

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, January 6, 2026**

**5:00 PM**

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

## Land Use & Zoning Committee

*Joe Carlucci, Chair  
Rory Diamond, Vice Chair - Excused  
Terrance Freeman  
Randy White  
Reggie Gaffney, Jr.  
Raul Arias  
Rahman Johnson*

*Legislative Assistant: Steven Libby  
Council Research: Colleen Hampsey, Chief  
Office of General Counsel: Terrence Harvey  
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: 6:49 PM**

**Present:** 6 - Joe Carlucci, Terrance Freeman, Randy White, Reggie Gaffney Jr., Raul Arias and Rahman Johnson

**Excused:** 1 - Rory Diamond

**Attendance:****CM Gay - 2025-675****CM Pittman - 2025-845****Pages:****Adeline Campbell – Palmer Catholic Academy****Leah Shaeffer – Wolfson High School**

<b>Item/File No.</b>	<b>Title History</b>
1. <a href="#"><b>2025-0487</b></a>	ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11153 Beach Blvd, btwn Desalvo Rd & Cortez Rd - (1.81± Acres) - LDR to CGC - 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) 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 & 2/3/26 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 & 1/27/26 & 2/10/26

**DEFER****Public Hearing 2/3/26**

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 & 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25 & 9/9/25, 10/14/25, 11/25/25 & 1/27/26 & 2/10/26

**DEFER****Public Hearing 2/3/26**

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, 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

**PH OPEN/CONT 1/21/26****No speakers**

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) (PD & PC Apv) (Ex-Parte: CMs J. Carlucci, Arias, Freeman, Gaffney, Jr., Johnson, White)  
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  
1/6/26 LUZ PH Approve 6-0  
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

**PH APPROVE**

**Public hearing opened and closed.**

**There was discussion about lot size in this area.**

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

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

**Speakers: Ken Atlee (support), Catherine Del Re (oppose), Barbara Broward (oppose),  
Josh Cockrell (support), Hayden Phillips (support)**

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

**Excused:** 1 - Diamond

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

**DEFER**

**Previously continued to 1/21/26**

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) (PD Amd/Apv) (PC Apv) (Ex-Parte: CMs J. Carlucci, Arias, Freeman, Johnson, White)  
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  
1/6/26 LUZ PH Amend/Approve 6-0  
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

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to amend with amendment #1: Arias/White**

**Motion/2nd move to amend with amendment #2: Arias/Johnson**

**Motion/2nd move to amend with amendment #3: Arias/Johnson**

**Amendments rolled together.**

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

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

**Speaker: Hayden Phillips (support)**

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

**Excused:** 1 - Diamond

**AMENDMENT:**

1. Attach a Revised Exhibit 3 (Revised Written Description dated December 18, 2025).
2. Attach a Revised Exhibit 4 (Revised Site Plan dated November 18, 2025).
3. Amend uses in Title and Section to include “and personal property storage and medical uses”.

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) (PD & PC Apv) (Rezoning 2025-824)  
11/12/25 CO Introduced: LUZ  
11/18/25 LUZ Read 2nd & Reref  
11/25/25 CO Read 2nd & Reref  
12/9/25 CO PH Addnt'l 1/13/26  
1/6/26 LUZ PH Approve 5-0  
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

## PH APPROVE

**Public hearing opened and closed.**

**Motion/2nd move to approve: Arias/White**

**Speaker: Mike Sittner (support)**

**Aye:** 5 - Carlucci, Freeman, White, Gaffney Jr. and Arias

**Excused:** 1 - Diamond

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) (PD & PC Apv) (Ex-Parte: CM White) (Small-Scale 2025-823)  
11/12/25 CO Introduced: LUZ  
11/18/25 LUZ Read 2nd & Reref  
11/25/25 CO Read 2nd & Reref  
12/9/25 CO PH Addnt'l 1/13/26  
1/6/26 LUZ PH Approve 6-0  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

## PH APPROVE

**Public hearing opened and closed.**

**Motion/2nd move to approve: Arias/Johnson**

**Ex parte declaration: CM White**

**Speaker: Mike Sittner (support)**

**The committee commended Mr. Sittner and wished him the best in his future endeavors, as this was his last meeting due to an upcoming relocation.**

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

**Excused:** 1 - Diamond

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) (PD & PC Apv)  
(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  
1/6/26 LUZ PH Approve 6-0  
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

#### **PH APPROVE**

**Public hearing opened and closed.**

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

**Speaker: Meagan Perkins (support, questions only)**

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

**Excused:** 1 - Diamond

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) (PD & PC Apv) (Ex-Parte: CMs Arias, Freeman, Gaffney, Jr., Johnson, White) (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  
1/6/26 LUZ PH Amend/Approve 6-0  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

**PH AMEND/APPROVE**

**Public hearing opened and closed.**

**Motion/2nd move to amend: Arias/Johnson**

**Motion/2nd move to approve as amended: Arias/Johsnon**

**Ex parte declarations: CMs Arias, Freeman, Gaffney Jr., Johnson, White**

**Speaker: Meagan Perkins (support, questions only)**

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

**Excused:** 1 - Diamond

**AMENDMENT:**

1. On page 2, line 2 & page 3, line 9, correct reference to PAVA Investments, LLC to PACA and on page 3, line 10, correct address from 805 Tara Lane to 8051 Tara Lane.

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) (PD & PC Apv)  
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  
1/6/26 LUZ PH Approve 6-0  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Arias/White****Speaker: Kelly Delmonico (support)****Aye:** 6 - Carlucci, Freeman, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Diamond

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, 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH OPEN/CONT 1/21/26****No speakers**

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, 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH OPEN/CONT 2/3/26****No speakers**

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) (PD & PC Apv)  
(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  
1/6/26 LUZ PH Approve 6-0  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH APPROVE****Public hearing opened and closed.****Motion/2nd move to approve: Gaffney Jr./White****Aye:** 6 - Carlucci, Freeman, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Diamond

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) (PD & PC Apv) (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  
1/6/26 LUZ PH Amend/Approve 6-0  
LUZ PH: 1/6/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH AMEND/APPROVE****Public hearing opened and closed.****Motion/2nd move to amend: Arias/Gaffney Jr.****Motion/2nd move to approve as amended: Gaffney Jr./Arias****Aye:** 6 - Carlucci, Freeman, White, Gaffney Jr., Arias and Johnson**Excused:** 1 - Diamond**AMENDMENT:****1. On page 1, line 11, delete “Inc.” in the company’s name.**

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) (Ex-Parte: CMs Arias, Johnson, White)  
11/12/25 CO Introduced: LUZ  
11/18/25 LUZ Read 2nd & Reref  
11/25/25 CO Read 2nd & Reref  
1/6/26 LUZ PH Amend/Approve (Grant Appeal) 6-0  
LUZ PH - 12/2/25, 1/6/26

**PH AMEND/APPROVE (GRANT APPEAL)**

**Public hearing opened and closed.**

**Paul Harden spoke on behalf of the applicant.**

**Erin Abney spoke on behalf of the Planning Department.**

**Paul Harden offered rebuttal.**

**There was discussion about the need for childcare in this community, the ownership timeline for the property, distance requirements for those convicted as sexual predators, and safety for the daycare facility.**

**Motion/2nd move to approve amendment #1: Arias/Johnson**

**Motion/2nd move to approve the amendment to grant the appeal: Arias/Johnson**

**Amendments rolled together.**

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

**Ex parte declarations: CMs Arias, Johnson, White, J. Carlucci**

**Speakers: Paul Harden (support), Tonya Brock (support), Folks Huxford (support)**

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

**Excused:** 1 - Diamond

**AMENDMENT:**

- 1. Correct any reference of "E-25-22" throughout the bill to "V-25-22".**
- 2. Grant the Appeal of zoning variance V-25-22.**

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

**DEFER****Public Hearing next cycle 1/21/26**

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

**DEFER****Public Hearing next cycle 1/21/26**

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

**DEFER****Public Hearing next cycle 1/21/26**

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

**DEFER****Public Hearing next cycle 1/21/26**

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, 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

**PH OPEN/CONT 1/21/26****No speakers**

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  
1/6/26 LUZ Read 2nd & Rerefer  
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

**READ 2ND & REREFER**

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  
1/6/26 LUZ Read 2nd & Reref  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26 & 2/10/26

**READ 2ND & REREFER**

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  
1/6/26 LUZ Read 2nd & Reref  
LUZ PH: 2/3/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/27/26

**READ 2ND & REREFER**

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  
1/6/26 LUZ Read 2nd & Reref  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

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  
1/6/26 LUZ Read 2nd & Reref  
LUZ PH: 1/21/26  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

**READ 2ND & REREFER**

**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.**

---

Minutes: Colleen Hampsey, Council Research  
CHampsey@coj.net 904.255.5151  
Posted: 1.9.26 5:00 pm