

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, June 17, 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 - Excused

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.: Susan Kelly

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

COUNCIL RULE 4.505 DISRUPTION OF MEETING

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

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

Disruption of a meeting includes the following types of behaviors:

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

Meeting Convened: 5:00 PM**Meeting Adjourned: 8:21 PM**

Present: 6 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Rory Diamond, Ken Amaro and Reggie Gaffney Jr.

Excused: 1 - Joe Carlucci

Attendance:**CM Miller - 2024-539****CM Peluso - 2024-539****Item/File No.****Title History**

1. [2024-0535](#) 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, 6/17/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 7/15/25**No speakers**

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2. [2024-0539](#) 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, Gaffney, Jr., Amaro, Carrico)
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
6/17/25 LUZ PH Amend/Approve (w/Cond) 6-0
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

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

There was a lengthy discussion about parking for residents and parking for businesses in this neighborhood. CM Miller spoke about the bill.

Motion/2nd CM Amaro amendment to require parking for the residents of the new homes on this parcel: Amaro/Arias. Withdrawn by CM Amaro.

Motion/2nd Diamond amendment to minimize impacts upon parking during construction: Diamond/Johnson

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

Ex parte declarations: CMs Gaffney Jr., Johnson, Amaro, Carrico

Speakers: TR Hainline (support, questions only), Greg Motovino (support), Ruth Thompson (oppose), Scott Kennelly (support), Thomas Lecato (oppose), Ernest Cooper (oppose), Zack Barnett (oppose), Scott Crowley (oppose, questions only), Kellie Perkins (oppose), Howard Kirk (oppose)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

AMENDMENT:

1. Rezoning is approved subject to one condition:

a) During construction, the developer shall minimize, to the extent practicable, the impacts on parking.

3. [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)
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
6/10/25 CO PH Only
LUZ PH - 3/18/25, 4/1/25, 4/15/25, 5/6/25 & 6/17/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 6/10/25

PH OPEN/CONT 7/15/25**No speakers**

4. [2025-0130](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - LDR to MDR - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2025-131)
2/25/25 CO Introduced: LUZ
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
5/27/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 8/12/25
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25, 8/5/25
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, 6/10/25, 8/12/25

DEFER**Previously continued to 8/5/25**

5. [2025-0131](#) ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - RR-Acre to RMD-A - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
(Small-Scale 2025-130)
2/25/25 CO Introduced: LUZ
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
5/27/25 CO PH Cont'd 6/10/25
6/3/25 LUZ PH Substitute/Rerefer 6-0
6/10/25 CO PH Substitute/Rerefer 18-0
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25, 6/3/25, 8/5/25
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, 6/10/25

DEFER

Previously substituted and re-referred.

Re-noticed and re-advertised public hearing 8/5/25.

6. [2025-0172](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47± 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
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25
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

DEFER

Previously continued to 7/15/25

7. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (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 Apv) (Small-Scale 2025-172)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
5/13/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25
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

DEFER**Previously continued to 7/15/25**

8. [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, 6/3/25, 6/17/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH OPEN/CONT 7/15/25

No speakers

9. [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) (Ex Parte: CM Gaffney, Jr.)
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
6/10/25 CO PH Only
6/17/25 LUZ PH Approve 6-0
LUZ PH - 4/15/25, 5/6/25 & 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 6/10/25

PH APPROVE

Public hearing opened and closed.

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

Ex parte declaration: Gaffney Jr.

Speakers: Steve Jarrett (support, questions only), Kristen Reed (support)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

10. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L. 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
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
6/17/25 LUZ PH Substitute/Rerefer 6-0
LUZ PH - 5/6/25, 5/20/25, 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH SUBSTITUTE/REREFER

Public hearing opened and closed.

Motion/2nd move the substitute: Arias/Johnson

Motion/2nd move to re-refer as substituted: Arias/Johnson

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

SUBSTITUTE:

1. Changes the Subject Property description and attaches a Revised Legal Description dated June 9, 2025, and attaches a Revised Exhibit 2, Planning Department map.

11. [2025-0242](#) 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
5/27/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
LUZ PH - 5/20/25, 6/3/25, 7/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25, 6/10/25, 7/22/25

DEFER

Previously continued to 7/15/25

12. [2025-0243](#) 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
5/27/25 CO PH Cont'd 6/10/25
6/10/25 CO PH Cont'd 7/22/25
LUZ PH - 5/20/25, 6/3/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25, 6/10/25, 7/22/25

DEFER

Previously continued to 7/15/25

13. [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)
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
6/3/25 LUZ PH Substitute/Rerefer 6-0
6/10/25 CO Substitute/Rerefer 18-0
LUZ PH - 5/20/25, 6/3/25, 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

DEFER

Previously substituted and re-referred.

Re-noticed and re-advertised public hearing 8/5/25

14. [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
5/27/25 CO PH Addnt'l 6/10/25
6/10/25 CO PH Cont'd 7/22/25
LUZ PH - 6/3/25, 7/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25, 7/22/25

DEFER

Previously continued to 7/15/25

15. [2025-0268](#) 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) (SW CPAC Deny) (Small-Scale 2025-267)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
5/13/25 CO Read 2nd & Rerefer
5/27/25 CO PH Addnt'l 6/10/25
6/10/25 CO PH Cont'd 7/22/25
LUZ PH - 6/3/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25, 7/22/25

DEFER

Previously continued to 7/15/25

16. [2025-0305](#) 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) (PD & PC Apv)
 (Rezoning 2025-306)
 5/13/25 CO Introduced: LUZ
 5/20/25 LUZ Read 2nd & Rerefer
 5/27/25 CO Read 2nd & Rerefer
 6/10/25 CO PH Addnt'l 6/24/25
 6/17/25 LUZ PH Approve 6-0
 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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Michael Sittner (support)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

17. [2025-0306](#) 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) (PD & PC Apv)
 (Small-Scale 2025-305)
 5/13/25 CO Introduced: LUZ
 5/20/25 LUZ Read 2nd & Rerefer
 5/27/25 CO Read 2nd & Rerefer
 6/10/25 CO PH Addnt'l 6/24/25
 6/17/25 LUZ PH Approve 6-0
 LUZ PH - 6/17/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25 & 6/24/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Michael Sittner (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

18. [2025-0307](#) 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) (PD & PC Apv) (JWC Apv)
5/13/25 CO Introduced: LUZ, JWC
5/20/25 LUZ Read 2nd & Rerefer
5/27/25 CO Read 2nd & Rerefer
6/10/25 CO PH Addnt'l 6/24/25
6/17/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Amaro

Speakers: Cyndy Trimmer (support), Michael Rath (oppose), Carl Heckwine (oppose), David Faircloth (oppose), Carl Bell (oppose), John Weaver (oppose), Robert Cadiz Jr. (oppose), Ruth Thompson (oppose), Penny McGregor (oppose), Juan Iznaga (oppose), William Lynn (oppose), Carol Christopherson (oppose), Oksana Vitrun (oppose, did not speak), Carrie Cadiz (oppose, did not speak)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

19. [2025-0308](#) 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) (PD & PC Apv)
5/13/25 CO Introduced: LUZ
5/20/25 LUZ Read 2nd & Rerefer
5/27/25 CO Read 2nd & Rerefer
6/10/25 CO PH Addnt'l 6/24/25
6/17/25 LUZ PH Approve 6-0
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25 & 6/24/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

20. [2025-0309](#) 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) (PD Deny) (PC Apv) (Ex Parte: CM Carrico)
5/13/25 CO Introduced: LUZ
5/20/25 LUZ Read 2nd & Rerefer
5/27/25 CO Read 2nd & Rerefer
6/10/25 CO PH Only
6/17/25 LUZ PH Approve 6-0
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Johnson

Ex parte declaration: CM Carrico

Speaker: Michael Sittner (support)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

21. [2025-0310](#) ORD-Q Rezoning at 10070 Allene Rd, btwn Peebles Ln & North St - (3.54± Acres) - RR-Acre to RLD-50 - TZ Homes, LLC (R.E. # 021183-0800) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Gaffney, Jr., Amaro, Carrico)
5/13/25 CO Introduced: LUZ
5/20/25 LUZ Read 2nd & Rerefer
5/27/25 CO Read 2nd & Rerefer
6/10/25 CO PH Only
6/17/25 LUZ PH Approve 6-0
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declarations: CMs Gaffney Jr., Amaro, and Carrico

Speaker: Josh Cockrell (support)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

22. [2025-0363](#) ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 11201 & 11203 Branan Field Rd & 0 Dawsons Creek Dr, West of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branan Field Rd - (79.33± Acres) - RR to LDR - Kay C. Hughes, Ryan C. Powell, William Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000, & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Hinton) (LUZ)
(Rezoning 2025-364)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 6/24/25 & 7/22/25

DEFER

Public hearing next cycle 7/15/25

23. [2025-0364](#) ORD-Q Rezoning at 0, 11201 & 11203 Branans Field Rd & 0 Dawsons Creek Dr, West of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branans Field Rd - (79.33± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Branans Field Road PUD - Kay C. Hughes, Ryan C. Powell, William Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000 & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Abney) (LUZ)
(Large-Scale 2025-363)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25

DEFER

Public hearing next cycle 7/15/25

24. [2025-0365](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Old Plank Rd, at the NW Corner of Old Plank Rd & Bulls Bay Hwy - (1.27± Acres) - NC to LDR - STF Capital Group, LLC (R.E. # 006217-1000 (Portion)) (Appl # L-6039-25C) (Dist. 12-White) (Kelly) (LUZ)
(Rezoning 2025-366)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/24/25 & 7/22/25

DEFER

Public hearing next cycle 7/15/25

25. [2025-0366](#) ORD-Q Rezoning at 0 Old Plank Rd, at the NW Corner of Old Plank Rd & Bulls Bay Hwy - (1.27± Acres) - CN to RLD-60 - STF Capital Group, LLC (R.E. # 006217-1000 (Portion)) (Appl # L-6039-25C) (Dist. 12-White) (Nagbe) (LUZ)
(Small-Scale 2025-365)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25

DEFER

Public hearing next cycle 7/15/25

26. [2025-0367](#) ORD-Q Rezoning at 0 Avenues Blvd & 10300, 10304, 10308, 10310 & 10344 Southside Blvd, btwn Phillips Hwy & Southside Blvd - (94.66± Acres) - PUD (2001-366-E) to PUD, to Generally Allow for Multi-Family Residential Dev in Addition to the Currently Appvd Uses, as Described in the Avenues PUD - Jacksonville Avenues Limited Partnership, Mall of the Avenues Limited Partnership, Store 2430, LLC, Dillards, Inc. & Belk, Inc. (R.E. # 155494-0000, 155494-1000, 155494-1055, 155494-1060, 155494-2000 & 155494-2100) (Dist. 11-Arias) (Hetzel) (LUZ)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

DEFER

Public hearing next cycle 7/15/25

27. [2025-0368](#) ORD-Q Rezoning at 9554 103rd St, at the SE Corner of 103rd St & Monroe Smith Rd - (3.88± Acres) - CO to CCG-1 - Neguanje, LLC (R.E. # 015250-0000 (Portion)) (Dist. 12-White) (Cox) (LUZ)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

DEFER

Public hearing next cycle 7/15/25

28. [2025-0369](#) ORD-Q Apv Zoning Exception (Appl E-25-17) at 2403 Market St N, btwn 14th St E & 15th St E - Oakshire Holdings, 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 Hector Zayas, in PUD (2024-981-E) (R.E. # 044902-0000) (Dist. 7-Peluso) (Cox) (LUZ) (PD Amd/Apv)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO PH Read 2nd & Rerefer
6/17/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Speaker: Hector Zayas (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

AMENDMENT:

1. The Zoning Exception granted herein shall not be effective unless or until the required Waiver of Liquor Distance (WLD-25-04) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

29. [2025-0370](#) ORD-Q Apv Zoning Exception (Appl E-25-21) at 9437 Collins Rd, at the NE Corner of the Intersection of Old Middleburg Rd & Collins Rd - VRIHI Development, 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 Shores Fine Wine & Spirits at Collins, Inc., in PUD (2023-747-E) (R.E. # 016361-0058) (Dist. 14-Johnson) (Corrigan) (LUZ) (PD Amd/Apv) (Ex Parte: CMs Amaro, Arias, Johnson, Diamond, Gaffney, Jr., Carrico)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO PH Read 2nd & Rerefer
6/17/25 LUZ PH Approve 6-0
LUZ PH - 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Gaffney Jr. (failed 0-6)

Motion/2nd move to approve: Diamond/Johnson

Ex parte declarations: Carrico, Gaffney Jr., Diamond, Amaro, Johnson, Arias

Speakers: Paul Harden (support), Royce Frame (oppose)

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Gaffney Jr.

Excused: 1 - Carlucci

30. [2025-0371](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-04) at 0 Hutchinson Rd, North of Beaver St, btwn Hutchinson Rd & Chaffee Rd - Blue Ribbon Realty, LLC - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft for 2 Lots in RR-Acre (R.E. # 001825-0170 & 003825-0180) (Dist. 12-White) (Abney) (LUZ) (PD Apv)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO PH Read 2nd & Rerefer
LUZ PH - 6/17/25, 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/10/25

PH OPEN/CONT 7/15/25

The public hearing was continued due to the absence of the applicant.

31. [2025-0394](#) ORD-MC re Camping Grounds & Travel Trailer Parks; Amend Secs 656.331 (Agriculture) & 656.334 (Recreation & Open Space Category), Subpt E (Miscellaneous Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Sec 656.401 (Performance Standards & Development Criteria), Subpt A (Performance Standards & Development Criteria), Pt 4 (Supplementary Regulations), & Sec 656.1601 (Definitions), Pt 16 (Definitions), Ch 656 (Zoning Code), Ord Code, to Allow for Camping Grounds & Travel Trailer Parks as Permitted Uses, Prov Performance Standards & Dev Criteria in Agriculture & Recreation Open Space Zoning Dist & Prov Definitions; Prov for Codification Instructions (Harvey) (Introduced by CM Clark-Murray)
5/27/25 CO Introduced: NCSPHS, LUZ
6/2/25 NCSPHS Read 2nd & Rerefer
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25 & 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25 & 8/12/25

DEFER

Public hearing next cycle 7/15/25

32. [2025-0410](#) ORD-MC re Certain Brds & Commissions of the City; Repealing & Reserving Pt 7 (Context Sensitive Streets Standards Committee), Ch 32 (Public Works Department), Ord Code, to Dissolve the Context Sensitive Streets Standards Committee; Amend Sec 654.142 (Subdivision Standards & Policy Advisory Committee), Ch 654 (Code of Subdivision Regulations), Ord Code, to Add Certain Duties of the Former Context Sensitive Streets Standards Committee to the Duties of the Subdiv Standards & Policy Advisory Committee; Amend Sec 656.1502 (Definitions), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Delete the Definition of “Tower Review Committee”; Amend Sec 656.1503 (Applicability), 656.1506 (Track II Towers), 656.1509 (Tower Review Committee), 656.1510 (Wireless Communication Antennas), 656.1511 (Time Periods; Automatic Approval), Subpt A (Wireless Communication Facilities), Pt 15 (Communication Tower & Antenna Regulations), Ch 656 (Zoning Code), Ord Code, to Reflect Dissolution of the Tower Review Committee & Allocation of Certain Responsibilities of the Former Tower Review Committee to the Approp Committee of the City Council Handling Quasi-Judicial Matters; Prov for Codification Instructions; Etab a Prospective Effective Date of 9/1/25, for the Code Amdts Contained in this Ord to Become Effective (Lopera) (Introduced by the Rules Committee (CMs Howland, Freeman, Boylan, Carlucci, Gay, Johnson & Miller))
5/27/25 CO Introduced: R, TEU, LUZ
6/2/25 R Read 2nd & Rerefer
6/3/25 TEU Read 2nd & Rerefer
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

DEFER**Public hearing next cycle 7/15/25**

33. [2025-0416](#) ORD-Q Rezoning at 0 Bonneval Rd, at the Intersection of Bentley Rd & Philips Hwy - (0.88± Acre) - PUD (1998-819-E) to PUD, as Defined & Classified Under the Zoning Code, to Generally Allow for a Svc Garage for Minor Repairs, as Described in the Bonneval Rd PUD - CVP Phillips, LLC (R.E. # 152594-8150) (Dist. 11- Arias) (Cox) (LUZ)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

READ 2ND & REREFER

34. [2025-0417](#) ORD-Q Rezoning at 0 Hood Rd S, btwn Losco Rd & Hidden Ridge Dr - (0.89± Acre) - AGR to RLD-90, as Defined & Classified Under the Zoning Code - Blendi Zeneli (R.E. # 156441-0016) (Dist. 6-Boylan) (Nagbe) (LUZ)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

READ 2ND & REREFER

35. [2025-0418](#) ORD-Q Rezoning at 8301 103rd St, btwn Kinkaid Rd & Brannon Ave - (0.35± Acre) - CO to CCG-1, as Defined & Classified Under the Zoning Code - Maechel Safar (R.E. # 013484-0000 (Portion)) (Dist. 9-Clark-Murray) (Cox) (LUZ)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

READ 2ND & REREFER

36. [2025-0419](#) ORD-Q Rezoning at 0 Golfbrook Dr, btwn 45th St W & Brook Forest Dr - (9.25± Acres) - RLD-60 & RMD-B to RMD-D, as Defined & Classified Under the Zoning Code - Wellsen Limited, Inc. (R.E. # 022623-0100) (Dist. 10-Pittman) (Cox) (LUZ)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

READ 2ND & REREFER

37. [2025-0420](#) ORD-Q Apv the Waiver of Min Required Rd Frontage Appl WRF-25-05 at 0 Panuco Ave W, S of Green Cay Dr - Requesting to Reduce the Min Rd Frontage Requirements from 48 ft to 0 ft in RLD-60, as Defined & Classified Under the Zoning Code - Sandra Grenville & Elizabeth Grenville (R.E. # 168436-0020 (Portion)) (Dist. 13-Diamond) (Cox) (LUZ)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

READ 2ND & REREFER

38. [2025-0448](#) ORD-MC re Industrial Developments; Amend Sec 656.604 (Number of Off-Street Parking Spaces Required), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Modify the Parking Requirements for Industrial, Wholesale, Warehouse, Storage & Similar Uses; Amend Sec 656.1209 (Applicability), Subpt C (Landscaping Requirements), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Modify Landscaping Requirements for Industrial Development; Prov for Codification Instructions (Reingold) (Introduced by CM White)
- 6/10/25 CO Introduced: NCSPHS, TEU, LUZ
6/16/25 NCSPHS Read 2nd & Rerefer
6/17/25 TEU Read 2nd & Rerefer
6/17/25 LUZ Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, July 15, 2025.

*******Note: Items may be added at the discretion of the Chair.*******

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Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 6.20.25 5:00 pm