

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, May 20, 2025

5:00 PM

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

Land Use & Zoning Committee

Kevin Carrico, Chair

Raul Arias, Vice Chair

Ken Amaro

Joe Carlucci

Rory Diamond

Reggie Gaffney, Jr.

Rahman Johnson

Legislative Assistant: Steven Libby

Legislative Assistant: Rebecca Bolton

Council Research: Colleen Hampsey, Chief

Office of General Counsel: Dylan Reingold, Deputy GC

Planning Dept.: Helena Parola

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

Meeting Convened:**Meeting Adjourned:****Attendance:****Item/File No.****Title History**1. [2024-0535](#)**OPEN PH****CONT PH****6/17/25****NO PD/PC****REPORTS****Applicant:****Paul Harden**

ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ)

7/23/24 CO Introduced: LUZ

8/6/24 LUZ Read 2nd & Rerefer

8/13/24 CO Read 2nd & Rerefer

8/27/24 CO PH Only

LUZ PH - 9/4/24, 9/17/24, 10/1/24, 10/15/24, 11/19/24, 12/3/24, 1/7/25, 1/23/25, 2/4/25, 2/19/25, 3/4/25, 3/18/25, 4/15/25, 5/20/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

2. [2024-0539](#)**DEFER****(Previously****Continued to****6/17/25)****Applicant:****Emily Pierce**

ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)

7/23/24 CO Introduced: LUZ

8/6/24 LUZ Read 2nd & Rerefer

8/13/24 CO Read 2nd & Rerefer

8/27/24 CO PH Only

LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/23/25, 2/4/25, 2/19/25, 6/17/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

3. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
OPEN PH
CONT PH
6/17/25

NO PD/PC
REPORTS

Applicant:
Cyndy Trimmer
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 1/28/25
1/28/25 CO PH Cont'd 2/25/25
2/25/25 CO PH Cont'd 3/11/25
3/11/25 CO PH Cont'd 4/8/25
4/8/25 CO PH Only
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25, 3/18/25, 4/15/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25, 2/25/25, 3/11/25, 4/8/25
4. [2025-0091](#) ORD-Q Rezoning at 6113 Quiet Country Ln, btwn Braddock Rd & Simmons Rd - (22.01± Acres) - RR-Acre to RLD-70 - John and Angela Schultz (R.E. # 003794-0050 (Portion)) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv)
DEFER

(Previously
Substituted &
Re-referred)

(Will be
Re-noticed &
Re-advertised)

Applicant:
Hayden Phillips
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
3/11/25 CO PH Only
5/6/25 LUZ PH Substitute/Rerefer 6-0
5/13/25 CO Substitute/Rerefer 18-0
LUZ PH - 3/18/25, 4/1/25, 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

-
5. [2025-0130](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
OPEN PH Comp Plan at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68±
CONT PH Acres) - LDR to MDR - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl #
6/3/25 L-5882-23C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv)
 (Rezoning 2025-131)
Applicant: 2/25/25 CO Introduced: LUZ
Patrick Honore 3/4/25 LUZ Read 2nd & Rerefer
 3/11/25 CO Read 2nd & Rerefer
 3/25/25 CO PH Addnt'l 4/8/25
 4/1/25 LUZ PH Approve 6-0
 4/1/25 LUZ Reconsider/Defer
 4/8/25 CO PH Cont'd 4/22/25
 4/22/25 CO PH Cont'd 5/13/25
 5/13/25 CO PH Cont'd 5/27/25
 LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 3/25/25 & 4/8/25, 4/22/25, 5/13/25, 5/27/25
6. [2025-0131](#) ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd -
OPEN PH (1.68± Acres) - RR-Acre to RMD-A - Barati Enterprise, Inc. (R.E. #
CONT PH 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC
6/3/25 Apv) (Ex Parte: CM Johnson)
 (Small-Scale 2025-130)
Applicant: 2/25/25 CO Introduced: LUZ
Patrick Honore 3/4/25 LUZ Read 2nd & Rerefer
 3/11/25 CO Read 2nd & Rerefer
 3/25/25 CO PH Addnt'l 4/8/25
 4/8/25 CO PH Cont'd 4/22/25
 4/22/25 CO PH Cont'd 5/13/25
 5/13/25 CO PH Cont'd 5/27/25
 LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25,
 4/22/25, 5/13/25, 5/27/25
-

-
7. [2025-0172](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
DEFER 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 #
(Previously L-6013-24C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv)
Continued to (Rezoning 2025-173)
6/3/25) 3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
Applicant: 4/8/25 CO PH Addnt'l 4/22/25
Cyndy Trimmer 4/22/25 CO PH Cont'd 5/13/25
5/13/25 CO PH Cont'd 6/10/25
LUZ PH - 4/15/25, 5/6/25, 6/3/25
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
8. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St -
DEFER (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
(Previously Apv)
Continued to (Small-Scale 2025-172)
6/3/25) 3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
Applicant: 4/8/25 CO PH Addnt'l 4/22/25
Cyndy Trimmer 4/22/25 CO PH Cont'd 5/13/25
5/13/25 CO PH Cont'd 6/10/25
LUZ PH - 4/15/25, 5/6/25, 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25,
5/13/25, 6/10/25
-

-
9. [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 RLD-50 - 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)
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
LUZ PH - 4/15/25, 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25
- OPEN PH**
CONT PH
6/3/25
- (At request of applicant)**
- Applicant:**
Cyndy Trimmer
10. [2025-0177](#) ORD-Q Rezoning at 12605 & 12607 Gillespie Ave & 12536 Camden Rd, btwn New Berlin Rd & I-295 - (5.90± Acres) - RLD-60 to RLD-40 - Jacksonville Homes, LLC (R.E. # 106978-0000, 106978-0050 & 106978-0200) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (N CPAC Deny) (PD & PC Apv)
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
5/6/25 LUZ PH Amend/Rerefer 6-0
5/13/25 CO Amend/Rerefer 18-0
LUZ PH - 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25
- DEFER**
- (Previously Amended & Re-referred)**
- (Will be Re-noticed & Re-advertised)**
- Applicant:**
Kristen Reed

11. [2025-0212](#) ORD-Q Rezoning at 0 Soutel Dr, btwn Norfolk Blvd & Scott Woods Dr W -
EX-PARTE (0.51± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor (But Not Trailer)
& Truck Parking & Storage & Office & Commercial Uses, as Described in the
OPEN PH DDT&L Inc PUD - DDT&L, Inc. (R.E. # 037542-0100 & 037542-0045) (Dist.
CLOSE PH 10-Pittman) (Nagbe) (LUZ) (PD Deny) (PC Amd/Apv) (Ex Parte: CM Johnson)
3/25/25 CO Introduced: LUZ
AMEND 4/1/25 LUZ Read 2nd & Rerefer
MOVE 4/8/25 CO Read 2nd & Rerefer
(Conflicting 4/22/25 CO PH Only
Recommendations) LUZ PH - 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

Applicant:
Josh Cockrell

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated April 7, 2025).
2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated April 7, 2025).

12. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval
OPEN PH Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to
CONT PH RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L.
6/17/25 Plymill (R.E. # 106873-0010, 106869-7000, 106872-0000, 106874-0150,
106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ) (PD & PC Apv)
3/25/25 CO Introduced: LUZ
(At request of 4/1/25 LUZ Read 2nd & Rerefer
applicant) 4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
Applicant: LUZ PH - 5/6/25, 5/20/25
Cyndy Trimmer Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

13. [2025-0238](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
OPEN PH Comp Plan at 0 Normandy Blvd, btwn Nathan Hale Rd & Manning Cemetery
CLOSE PH Rd - (20.81± Acres) - AGR to RPI - Hoose Homes & Investments, LLC (R.E. #
002320-0020) (Appl # L-6026-25C) (Dist. 12-White) (Anderson) (LUZ) (PD &
PC Apv) (JWC Apv)
MOVE (Rezoning 2025-239)
4/8/25 CO Introduced: LUZ, JWC
Applicant: 4/15/25 LUZ Read 2nd & Rerefer
Zach Miller 4/22/25 CO Read 2nd & Rerefer
5/13/25 CO PH Addnt'l 5/27/25
LUZ PH - 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
5/13/25 & 5/27/25

-
- 14.** [2025-0239](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Nathan Hale Rd & Manning Cemetery Rd - (20.81± Acres) - AGR to CRO - Hoose Homes & Investments, LLC (R.E. # 002320-0020) (Appl # L-6026-25C) (Dist. 12-White) (Abney)
- EX-PARTE** (LUZ) (PD & PC Apv)
- OPEN PH** (Small-Scale 2025-238)
- CLOSE PH** 4/8/25 CO Introduced: LUZ
- MOVE** 4/15/25 LUZ Read 2nd & Rerefer
- 4/22/25 CO Read 2nd & Rerefer
- Applicant:** 5/13/25 CO PH Addnt'l 5/27/25
- Zach Miller** LUZ PH - 5/20/25
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25
-
- 15.** [2025-0240](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Hyatt Rd, btwn Hyatt Rd, Hyatt Ln, Main St & Max Leggett Pkwy - (0.49± Acres) - RPI to CGC - Brunello Group, LLC (R.E. # 106266-0050) (Appl # L-6022-25C) (Dist. 8-Gaffney, Jr.) (Read) (LUZ) (PD & PC Apv)
- OPEN PH** (Rezoning 2025-241)
- CLOSE PH** 4/8/25 CO Introduced: LUZ
- MOVE** 4/15/25 LUZ Read 2nd & Rerefer
- Applicant:** 4/22/25 CO Read 2nd & Rerefer
- Cyndy Trimmer** 5/13/25 CO PH Addnt'l 5/27/25
- LUZ PH - 5/20/25
- Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25
-
- 16.** [2025-0241](#) ORD-Q Rezoning at 0 Hyatt Rd, btwn Hyatt Rd, Hyatt Ln, Main St & Max Leggett Pkwy - (0.49± Acres) - PUD (2022-77-E) to PUD, to Permit a Service Garage for Minor & Major Repairs & Commercial & Office Uses, as Described in the Max Leggett PUD (R.E. # 106266-0050) (Appl # L-6022-25C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Apv)
- EX-PARTE** (Small-Scale 2025-240)
- OPEN PH** 4/8/25 CO Introduced: LUZ
- CLOSE PH** 4/15/25 LUZ Read 2nd & Rerefer
- MOVE** 4/22/25 CO Read 2nd & Rerefer
- Applicant:** 5/13/25 CO PH Addnt'l 5/27/25
- Cyndy Trimmer** LUZ PH - 5/20/25
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25
-

17. [2025-0242](#)
OPEN PH
CONT PH
6/3/25

NO PD/PC
REPORTS

Applicant:
Michael Herzberg
- 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)
(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
LUZ PH - 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25
18. [2025-0243](#)
OPEN PH
CONT PH
6/3/25

NO PD/PC
REPORTS

Applicant:
Michael Herzberg
- 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)
(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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25
19. [2025-0244](#)
OPEN PH
CLOSE PH

MOVE

Applicant:
Garrett George
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7403 Argyle Forest Blvd, btwn Brooks Dr & Rampart Rd - (6.73± Acres) - LDR to CGC & CSV - Argyle Property Group, Inc. (R.E. # 016488-0010) (Appl # L-6016-25C) (Dist. 14-Johnson) (Read) (LUZ) (PD & PC Apv)
(Rezoning 2025-245)
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
LUZ PH - 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25

- 21.** [2025-0246](#) ORD-Q Rezoning at 2107 Hendricks Ave, btwn Alford Pl & Mitchell Ave - (0.12± Acres) - CCG-1 to PUD, to Permit Restaurants & Commercial & Office Uses, Including the Sale & Service 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 2107 Hendricks PUD - D&M Associates, LLC (R.E. # 081710-0000) (Dist. 5-J. Carlucci) (Abney) (LUZ) (PD & PC Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- Applicant:** 4/8/25 CO Introduced: LUZ
- Chris Hagan** 4/15/25 LUZ Read 2nd & Rerefer
- 4/22/25 CO Read 2nd & Rerefer
- 5/13/25 CO PH Only
- LUZ PH - 5/20/25
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

AMENDMENT:

- 1. Corrects the date of the written description in the bill from December 3, 2025 to December 3, 2024.**

- 22.** [2025-0247](#) ORD-Q Rezoning at 0 Broward Rd, at the SE Corner of the Intersection of Broward Rd & Zoo Pkwy - (3.52± Acres) - CO to PUD, to Permit Storage of Recreational Vehicles, Boats Trucks, Trailers & Similar Items & Commercial Uses; as Described in the Broward Road PUD - A-B Distributors, Inc. (R.E. # 022106-0000 & 022125-0000 (Portion)) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
- OPEN PH**
- CONT PH**
- 6/3/25**
- NO PD/PC**
- REPORTS**
- Applicant:** 4/8/25 CO Introduced: LUZ
- Cyndy Trimmer** 4/15/25 LUZ Read 2nd & Rerefer
- 4/22/25 CO Read 2nd & Rerefer
- 5/13/25 CO PH Only
- LUZ PH - 5/20/25
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

23. [2025-0248](#) ORD-Q Rezoning at 0 & 729 Edgewood Ave S, btwn Quincy St & Falmouth St
- (1.02± Acres) - CCG-1 to PUD, to Permit Multi-Family Dwellings &
Commercial & Office Uses, as Described in the Edgewood PUD - 729 Edge,
LLC (R.E. # 061878-0000, 061879-0000, 061880-0000 & 061881-0000) (Dist.
7-Peluso) (Corrigan) (LUZ) (PD & PC Apv)
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 Only
Applicant: LUZ PH - 5/20/25
Cyndy Trimmer Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

24. [2025-0249](#) ORD-Q Rezoning at 4901 Gate Pkwy, on the NE Corner of Gate Pkwy & J.
Turner Butler Blvd - (13.91± Acres) - PUD (2000-228-E) to PUD, to Permit a
Fuel Facility & Commercial Uses in the Costco PUD - Costco Wholesale Corp
(R.E. # 167727-1700) (Dist. 3-Lahnen) (Abney) (LUZ) (PD & PC Amd/Apv)
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 Only
AMEND LUZ PH - 5/20/25
MOVE Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25
(w/Condition)

Applicant:
Edward McDonald

CONDITION:

1. A traffic circulation study shall be provided at Civil Site Plan Review to determine internal impacts. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

- 25.** [2025-0255](#) ORD-MC Amend Sec 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations) & Sec 656.805 (Distance Limitations), Pt 8 (Alcoholic Beverages), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Alcoholic Beverages; Prov for Codification Instructions (Reingold) (Introduced by CMs Pittman & Gaffney, Jr.) (Co-Sponsor CM Clark-Murray) (PD & PC Amd/Apv)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO PH Read 2nd & Rerefer/Addnt'l 5/13/25
5/13/25 CO PH Cont'd 5/27/25
LUZ PH - 5/6/25, 5/20/25
Public Hearing Pursuant to Sec 166.041(3)(c), F.S. & CR 3.601 - 4/22/25 & 5/13/25, 5/27/25
- OPEN PH**
CLOSE PH

AMEND
MOVE

AMENDMENT:

1. Remove Sec. 656.805(e) regarding the distance requirement of 3,500 feet between two liquor license locations approved for the off-premises consumption of all alcoholic beverages.

- 26.** [2025-0267](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 10050 & 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (37.86± Acres) - ROS to LDR - Noroad Development, LLC (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100, & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Hinton) (LUZ) (Rezoning 2025-268)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25
- DEFER**
(PH Next Cycle
6/3/25)

27. [2025-0268](#)
DEFER
(PH Next Cycle
6/3/25)
- ORD-Q Rezoning at 0 Rancho Rd, 4743 & 4779 Iron Forge Ln, 0, 3116, 3120, 3124 & 3126 Stratton Rd, 0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (118.718± Acres) - PUD (1987-871-E) & PUD (2023-360-E) & RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the 103rd & Noroad Property PUD - William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr., Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A. Cooner, Hellen A. Ferrell as Personal Representative of the Estate of Wealthy A. Stratton & Noroad Development, LLC (R.E. # 012952-0000, 012953-0000, 012953-0010, 012954-0000, 012954-0010, 012954-0020, 012954-0030, 012955-0010, 012956-0000, 012958-0000, 012959-0000, 012960-0000, 012961-0000, 012961-0100, 012962-0000, 012962-0010, 012962-0020, 012963-0000, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-267)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25
28. [2025-0269](#)
DEFER
(PH Next Cycle
6/3/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - LI to MDR - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Shuler) (LUZ)
(Rezoning 2025-270)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25

- 29.** [2025-0270](#)
DEFER
(PH Next Cycle
6/3/25)
- ORD-Q Rezoning at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - IL to RMD-A - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Corrigan) (LUZ) (Small-Scale 2025-269)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25
- 30.** [2025-0271](#)
DEFER
(PH Next Cycle
6/3/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area; Including a Revision to the Dev Areas Map - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Read) (LUZ) (Rezoning 2025-272)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25
- 31.** [2025-0272](#)
DEFER
(PH Next Cycle
6/3/25)
- ORD-Q Rezoning at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR to PUD, to Permit Single-Family Dwellings & Townhomes, as Described in the Griffis Normandy PUD - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Corrigan) (LUZ) (Small-Scale 2025-271)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25

- 32. [2025-0273](#)**
DEFER
(PH Next Cycle
6/3/25)
ORD-Q Rezoning at 0 & 36 6th St W, btwn Laura St N & Main St N - (0.33± Acres) - CCG-S to CRO-S - Harmony Family Group, LLC (R.E. # 071238-0010 & 071238-0020) (Dist. 7-Peluso) (Abney) (LUZ)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
- 33. [2025-0274](#)**
EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Emily Marie Hoffman
ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-2) at 12094 Acosta Rd, at the End of Acosta Rd - Emily Marie Hoffman - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 158904-0030) (Dist. 6-Boylan) (Jamieson) (LUZ) (PD Apv)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO PH Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25
- 34. [2025-0305](#)**
2ND READING
ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 14961 Normandy Blvd, btwn Normandy Acres Dr & Yellow Water Rd - (4.09± Acres) - AGR to CGC - Normandy Commercial, LLC (R.E. # 002278-0150) (Appl # L-6004-24C) (Dist. 12-White) (Read) (LUZ)
(Rezoning 2025-306)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/17/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/10/25 & 6/24/25
- 35. [2025-0306](#)**
2ND READING
ORD-Q Rezoning at 14961 Normandy Blvd, btwn Normandy Acres Dr & Yellow Water Rd - (4.09± Acres) - AGR to CCG-1 - Normandy Commercial, LLC (R.E. # 002278-0150) (Appl # L-6004-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2025-305)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25 & 6/24/25

36. [2025-0307](#)

2ND READING

ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0, 4150, 4282, 4300, 4518, 4534, 4536, 4560, & 4600 Yellow Water Rd, North of Normandy Blvd - (190.29± Acres) - AGR & RR in the Rural Dev Area to LDR in the Suburban Dev Area - John Benton as Trustee of the Yellow Water Land Trust, Kelli W. Davis, Our Choice Investments, LLC, Lawrence C. & Tammy Howell, Kenneth Monroe, Jr., William King, Justin & Elaina Williamson, Josh R. Crews, & Edward K. & Laura A. Rhoden (R.E. # 002272-0010, 002272-0020, 002272-0030, 002272- 0040, 002272-0045, 002272-0070, 002272-0100, 002275-0020, 002275-0034, 002275-0115, 002275-0510 & 002275-0515) (Appl # L-5989-24A) (Dist. 12-White) (Read) (LUZ)

5/13/25 CO Introduced: LUZ, JWC

LUZ PH - 6/17/25

Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/10/25 & 6/24/25

37. [2025-0308](#)

2ND READING

ORD Adopting the 2024B Series Text Amendment to the Conservation & Coastal Mgmt Element & Infrastructure Element of the 2045 Comp Plan of the City to Adopt by Reference the State Mandated 10 Yr Water Supply Facilities Work Plan (Kelly) (LUZ)

5/13/25 CO Introduced: LUZ

LUZ PH - 6/17/25

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

38. [2025-0309](#)

2ND READING

ORD-Q Rezoning at 10005 Gate Pkwy N, at the Intersection of Gate Pkwy N & Shiloh Mill Blvd - (14.97± Acres) - PUD (2020-610-E) to PUD, to Eliminate the Prohibition on Internally Illuminated Signage & Changing Message Boards, as Described in the Crossroad Church II PUD - Crossroad Church, Inc. (R.E. # 167727-0098) (Dist. 4-Carrico) (Cox) (LUZ)

5/13/25 CO Introduced: LUZ

LUZ PH - 6/17/25

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

39. [2025-0310](#)

2ND READING

ORD-Q Rezoning at 10070 Allene Rd, btwn Peeples Ln & North St - (3.54± Acres) - RR-Acre to RLD-50 - TZ Homes, LLC (R.E. # 021183-0800) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)

5/13/25 CO Introduced: LUZ

LUZ PH - 6/17/25

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

- 40.** [2025-0311](#)
2ND READING
- ORD-Q Apv Zoning Exception (Appl E-25-12) at 9551 Baymeadows Rd, Units 1-3, Baymeadows Circle E & Baytree Towne Circle W - Baymeadows Shopping Center, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Red Room Hookah Lounge, LLC d/b/a Medusa Restaurant & Lounge, in PUD (1978-773-514) (R.E. # 148521-0055) (Dist. 11-Arias) (Nagbe) (LUZ)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
- 41.** [2025-0312](#)
2ND READING
- ORD-Q Apv Zoning Exception (Appl E-25-15) at 2777 University Blvd W, Units 10-12 & 16, btwn San Jose Blvd & St. Augustine Rd - Grocery Anchor, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption & a Billiard Parlor, for Diamonds Billiards Inc., d/b/a Diamond Billiards & Sports Bar, in CCG-1 (R.E. # 147857-0200) (Dist. 5-J. Carlucci) (Mehta) (LUZ)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
- 42.** [2025-0313](#)
2ND READING
- ORD-Q Apv Sign Waiver (Appl SW-25-02) at 2320 Atlantic Blvd, btwn Merrill Ave & Flesher Ave - Mayfair Enterprises, LLC - Requesting to Reduce the Min Setback from 10 ft to 2½ ft in CCG-2 (R.E. # 130105-0000) (Dist. 5-J. Carlucci) (Jamieson) (LUZ)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
- 43.** [2025-0314](#)
2ND READING
- ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-03) at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd - Morris C. Shedd, Jr. - Requesting to Reduce the Min Road Frontage Requirements from 35 ft to 20 ft in IL (R.E. # 002207-0100) (Dist. 12-White) (Nagbe) (LUZ)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

44. [2025-0315](#)
2ND READING
- ORD-Q Granting Administrative Deviation (Appl AD-25-22) at 13074 Normandy Blvd, btwn POW-MIA Memorial Pkwy & Alcoy Rd - Morris C. Shedd, Jr. - Requesting to: (1) Decrease the Min Width of Driveway from 24 ft to 20 ft, (2) Reduce the Landscape Buffer btwn Vehicle Use Area Along Entrance Driveway from 10 ft Per Linear Feet of Frontage & 5 ft Min Width Required to 0 ft Per Linear Feet of Frontage & 0 ft Min Width, (3) Decrease the Min Width of Driveway Access from 24 ft to 20 ft & (4) Reduce the Uncomplementary Land Use Buffer Width Along the East & West Property Boundary from 10 ft to 0 ft, in IL (R.E. # 002207-0100) (Dist. 12-White) (Nagbe) (LUZ)
5/13/25 CO Introduced: LUZ
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25
45. [2025-0321](#)
2ND READING
- ORD Amend Ord 2024-534-E, 2024-605-E, 2024-666-E, 2024-670-E, 2024-672-E & 2024-725-E, to Replace Exhibit 1 to Correct Legal Description; Directing Legislative Svcs to Attach Approp Legal Description to Applicable Ord; Directing the Chief of the LSD to Forward a Copy of this Ord, within 30 Days of Its Enactment to the Duval Property Appraiser's Office; Prov for Retroactive Applicability (Reingold) (LUZ)
5/13/25 CO Introduced: LUZ
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

NOTE: The next regular meeting will be held Tuesday, June 3, 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.