

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, November 4, 2025

5:00 PM

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

Land Use & Zoning Committee

Joe Carlucci, Chair

Rory Diamond, Vice Chair

Terrance Freeman - Excused Late Arrival

Randy White

Reggie Gaffney, Jr.

Raul Arias

Rahman Johnson

Legislative Assistant: Rebecca Bolton

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: 6:42 PM****Attendance:**

Present: 7 - Joe Carlucci, Rory Diamond, Terrance Freeman, Randy White, Reggie Gaffney Jr., Raul Arias and Rahman Johnson

Pages:**Jaxson Mentzer – Toco Creek (10th)****Item/File No.****Title History**

1. [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 - (3.91± 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
10/7/25 LUZ PH Amend/Rerefer 6-0
10/14/25 CO PH Amend/Rerefer 15-0
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

DEFER**Previously continued to 11/18/25**

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 Apv) (Ex-Parte: CM Arias) (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
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 Substitutue/Rerefer 15-0
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

DEFER**Previously continued to 11/18/25**

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) (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

DEFER**Previously continued to 11/18/25**

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) (Ex Parte: CM Salem) (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
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

DEFER**Previously continued to 11/18/25**

5. [2025-0592](#) ORD-Q Rezoning at 7126 Garden St, btwn Media St & Old Kings Rd - (0.99± Acre) - CRO to RLD-60 - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (PD Apv) (PC Deny) (Ex Parte: CMs Gaffney, Jr., White) (Companion 2025-593 & 2025-594)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
8/26/25 CO Read 2nd & Rerefer
9/9/25 CO PH Only
11/4/25 LUZ PH Approve 4-1 (White)
11/4/25 LUZ PH Reconsider/Withdraw (Refund of Fees) 7-0
LUZ PH: 9/16/25, 10/7/25, 10/21/25, 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: White/Arias

Ex parte declarations: CMs Gaffney Jr. and White

Speakers: Robert Van Cleve (support), Catherine Bouman (support), Karen Hrunuk (support), Thom McGuire (support), Billy Williams (support), Amy Granzow (support), Sis Van Cleve Miller (support), Rhonda Scott (oppose), Vincent Scott (oppose)

Aye: 4 - Carlucci, Diamond, Gaffney Jr. and Arias

Nay: 1 - White

Excused: 1 - Freeman

PH RECONSIDER/WITHDRAW (REFUND OF FEES)

This item was approved for reconsideration.

Motion/2nd move to withdraw with refund of fees: Diamond/Johnson

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

6. [2025-0593](#) ORD-Q Apv Zoning Exception (Appl E-25-33) at 7126 Garden St, btwn Media St & Old Kings Rd - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust - Req Animals Other Than Household Pets, Horses, Meeting the Performance Standards & Development Criteria Set Forth in Pt 4, in RLD-60 (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)) (PD Apv) (PC Deny)(Ex Parte: CMs Gaffney, Jr., White) (Companion 2025-592 & 2025-594)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
8/26/25 CO Read 2nd & Rerefer
9/9/25 CO PH Only
11/4/25 LUZ PH Withdraw (Refund of Fees) 7-0
LUZ PH: 9/16/25, 10/7/25, 10/21/25, 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH WITHDRAW (REFUND OF FEES)

Public hearing opened and closed.

Motion/2nd move to amend to deny: Gaffney Jr./Arias

Motion withdrawn by CMs Gaffney Jr.

Motion/2nd move to withdraw with refund of fees: Gaffney Jr./Arias

Ex parte declarations: CM Gaffney Jr. and White

Speakers: Robert Van Cleve (support), Catherine Bouman (support), Karen Hrunuk (support), Thom McGuire (support), Billy Williams (support), Amy Granzow (support), Sis Van Cleve Miller (support), Rhonda Scott (oppose), Vincent Scott (oppose), Amy Tomko (support)

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

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7. [2025-0594](#) ORD-Q Granting Administrative Deviation (Appl AD-25-49) at 7126 Garden St, btwn Media St & Old Kings Rd - Mary Agnes Van Cleve Miller, as Trustee of the Mary Agnes Van Cleve Miller Living Trust - Req to Reduce the Required Min Lot Area from 1.5 Acres to 0.99 Acres, in RLD-60 (R.E. # 004004-0000) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)) (PD Apv) (PC Deny) (Companion 2025-592 & 2025-593)
8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
8/26/25 CO Read 2nd & Rerefer
9/9/25 CO PH Only
11/4/25 LUZ PH Withdraw (Refund of Fees) 7-0
LUZ PH: 9/16/25, 10/7/25, 10/21/25, 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PH WITHDRAW (REFUND OF FEES)

Motion/2nd move to withdraw with refund of fees: Diamond/Arias

Speakers: Robert Van Cleve (support), Catherine Bouman (support), Karen Hrunuk (support), Thom McGuire (support), Billy Williams (support), Amy Granzow (support), Sis Van Cleve Miller (support), Rhonda Scott (oppose), Vincent Scott (oppose)

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

8. [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)
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 Addnt'l 10/14/25
10/14/25 CO PH Cont'd 11/25/25
LUZ PH: 10/7/25, 11/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25, 11/25/25

DEFER

Previously continued to 11/18/25

9. [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)
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 Addnt'l 10/14/25
10/14/25 CO PH Cont'd 11/25/25
LUZ PH: 10/7/25, 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25, 11/25/25

DEFER**Previously continued to 11/18/25**

10. [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
11/4/25 LUZ PH Cont'd 11/18/25
LUZ PH: 10/7/25, 10/21/25, 11/4/25, 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

PH OPEN/CONTINUE TO 11/18/2025

No speakers

11. [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)
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 Only
11/4/25 LUZ PH Cont'd 11/18/25
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

PH OPEN/CONTINUE 11/18/2025

No speakers

12. [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
11/4/25 LUZ PH Cont'd 11/18/25
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

PH OPEN/CONTINUE 11/18/2025

No speakers

13. [2025-0721](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Herlong Rd & Doloma St - (2.52± Acres) - MDR to CGC - Wayne Frier Home Center of MacClenny, LLC (R.E. # 009148-0000) (Appl # L-6065-25C) (Dist. 12-White) (Read) (LUZ) (PD & PC Apv)
(Rezoning 2025-722)
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 Addnt'l 11/12/25
11/4/25 LUZ PH Approve 7-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 10/28/25 & 11/12/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speaker: Jared Martin (support)****Aye:** 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

14. [2025-0722](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Herlong Rd & Doloma St - (2.52± Acres) - RMD-D to CCG-2 - Wayne Frier Home Center of MacClenny, LLC (R.E. # 009148-0000) (Appl # L-6065-25C) (Dist. 12-White) (Jamieson) (LUZ) (PD & PC Apv)
(Small-Scale 2025-721)
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 Addnt'l 11/12/25
11/4/25 LUZ PH Approve 7-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25 & 11/12/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Speaker: Jared Martin (support)****Aye:** 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

15. [2025-0723](#) ORD-Q Rezoning at 0 Old Kings Rd & 0 New Kings Rd, btwn Woodley Rd & Pitts Rd - (17.50± Acres) - PUD (2005-557-E) to PUD, to Permit 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 Sarahs Walk Commercial PUD - Sarah's Walk, LLC & Stephen Edmonds (R.E. # 003811-0150, 003826-0150, 003811-0100, 003811-0200 (Portion) & 003826-0100 (Portion)) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (PD & PC Amd/Apv)(Ex Parte: CM Gaffney, Jr.)
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
11/4/25 LUZ PH Amend/Approve (w/Cond) 7-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Gaffney Jr.

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

Ex parte declaration: CM Gaffney Jr.

Speaker: Courtney Gaver (support)

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

AMENDMENT:

1. A traffic study shall be undertaken by the developer upon PUD verification. The methodology of the study shall be determined by the developer's Traffic Engineer, the Chief of the Transportation Planning (or their designee), and the Chief of Traffic Engineering (or their designee).

16. [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
11/4/25 LUZ PH Open/Cont'd 1/22/26
LUZ PH: 11/4/25, 1/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH OPEN/CONTINUE TO 1/21/26

Public hearing opened. The item was tabled.

Public hearing continued to 1/21/26

Speakers: Joel Arregegui-Aguilar (support), Nervo Arreguin (support)

17. [2025-0751](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4065 Magill Rd, at the SE Corner of the Intersection of Magill Rd & Pritchard Rd - (3.99± Acres) - LDR to NC - William Silcox (R.E. # 003331-0000) (Appl # L-6031-25C) (Dist. 12-White) (Kelly) (LUZ) (Rezoning 2025-752)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
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

DEFER

Public hearing next cycle 11/18/25

18. [2025-0752](#) ORD-Q Rezoning at 4065 Magill Rd, at the SE Corner of the Intersection of 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) (Small-Scale 2025-751)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25

DEFER

Public hearing next cycle 11/18/25

19. [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)
 (Rezoning 2025-754)
 10/14/25 CO Introduced: LUZ
 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 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

DEFER

Public hearing next cycle 11/18/25

20. [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)
 (Small-Scale 2025-753)
 10/14/25 CO Introduced: LUZ
 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 LUZ PH: 11/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25 & 11/25/25

DEFER

Public hearing next cycle 11/18/25

21. [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)
 10/14/25 CO Introduced: LUZ
 10/21/25 LUZ Read 2nd & Rerefer
 10/28/25 CO Read 2nd & Rerefer
 LUZ PH: 11/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

22. [2025-0756](#) 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)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

23. [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
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

24. [2025-0758](#) 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
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

25. [2025-0759](#) ORD-Q Rezoning at 2360 Saint Johns Bluff Rd, btwn Alden Rd & Bradley Rd - 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)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

26. [2025-0760](#) 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)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

27. [2025-0761](#) 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)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
LUZ PH: 11/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

DEFER

Public hearing next cycle 11/18/25

28. [2025-0762](#) ORD-Q Apv Zoning Exception (Appl E-25-44) at 13170 Atlantic Blvd, btwn the Woods Dr & Hodges Blvd - Publix Super Markets, Inc. - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Jerrys of Jax, Inc., in PUD (1987-456-244) (R.E. # 167130-0120 (Portion)) (Dist. 3-Lahnen) (Batteh) (LUZ) (PD Apv)(Ex Parte: CMs Arias, J.Carlucci)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/4/25 LUZ PH Approve 6-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Ex parte declarations: CMs Arias and J. Carlucci

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

29. [2025-0763](#) ORD-Q Apv Zoning Exception (Appl E-25-48) at 0 Pecan Park Rd & 0 Main St Rd N, btwn I-95 & Main St, North of Pecan Park Rd - Rum East, LLC, Rum East a, LLC, Rum East B, LLC, Rum East C, LLC, Rum East D, LLC, Rum East E, LLC, Rum East F, LLC, Rum East G, LLC, Rum East H, LLC, Rum East I, LLC, Pecan Park Rail, LLC, PecPar, LLC, PecPar-A, LLC, PecPar-B, LLC, PecPar-C, LLC, PecPar-D, LLC & PecPar-E, LLC - Req (1) Retail Sales & Svc of All Alcoholic Beverages for Off-Premises Consumption, & (2) Retail Sales Including Outside Display, for Publix Super Markets, Inc., in PUD (2024-971-E) (R.E. # 108125-0000, 108117-0005 (Portion) & 108113-0005 (Portion)) (Dist. 8-Gaffney, Jr.) (Nagbe) (LUZ) (PD Apv)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/4/25 LUZ PH Approve 6-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Speaker: Blair Knighting (support)

Aye: 6 - Carlucci, Diamond, Freeman, White, Arias and Johnson

30. [2025-0764](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-14) at 0 Duval Pl W, btwn Ranch Rd & Duval Rd - Glenda Estrada - Req to Reduce the Min Road Frontage Requirements from 48 ft to 25 ft in RLD-60 (R.E. # 019361-0220) (Dist. 8-Gaffney, Jr.) (Jamieson) (LUZ) (PD Apv)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO PH Read 2nd & Rerefer
11/4/25 LUZ PH Approve 7-0
LUZ PH: 11/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/28/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Arias

Speaker: Holofernes Estrada (support, questions only)

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

31. [2025-0786](#) RESO Apv Certain Updates to the Concurrency & Mobility Mgmt System Handbook for Jax, FL, as Referenced in Ch 655 (Concurrency & Mobility Management System), Ord Code, which Provides the Local Structure for Administering Ch 163, Part II, F.S., & as Required in Sec 655.122 (Concurrency & Mobility Management System Handbook), Pt 1 (General Provisions), Ch 655 (Concurrency & Mobility Management System), Ord Code (Harvey) (LUZ) (PD Apv)
10/14/25 CO Introduced: LUZ
10/21/25 LUZ Read 2nd & Rerefer
10/28/25 CO Read 2nd & Rerefer
11/4/25 LUZ PH Approve 7-0

APPROVE

Motion/2nd move to approve: Diamond/Arias

Aye: 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

32. [2025-0798](#) 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)
(Rezoning 2025-799)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ 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

READ 2ND & REREFER

33. [2025-0799](#) 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
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

READ 2ND & REREFER

34. [2025-0800](#) 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
 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

READ 2ND & REREFER

35. [2025-0801](#) 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
 LUZ PH: 12/2/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

READ 2ND & REREFER

36. [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)
 10/28/25 CO Introduced: LUZ
 11/4/25 LUZ Read 2nd & Rerefer
 LUZ PH: 12/2/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

37. [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)
 10/28/25 CO Introduced: LUZ
 11/4/25 LUZ Read 2nd & Rerefer
 LUZ PH: 12/2/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

38. [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)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

READ 2ND & REREFER

39. [2025-0821](#) 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
LUZ PH - 12/2/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, November 18, 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: 11.10.25 5:00 pm