

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - 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

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

Meeting convened: 4:30 pm Meeting adjourned: 4:42 pm

Attendance: CMs J. Carlucci, White, Johnson, and Gaffney Jr.

Also: Susan Kelly, Kaysie Cox and Erin Abney - Planning & Development Department; Dylan Reingold - Office of General Counsel; Colleen Hampsey, Council Research

Chairman J. Carlucci called the meeting to order and reviewed the marked agenda which contained fifteen (15) items ready for action, nine (9) items marked for deferral; eleven (11) items marked second and re-refer; and five (5) items marked public hearing continued.

COUNCIL RULE 4.505 DISRUPTION OF MEETING

Any person who disrupts a regular meeting of the City Council, standing committees, special or select committees, sub-committees or any other public meeting presided over by a City Council Member may be forthwith barred, removed, or otherwise ejected, in the discretion of the presiding officer, from further attendance at that meeting. If necessary, due to the nature of the disruption, the audience may be cleared from the Council Chambers or meeting location in the discretion of the presiding officer.

Any person who refuses to leave the City Council Chamber may be subject to arrest.

Disruption of a meeting includes the following types of behaviors:

- 1) Any form of political campaigning or electioneering regarding a specific candidate or group of candidates in City elections;
- 2) Impeding the orderly progress of the meeting by shouting, yelling, whistling, chanting, singing, dancing, clapping, foot stomping, snapping fingers, cheering, jeering, using artificial noise makers or musical instruments, waving signs of any size, or engaging in any other display of excessive noise, sounds, or movement;
- 3) Displaying or waving signs of any sort, except where used to support the speaker's presentation at the podium, and only where the sign is 21 inches by 21 inches or smaller in size and cannot be displayed in a manner which unreasonably obstructs the view of the dais for any member of the audience, regardless of message;
- 4) Audible noise from cellphones or other electronic devices;
- 5) Consumption of alcohol or controlled substances;
- 6) Making vulgar or offensive remarks or gestures, or using threatening language or gestures, including but not limited to pantomiming discharging a firearm, choking, or throat-cutting;
- 7) Refusing to stop speaking when his or her time has expired or is otherwise directed by the presiding officer to do so due to disruptive behavior as described herein;
- 8) Returning to the meeting after having been removed or ejected, or attempting to do so.

Meeting Convened:**Meeting Adjourned:****Attendance:****Pages:****Alauna Greene - Jackson Classical Academy****Yashi Agarwal - Jacksonville Beach Elementary****Item/File No.****Title History****1. [2025-0172](#)****OPEN PH
CLOSE PH****MOVE****Applicant:
Cyndy Trimmer**

ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.91± 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

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

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)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- Applicant:**
Cyndy Trimmer
- 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 Substitute/Rerefer 15-0
11/12/25 CO PH Addnt'l 11/25/25
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

AMENDMENT:

1. Attaches a Revised Exhibit 3 (Revised Written Description dated October 1, 2025).
2. Attaches 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)
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**
Cyndy Trimmer
- (Rezoning 2025-488)
7/22/25 CO Introduced: LUZ
8/5/25 LUZ Read 2nd & Rerefer
8/12/25 CO Read 2nd & Rerefer
8/26/25 CO PH Addnt'l 9/9/25
9/9/25 CO PH Cont'd 10/14/25
10/14/25 CO PH Cont'd 11/25/25
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, 11/25/25

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: CM Salem)
- EX-PARTE** (Small-Scale 2025-487)
- OPEN PH** 7/22/25 CO Introduced: LUZ
- CLOSE PH** 8/5/25 LUZ Read 2nd & Rerefer
- AMEND** 8/12/25 CO Read 2nd & Rerefer
- MOVE** 8/26/25 CO PH Addnt'l 9/9/25
- (w/Conditions)** 9/9/25 CO PH Cont'd 10/14/25
- Applicant:** 10/14/25 CO PH Cont'd 11/25/25
- Cyndy Trimmer** 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

PLANNING DEPARTMENT CONDITIONS:

1. Prior to issuance of a Certificate of Occupancy, the applicant shall install and maintain soundproofing measures for the entire building where live animal processing will occur. Such soundproofing shall be designed and constructed so that noise from the facility is not plainly audible beyond the property boundaries. Soundproofing plans shall be prepared by a licensed acoustical engineer and submitted to the Building Inspections Division and Planning Department at the time of Verification of Substantial Compliance.
2. At no time shall any outside storage or outside operations be permitted on the property. All activities, materials, and equipment associated with the processing of live animals shall be conducted and stored entirely within enclosed buildings.
3. The maximum number of live animals stored on site shall not exceed a two (2) day supply for any commercial operation and shall not exceed fifty (50) poultry, ten (10) lamb, ten (10) goats, and two (2) cows at any given time.

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)
OPEN PH 8/26/25 CO Introduced: LUZ
CLOSE PH 9/3/25 LUZ Read 2nd & Rerefer
MOVE 9/9/25 CO Read 2nd & Rerefer
(Conflicting 9/23/25 CO PH Addnt'l 10/14/25
Recommendations) 10/14/25 CO PH Cont'd 11/25/25
Applicant: LUZ PH: 10/7/25, 11/18/25
Michael Herzberg Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25, 11/25/25
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)
EX-PARTE 8/26/25 CO Introduced: LUZ
OPEN PH 9/3/25 LUZ Read 2nd & Rerefer
CLOSE PH 9/9/25 CO Read 2nd & Rerefer
AMEND 9/23/25 CO PH Addnt'l 10/14/25
MOVE 10/14/25 CO PH Cont'd 11/25/25
(w/Conditions) LUZ PH: 10/7/25, 11/18/25
(Conflicting Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25,
Recommendations) 11/25/25
Applicant:
Michael Herzberg

PLANNING COMMISSION CONDITIONS:

1. Linen supply, freight movers, business machine services, service and repair of general appliances and small engines, and mobile care detailing services shall be prohibited.
2. Sign Companies shall be limited to a maximum of 5,000 square feet of gross floor area.
3. The east side of buildings along Rutledge Avenue shall be limited to a maximum of 20 feet in height.

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)
OPEN PH 8/26/25 CO Introduced: LUZ
CONT PH 9/3/25 LUZ Read 2nd & Rerefer
12/2/25 9/9/25 CO Read 2nd & Rerefer
NO PC 9/23/25 CO PH Only
REPORT 11/4/25 LUZ PH Cont'd 11/18/25
Applicant: LUZ PH: 10/7/25, 10/21/25, 11/4/25, 11/18/25
Charles Powell Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

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)
EX-PARTE (PD & PC Amd/Apv)
OPEN PH 9/9/25 CO Introduced: LUZ
CLOSE PH 9/16/25 LUZ Read 2nd & Rerefer
AMEND 9/23/25 CO Read 2nd & Rerefer
MOVE 10/14/25 CO PH Only
Applicant: 11/4/25 LUZ PH Cont'd 11/18/25
Cyndy Trimmer 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

AMENDMENT:

1. Attaches a Revised Exhibit 3 (Revised Written Description dated November 3, 2025).
2. Attaches 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)
OPEN PH 9/9/25 CO Introduced: LUZ
CONT PH 9/16/25 LUZ Read 2nd & Rerefer
12/2/25 9/23/25 CO Read 2nd & Rerefer
NO PD/PC 10/14/25 CO PH Cont'd 10/28/25
REPORTS 10/28/25 CO PH Only
Applicant: 11/4/25 LUZ PH Cont'd 11/18/25
Hayden Phillips 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, 10/28/25

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- 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)
DEFER 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
(Previously LUZ PH: 11/4/25, 1/21/26
Continued to Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25
1/21/26)
Applicant:
Joel Arreguin-
Aguilar
- 11. [2025-0751](#)** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
OPEN PH Comp Plan at 4065 Magill Rd, at the SE Corner of the Intersection of Magill
CLOSE PH 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
MOVE Apv)
 (Rezoning 2025-752)
 10/14/25 CO Introduced: LUZ
Applicant: 10/21/25 LUZ Read 2nd & Rerefer
Lara Hipps 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Addnt'l 11/25/25
 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
- 12. [2025-0752](#)** ORD-Q Rezoning at 4065 Magill Rd, at the SE Corner of the Intersection of
EX-PARTE 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)
OPEN PH (PD & PC Apv)
CLOSE PH (Small-Scale 2025-751)
 10/14/25 CO Introduced: LUZ
MOVE 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Addnt'l 11/25/25
Applicant: LUZ PH: 11/18/25
Lara Hipps Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25
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- 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)
OPEN PH
CLOSE PH
MOVE
Applicant: 10/14/25 CO Introduced: LUZ
Chris Middlebrooks 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Addnt'l 11/25/25
 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
- 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)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant: 10/14/25 CO Introduced: LUZ
Chris Middlebrooks 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 11/12/25 CO PH Addnt'l 11/25/25
 LUZ PH: 11/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25
- 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
OPEN PH
CLOSE PH
MOVE
Applicant: 10/14/25 CO Introduced: LUZ
Paul Harden 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
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
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16. [2025-0756](#)
EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Hayden Phillips
- 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
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
17. [2025-0757](#)
OPEN PH
CONT PH
12/2/25

NO PD/PC
REPORTS

Applicant:
Hayden Phillips
- 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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
18. [2025-0758](#)
OPEN PH
CONT PH
12/2/25

NO PD/PC
REPORTS

Applicant:
Zach Miller
- 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
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
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19. [2025-0759](#) ORD-Q Rezoning at 2360 Saint Johns Bluff Rd, btwn Alden Rd & Bradley Rd
EX-PARTE - 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 &
OPEN PH PC Amd/Apv)
CLOSE PH 10/14/25 CO Introduced: LUZ
AMEND 10/21/25 LUZ Read 2nd & Rerefer
MOVE 10/28/25 CO Read 2nd & Rerefer
(w/Conditions) 11/12/25 CO PH Only
LUZ PH: 11/18/25
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
Steve Diebenow

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

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.

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|-----------------------|----------------------------------|---|
| 20. | <u>2025-0760</u> | 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) |
| EX-PARTE | | 10/14/25 CO Introduced: LUZ |
| OPEN PH | | 10/21/25 LUZ Read 2nd & Rerefer |
| CLOSE PH | | 10/28/25 CO Read 2nd & Rerefer |
| MOVE | | 11/12/25 CO PH Only |
| Applicant: | | LUZ PH: 11/18/25 |
| Emily Pierce | | Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 |
| 21. | <u>2025-0761</u> | 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) |
| OPEN PH | | 10/14/25 CO Introduced: LUZ |
| CONT PH | | 10/21/25 LUZ Read 2nd & Rerefer |
| 12/2/25 | | 10/28/25 CO Read 2nd & Rerefer |
| NO PD/PC | | 11/12/25 CO PH Only |
| REPORTS | | LUZ PH: 11/18/25 |
| Applicant: | | Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 |
| Chris Hagan | | |
| 22. | <u>2025-0798</u> | 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) |
| DEFER | | (Rezoning 2025-799) |
| (PH Next Cycle | | 10/28/25 CO Introduced: LUZ |
| 12/2/25) | | 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 |

- 23.** [2025-0799](#)
DEFER
(PH Next Cycle
12/2/25)
- 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
- 24.** [2025-0800](#)
DEFER
(PH Next Cycle
12/2/25)
- 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
- 25.** [2025-0801](#)
DEFER
(PH Next Cycle
12/2/25)
- 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

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)
DEFER
(PH Next Cycle
12/2/25) 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
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)
DEFER
(PH Next Cycle
12/2/25) 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
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)
DEFER
(PH Next Cycle
12/2/25) 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

29. [2025-0821](#)
DEFER
(PH Next Cycle
12/2/25)
- 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
30. [2025-0823](#)
2ND READING
- 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
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
31. [2025-0824](#)
2ND READING
- 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, 00891-0000, 000903-0010 & 000902-0000) (Appl # L-6055-25C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-823)
11/12/25 CO Introduced: LUZ
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

- 32. [2025-0825](#)**
2ND READING
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
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
- 33. [2025-0826](#)**
2ND READING
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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26
- 34. [2025-0827](#)**
2ND READING
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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
- 35. [2025-0828](#)**
2ND READING
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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

- 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)
2ND READING
11/12/25 CO Introduced: LUZ
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
- 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)
2ND READING
(Companion 2025-831)
11/12/25 CO Introduced: LUZ
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
- 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)
2ND READING
(Companion 2025-830)
11/12/25 CO Introduced: LUZ
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
- 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)
2ND READING
11/12/25 CO Introduced: LUZ
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

40. [2025-0845](#)**2ND READING**

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
LUZ PH - 12/2/25

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