

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, December 2, 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 - Excused Late Arrival

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: 5:00 PM**Meeting Adjourned: 5:31 PM****Attendance:****Pages:****Langston Bartley - Bartley Christian Academy/Optima Academy****Kimora Floyd - Academy of Excellence****Item/File No. Title History**

1. [2025-0487](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11153 Beach Blvd, btwn Desalvo Rd & Cortez Rd - (2.29± Acres) - CGC & LDR to LI on 0.91 of an Acre, & LDR to CGC on 1.38 Acres, for a Total of 2.29± Acres - My Jax, LLC (R.E. # 163505-0050 (Portion)) (Appl # L-6043-25C) (Dist. 4-Carrico) (Anderson) (LUZ) (GAB CPAC Deny) (PD & PC Apv)
(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
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

AMEND/REREFER**Motion/2nd move to amend: Diamond/Gaffney Jr.****Motion/2nd move to re-refer as amended: Diamond/Gaffney Jr.****Aye:** 6 - Carlucci, Diamond, Freeman, White, Gaffney Jr. and Johnson**AMENDMENT:****Amend the request to 1) remove the CGC to LI component, and 2) change the LDR to LI request to a LDR to CGC request.**

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)
(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
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

REREFER**Motion/2nd move to re-refer: Diamond/Gaffney Jr.**

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

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

PH OPEN/CONT 1/6/26

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)
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

PH OPEN/CONT 1/6/26

No speakers

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)
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

PH OPEN/CONT 1/6/26

No speakers

7. [2025-0761](#) ORD-Q Rezoning at 4052 University Blvd S, btwn Kennerly Rd & Barnhill Dr - (0.76± Acres) - CCG-1 to CCG-2 - EKS 04, LLC (R.E. # 137122-0010) (Dist. 5-J. Carlucci) (Nagbe) (LUZ) (PD & PC Apv) (Ex-Parte: CM J. Carlucci)
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
12/2/25 LUZ PH Approve 5-0
LUZ PH: 11/18/25, 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/25

PH APPROVE

Public hearing opened and closed.

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

Ex parte declaration: CM J. Carlucci

Speaker: Chris Hagan (support, questions only)

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

8. [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) (PD & PC Apv) (Rezoning 2025-799)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Addnt'l 12/9/25
12/2/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Cyndy Trimmer (support)

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

9. [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) (PD & PC Apv) (Small-Scale 2025-798)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Addnt'l 12/9/25
12/2/25 LUZ PH Amend/Approve 7-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Diamond/Johnson

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

Speaker: Cyndy Trimmer (support)

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

AMENDMENT:**1. Corrects an R.E. number listed in the bill.**

10. [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) (PD & PC Apv) (Rezoning 2025-801)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Addnt'l 12/9/25
12/2/25 LUZ PH Approve 7-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Curtis Hart (support)

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

11. [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) (PD & PC Apv) (Ex-Parte: CMs Arias, Diamond, Freeman, Gaffney, Jr., White) (Small-Scale 2025-800)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Addnt'l 12/9/25
12/2/25 LUZ PH Approve 7-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25 & 12/9/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Diamond/Arias****Ex parte declarations: CMs Gaffney Jr., Diamond, Arias, White, and Freeman****Speaker: Curtis Hart (support, questions only)****Aye:** 7 - Carlucci, Diamond, Freeman, White, Gaffney Jr., Arias and Johnson

12. [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) (PD & PC Apv)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Only
12/2/25 LUZ PH Approve 7-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

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

13. [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) (PD & PC Apv) (Ex-Parte: CMs Arias, Diamond, Freeman, Gaffney, Jr., White)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Only
12/2/25 LUZ PH Approve 7-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

PH APPROVE

Public hearing opened and closed.

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

Ex parte declarations: CMs Arias, Diamond, Gaffney Jr., White, and Freeman

Speaker: Curtis Hart (support)

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

14. [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) (PD & PC Apv) (Ex-Parte: CMs Arias, Diamond, Freeman, Gaffney, Jr., White)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
11/25/25 CO PH Only
12/2/25 LUZ PH Approve 7-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Diamond/Johnson

Ex parte declarations: CMs Freeman, White, Diamond, Gaffney Jr., and Arias

Speaker: Curtis Hart (support)

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

15. [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) (PD Deny)
10/28/25 CO Introduced: LUZ
11/4/25 LUZ Read 2nd & Rerefer
11/12/25 CO Read 2nd & Rerefer
12/2/25 LUZ PH Withdraw 7-0
LUZ PH - 12/2/25

PH WITHDRAW

Public hearing opened and closed.

Motion/2nd move to withdraw: Arias/Johnson

Speaker: Kim Pryor (oppose)

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

16. [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
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

DEFER

Public hearing next cycle 1/6/26

17. [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, 000891-0000, 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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

DEFER**Public hearing next cycle 1/6/26**

18. [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
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

DEFER**Public hearing next cycle 1/6/26**

19. [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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25 & 1/13/26

DEFER**Public hearing next cycle 1/6/26**

20. [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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

DEFER

Public hearing next cycle 1/6/26

21. [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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

DEFER

Public hearing next cycle 1/6/26

22. [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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

DEFER

Public hearing next cycle 1/6/26

23. [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
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

DEFER

Public hearing next cycle 1/6/26

24. [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
 LUZ PH: 1/6/26
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

DEFER

Public hearing next cycle 1/6/26

25. [2025-0832](#) ORD-Q Apv Sign Waiver (Appl SW-25-06) at 7788 Normandy Blvd, btwn Fouraker Rd & Normandy Village Pkwy - 3J7B Real Estate, LLC - Req to Reduce the Min Setback from Another Street Frontage Sign from 200 ft to 188 ft in CCG-1 (R.E. # 007628-1300) (Dist. 9-Clark-Murray) (Mehta) (LUZ) (PD Apv)
 11/12/25 CO Introduced: LUZ
 11/18/25 LUZ Read 2nd & Rerefer
 11/25/25 CO PH Read 2nd & Rerefer
 12/2/25 LUZ PH Approve 7-0
 LUZ PH: 12/2/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Anthony Ojuklou (support, questions only)

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

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26. [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

PH OPEN/CONT 1/6/26

27. [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
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

READ 2ND & REREFER

28. [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
LUZ PH: 1/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

29. [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
LUZ PH: 1/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

30. [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
LUZ PH: 1/21/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/13/26

READ 2ND & REREFER

31. [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
LUZ PH: 1/6/26
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

READ 2ND & REREFER

32. [2025-0864](#) ORD-Q Granting a Small Cell Facility Application for Administrative Deviation (Appl CDN 9748.264) near 8239 Merrill Rd, btwn Hartsfield Rd & Dames Point Crossing Blvd - Jeff Finch, CBVR Telecom Design Group - Req to Reduce the Required Min Setback from an Existing Sidewalk from 2 ft to 1.6 ft, Per Sec 711.438, Ord Code; Req 1 Cycle Emergency Passage; Prov for Distribution (Dist. 1-Amaro) (Anderson) (LUZ) (PD Apv)
11/25/25 CO Introduced: LUZ
12/2/25 LUZ PH Emergency/Approve 5-0
LUZ PH: 12/2/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/9/25

PH EMERGENCY/APPROVE

Public hearing opened and closed.

Motion/2nd to approve the emergency: Gaffney Jr./Johnson

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

Speaker: Jermaine Anderson Jr. (support)

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

- **The nature of the emergency is that pursuant to section 711.429, Ordinance Code, the request must be granted or denied within 45 days of the request.**

NOTE: The next regular meeting will be held Tuesday, January 6, 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: 12.5.25 5:00 pm