCG-1 to CCG-2 - Lambing Road Trust (R.E. # 013463-0000) (Dist. 12-White) (Nagbe)
 (Companion 2025-831)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

38. [2025-0831](#) ORD-Q Apv Zoning Exception (Appl E-25-53) at 5308 Lambing Rd, btwn 103rd St & Firetower Rd - Lambing Road Trust - Req Truck Storage, for On Point 2020, LLC, Inc., in CCG-2 (R.E. # 013463-0000) (Dist. 12-White) (Nagbe)
 (Companion 2025-830)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

39. [2025-0832](#) ORD-Q Apv Sign Waiver (Appl SW-25-06) at 7788 Normandy Blvd, btwn Fouraker Rd & Normandy Village Pkwy - 3J7B Real Estate, LLC - Req to Reduce the Min Setback from Another Street Frontage Sign from 200 ft to 188 ft in CCG-1 (R.E. # 007628-1300) (Dist. 9-Clark-Murray) (Mehta)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH: 12/2/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

40. [2025-0845](#) RESO-Q Concerning the Appeal Filed by Tonya Brock of the Final Order Issued by the Planning Commission Denying Appl for Zoning Variance V-25-22, Requesting a Zoning Variance to 1) Reduce the Distance Requirements Between a Day Care & Sexual Predator from 2,500 ft to 1,980 ft, 2) Reduce the Setback for Any Improvements, Other than Landscaping, Visual Screening, or Retention from 15 ft to 6.7 ft, 3) Reduce the Uncomplimentary Land Use Buffer on the East Property Line from 10 ft to 6.7 ft, 4) Reduce the Number of Required Parking Spaces from 8 to 1, & 5) Reduce Loading Zone Spaces from 1 to 0, in CCG-1 for the Property Located at 15 E 25th St, btwn N Main St & N Liberty St, Pursuant to Sec 656.141, Ord Code (R.E. # 133426-0000) (Reingold) (LUZ)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 LUZ PH - 12/2/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, December 2, 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.

Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.422.9325

Posted: 11.24.25 5:00 pm