

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - Preliminary

**Tuesday, January 6, 2026**

**5:00 PM**

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

### **Land Use & Zoning Committee**

*Joe Carlucci, Chair*

*Rory Diamond, Vice Chair*

*Terrance Freeman*

*Randy White*

*Reggie Gaffney, Jr.*

*Raul Arias*

*Rahman Johnson*

*Legislative Assistant: Steven Libby*

*Council Research: Colleen Hampsey, Chief*

*Office of General Counsel: Dylan Reingold, Deputy GC*

*Planning Dept.: Susan Kelly*

*Planning Dept.: Erin Abney*

*Planning Dept.: Kaysie Cox*

**COUNCIL RULE 4.505 DISRUPTION OF MEETING**

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

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

**Disruption of a meeting includes the following types of behaviors:**

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

**Meeting Convened:****Meeting Adjourned:****Attendance:****Pages:****Adeline Campbell – Palmer Catholic Academy****Luke Shaeffer – Wolfson High School**

<b>Item/File No.</b>	<b>Title History</b>
1. <a href="#">2025-0487</a>	<p>ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11153 Beach Blvd, btwn Desalvo Rd &amp; Cortez Rd - (2.29± Acres) - CGC &amp; LDR to LI on 0.91 of an Acre, &amp; 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 &amp; PC Apv) (Rezoning 2025-488) 7/22/25 CO Introduced: LUZ 8/5/25 LUZ Read 2nd &amp; Rerefer 8/12/25 CO Read 2nd &amp; 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) 11/25/25 CO PH Rerefer 16-0 12/2/25 LUZ Amend/Rerefer 6-0 12/9/25 CO Amend/Rerefer 15-0 LUZ PH: 9/3/25, 10/7/25, 11/18/25 Public Hearing Pursuant to Sec 163.3187, F.S. &amp; Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25, 10/14/25, 11/25/25</p>

2. [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, Boylan, Howland, Miller, Pittman, Gay, Lahnen) (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)  
11/25/25 CO PH Rerefer 15-0  
12/2/25 LUZ Rerefer 6-0  
12/9/25 CO Rerefer 18-0  
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
  
3. [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, 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
  
4. [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, 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25, 10/28/25

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5. [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
6. [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, 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25
7. [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  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Addnt'l 1/13/26  
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
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8. [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, 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  
11/18/25 LUZ Read 2nd & Rerefer  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Addnt'l 1/13/26  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26
9. [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  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Addnt'l 1/13/26  
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
10. [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  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Addnt'l 1/13/26  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

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

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14. [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) (LUZ)  
(Companion 2025-831)  
11/12/25 CO Introduced: LUZ  
11/18/25 LUZ Read 2nd & Rerefer  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Only  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
15. [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) (LUZ)  
(Companion 2025-830)  
11/12/25 CO Introduced: LUZ  
11/18/25 LUZ Read 2nd & Rerefer  
11/25/25 CO Read 2nd & Rerefer  
12/9/25 CO PH Only  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
16. [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  
11/25/25 CO Read 2nd & Rerefer  
LUZ PH - 12/2/25, 1/6/26



17. [2025-0859](#) 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 Yellow Water Rd, North of Normandy Blvd, btwn Yellow Water Rd & POW-MIA Memorial Pkwy - (337.29± Acres) - RR in the Rural Dev Area to LDR in the Suburban Dev Area - Yellow Water Land Holdings, LLC (R.E. # 002275-0005) (Appl # L-6082-25A) (Dist. 12-White) (Read) (LUZ)  
11/25/25 CO Introduced: LUZ, JWC  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO Read 2nd & Rerefer  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/13/26 & 1/27/26
18. [2025-0860](#) ORD-Q Rezoning at 11193 St. Johns Industrial Pkwy, West of St. Johns Bluff Rd S - (1.7± Acres) - IBP to PUD, to Permit Office & Business Park Uses, as Described in the Chef's Garden of Jacksonville PUD - Chef's Garden of Jacksonville, Inc. (R.E. # 165418-0070) (Dist. 4-Carrico) (Abney) (LUZ)  
11/25/25 CO Introduced: LUZ  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO Read 2nd & Rerefer  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26
19. [2025-0861](#) ORD-Q Rezoning at 0 Philips Hwy, btwn St. Augustine Rd E & Emerson St - (5.14± Acres) - CCG-2 to PUD, to Permit Automobile/Vehicle Garage Condominiums & General Commercial Uses, as Described in the Homestretch Car Storage PUD - LNS Philips Highway, LLC (R.E. # 130455-0100) (Dist. 5-J. Carlucci) (Abney) (LUZ)  
11/25/25 CO Introduced: LUZ  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO Read 2nd & Rerefer  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

20. [2025-0862](#) ORD-Q Rezoning at 2078 Rogero Rd, btwn Rogero Rd & Pine Summit Dr - (0.35± Acres) - CO to RO - Master Builder LLC (R.E. # 118185-0000) (Dist. 1-Amaro) (Mehta) (LUZ)  
11/25/25 CO Introduced: LUZ  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO Read 2nd & Rerefer  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26
21. [2025-0863](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-15) at 5206 Seaboard Ave - Groundfloor Jacksonville, LLC - Req to Reduce the Min Road Frontage Requirements from 48 ft to 0 ft in RLD-60 (R.E. # 103131-0000) (Dist. 9-Clark-Murray) (Mehta) (LUZ)  
11/25/25 CO Introduced: LUZ  
12/2/25 LUZ Read 2nd & Rerefer  
12/9/25 CO PH Read 2nd & Rerefer  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25
22. [2025-0885](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Tresca Rd, btwn Atlantic Blvd & Tresca Rd - (3.59± Acres) - MDR & BP to LI - Iron Forge Property, LLC (R.E. # 162883-0350, 162883-0006 & 162879-2000 (Portion)) (Appl # L-6075-25C) (Dist. 1-Amaro) (Read) (LUZ)  
(Rezoning 2025-886)  
12/9/25 CO Introduced: LUZ  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/27/26 & 2/10/26
23. [2025-0886](#) ORD-Q Rezoning at 0 Tresca Rd, btwn Atlantic Blvd & Tresca Rd - (4.28± Acres) - PUD & RMD-D to CSV & IL - Iron Forge Property, LLC (R.E. # 162883-0350, 162883-0006 & 162879-2000 (Portion)) (Appl # L-6075-25C) (Dist. 1-Amaro) (Abney) (LUZ)  
(Small-Scale 2025-885)  
12/9/25 CO Introduced: LUZ  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26 & 2/10/26

24. [2025-0887](#) ORD-Q Rezoning at 2610 Fairfax St, btwn 14th St W & 19th St W - (12.45± Acres) - RLD-60 to PBF-1 - City of Jacksonville (R.E. # 046670-0000) (Dist. 10-Pittman) (Cox) (LUZ)  
12/9/25 CO Introduced: LUZ  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26
25. [2025-0888](#) ORD-Q Apv Zoning Exception (Appl E-25-58) at 2198 Mayport Rd, at the SW Corner of Mayport Rd & Fairway Villas Dr - CC Jax Holdings, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for the Creative Cook Mayport, LLC, in CCG-2 (R.E. # 169406-0000) (Dist. 13-Diamond) (Mehta) (LUZ)  
12/9/25 CO Introduced: LUZ  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26
26. [2025-0889](#) ORD-Q Apv Zoning Exception (Appl E-25-60) at 3909 Blanding Blvd at the SE Corner of the Intersection of Confederate Point Rd & Blanding Blvd - Kassar Nightlife V, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for Off-Premises Consumption, for Kassar Nightlife V, LLC, in CCG-1 (R.E. # 103785-0000) (Dist. 9-Clark-Murray) (Nagbe) (LUZ)  
12/9/25 CO Introduced: LUZ  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**NOTE: The next regular meeting will be held Wednesday, January 21, 2026.**

**\*\*\*\*\*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.**