

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda Minutes

Tuesday, July 15, 2025

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: Dylan Reingold, Deputy GC

Planning Dept.: Susan Kelly

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

Meeting convened: 4:30 pm Meeting adjourned: 4:34 pm

Attendance: CMs J. Carlucci, White and Freeman

Also: Susan Kelly, Kaysie Cox and Erin Abney - Planning & Development Department; Dylan Reingold - Office of General Counsel; Colleen Hampsey - Council Research

Chairman J. Carlucci called the meeting to order and reviewed the marked agenda which contained fourteen (14) items ready for action, nine (9) items marked for deferral; ten(10) items marked second and re-refer; and six (6) items marked public hearing continued.

COUNCIL RULE 4.505 DISRUPTION OF MEETING

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

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

Disruption of a meeting includes the following types of behaviors:

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

Meeting Convened:**Meeting Adjourned:****Attendance:**

Item/File No.	Title History
1. <u>2024-0535</u> OPEN PH CLOSE PH WITHDRAW Applicant: Paul Harden	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) (PD Deny) (PC Withdraw) 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
2. <u>2025-0091</u> EX-PARTE OPEN PH CLOSE PH AMEND MOVE Applicant: Hayden Phillips	ORD-Q Rezoning at 6113 Quiet Country Ln, btwn Braddock Rd & Simmons Rd - (22.01± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Fairview Estates PUD - John & Angela Schultz (R.E. # 003794-0050 (Portion)) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv) (PD & PC Amd/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
AMENDMENT:	
1. Attaches a Revised Exhibit 3 (Revised Written Description dated June 16, 2025).	
2. Attaches a Revised Exhibit 4 (Revised Site Plan dated June 26, 2025).	

3. [2025-0130](#)
DEFER
 (Previously Continued to 8/5/25)
 Applicant: Patrick Honore
- 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
4. [2025-0131](#)
DEFER
 (Previously Substituted & Re-referred)
 (Re-noticed & Re-advertised PH on 8/5/25)
 Applicant: Patrick Honore
- 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 & 7/22/25, 8/12/25

-
5. [2025-0172](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
OPEN PH Comp Plan at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (3.47±
CONT PH Acres) - LDR to MDR - Artek Homes, LLC (R.E. # 057499-0000) (Appl #
8/19/25 L-6013-24C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv)
 (Rezoning 2025-173)
(At request of 3/11/25 CO Introduced: LUZ
applicant) 3/18/25 LUZ Read 2nd & Rerefer
 3/25/25 CO Read 2nd & Rerefer
Applicant: 4/8/25 CO PH Addnt'l 4/22/25
Cyndy Trimmer 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
6. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St -
OPEN PH (3.47± Acres) - RLD-60 to RMD-D - Artek Homes, LLC (R.E. # 057499-0000)
CONT PH (Appl # L-6013-24C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (PD & PC
8/19/25 Apv)
 (Small-Scale 2025-172)
(At request of 3/11/25 CO Introduced: LUZ
applicant) 3/18/25 LUZ Read 2nd & Rerefer
 3/25/25 CO Read 2nd & Rerefer
Applicant: 4/8/25 CO PH Addnt'l 4/22/25
Cyndy Trimmer 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
-

7. [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)
- OPEN PH**
CLOSE PH
- SUBSTITUTE**
REREFER
- Applicant:**
Cyndy Trimmer
- 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

SUBSTITUTE:**1. Revises the Application to a PUD.**

8. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, 1350 & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (42.39± Acres) - RR-Acre & RLD-100B to RMD-A (R.E. # 106873-0010, 106869-7000, 106870-0000, 106872-0000, 106874-0150, 106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ) (PD & PC Apv)
- DEFER**
- (Previously Substituted & Re-referred)**
- (Re-noticed & Re-advertised PH on 8/19/25)**
- Applicant:**
Cyndy Trimmer
- 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
6/24/25 CO Substitute/Rerefer 16-0
LUZ PH - 5/6/25, 5/20/25, 6/17/25 & 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25

-
9. [2025-0242](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
OPEN PH Comp Plan at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34±
CONT PH Acres) - LDR to MDR - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl
8/5/25 # L-6019-25C) (Dist. 10-Pittman) (Anderson) (LUZ)
 (Rezoning 2025-243)
NO PD/PC 4/8/25 CO Introduced: LUZ
REPORTS 4/15/25 LUZ Read 2nd & Rerefer
 4/22/25 CO Read 2nd & Rerefer
Applicant: 5/13/25 CO PH Addnt'l 5/27/25
Michael Herzberg 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
10. [2025-0243](#) ORD-Q Rezoning at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr -
OPEN PH (5.34± Acres) - RLD-60 to PUD, to Permit a Max of 96 Apartments, as
CONT PH Described in the McMillan Apartments PUD - Christiana Forest SJ, LLC (R.E.
8/5/25 # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Cox) (LUZ)
 (Small-Scale 2025-242)
NO PD/PC 4/8/25 CO Introduced: LUZ
REPORTS 4/15/25 LUZ Read 2nd & Rerefer
 4/22/25 CO Read 2nd & Rerefer
Applicant: 5/13/25 CO PH Addnt'l 5/27/25
Michael Herzberg 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
-

11. [2025-0247](#)
DEFER

(Previously
Substituted &
Re-referred)

(Re-noticed &
Re-advertised
PH on 8/5/25)

Applicant:
Cyndy Trimmer
- ORD-Q Rezoning at 0 Broward Rd, at the SE Corner of the Intersection of Broward Rd & Zoo Pkwy - (7.53± 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) (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
12. [2025-0267](#)
OPEN PH
CONT PH
8/5/25

NO PD/PC
REPORTS

Applicant:
Paul Harden
- 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

13. [2025-0268](#)
OPEN PH
CONT PH
8/5/25

NO PD/PC
REPORTS

Applicant:
Paul Harden
- 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
14. [2025-0363](#)
OPEN PH
CLOSE PH

MOVE

Applicant:
Paul Harden
- 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) (PD & PC Apv) (Rezoning 2025-364)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Addnt'l 7/22/25
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

-
- 15.** [2025-0364](#) ORD-Q Rezoning 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-Acre to PUD, to Permit Single Family Dwellings, as Described in the Branan 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) (PD & PC Apv) (Large-Scale 2025-363)
EX-PARTE 5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Addnt'l 7/22/25
OPEN PH LUZ PH - 7/15/25
CLOSE PH Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25
MOVE
- Applicant:**
Paul Harden
- 16.** [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) (PD & PC Apv) (Rezoning 2025-366)
OPEN PH 5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Addnt'l 7/22/25
CLOSE PH LUZ PH - 7/15/25
MOVE Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 6/24/25 & 7/22/25
Applicant:
Michael Sittner
- 17.** [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) (PD & PC Apv) (Small-Scale 2025-365)
EX-PARTE 5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Addnt'l 7/22/25
OPEN PH LUZ PH - 7/15/25
CLOSE PH Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 7/22/25
MOVE
- Applicant:**
Michael Sittner
-

18. [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) (PD & PC Apv)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Only
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant:
Babette Ashley

AMENDMENT:

1. Corrects the name of owners on page 1.

19. [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) (PD & PC Apv)
5/27/25 CO Introduced: LUZ
6/3/25 LUZ Read 2nd & Rerefer
6/10/25 CO Read 2nd & Rerefer
6/24/25 CO PH Only
LUZ PH - 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Curtis Hart

20. [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

EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Roy Shaw

21. [2025-0394](#)

OPEN PH

CLOSE PH

WITHDRAW

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

6/24/25 CO PH Addnt'l 7/22/25

7/14/25 NCSPHS Withdraw 6-0

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

22. [2025-0410](#)**OPEN PH
CLOSE PH****AMEND
MOVE**

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)) (PD & PC Apv)

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

7/14/25 R Amend/Approve 7-0

7/15/25 TEU Amend/Approve 5-0

6/24/25 CO PH Only

LUZ PH - 7/15/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

AMENDMENT:

- 1. Pg. 3, lines 16 and 18: insert “Department” after “Works”.**
- 2. Include term end date of November 30 for the Subdivision Standards and Policy Advisory Committee.**

Makes the following changes to City boards and commissions pursuant to the Rules Committee’s recommendations as a result of the review conducted pursuant to Code Sec. 50.110:

- Dissolves the Context Sensitive Streets Standards Committee and transfers its duties to the Subdivision Standards and Policy Advisory Committee**
- Dissolves the Tower Review Committee and transfers its duties to the Council committee charged with handling quasi-judicial matters**

- 23.** [2025-0416](#)
DEFER
(PH Next Cycle
8/5/25)
- 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
6/24/25 CO Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25
- 24.** [2025-0417](#)
DEFER
(PH Next Cycle
8/5/25)
- 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
6/24/25 CO Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25
- 25.** [2025-0418](#)
DEFER
(PH Next Cycle
8/5/25)
- 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
6/24/25 CO Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25
- 26.** [2025-0419](#)
DEFER
(PH Next Cycle
8/5/25)
- 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
6/24/25 CO Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

27. [2025-0420](#)
EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE

Applicant:
Kayleigh Taylor
- 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) (PD Apv)
6/10/25 CO Introduced: LUZ
6/17/25 LUZ Read 2nd & Rerefer
6/24/25 CO PH Read 2nd & Rerefer
LUZ PH: 7/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25

AMENDMENT:**1. Updates the R.E. number reference in the bill.**

28. [2025-0448](#)
DEFER
(PH Next Cycle
8/5/25)
- 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
6/24/25 CO PH Read 2nd & Rerefer
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25
29. [2025-0449](#)
2ND READING
- ORD-Q Rezoning at 0 Normandy Blvd, btwn Normandy Blvd, Memorial Park Rd, Old Middleburg Rd, Sheldon Dr & I-295 - (14.55± Acres) - RMD-A to PUD, as Defined & Classified Under the Zoning Code, to Permit Multi-Family Dwellings & Townhomes, as Described in the Normandy Cove PUD - Coalition Partnership, LLP (R.E. # 008130-1200) (Dist. 9-Clark-Murray) (Corrigan) (LUZ)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25

- 30. [2025-0450](#)**
2ND READING
ORD-Q Rezoning at 4899 Belfort Rd, at the SE Corner of the Intersection of Belfort Rd & J. Turner Butler Blvd - (16.74± Acres) - IBP to PUD, as Defined & Classified Under the Zoning Code, to Permit Business Park Uses, as Described in the Belfort/JTB PUD - Jacksonville Butler Propco, LLC (R.E. # 152575-0660) (Dist. 11-Arias) (Cox) (LUZ)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25
- 31. [2025-0451](#)**
2ND READING
ORD-Q Rezoning at 0 Hood Landing Rd, btwn Tar Kiln Rd & Carriage Crossing Dr - (1.00± Acre) - RR-Acre to RLD-90 - Jesus & Martha Cedillo & Denisse Herrera (R.E. # 157087-0030 & 158087-0040) (Dist. 6-Boylan) (Nagbe) (LUZ)
(Companion 2025-452)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25
- 32. [2025-0452](#)**
2ND READING
ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-7) at 0 Hood Landing Rd, btwn Tar Kiln Rd & Carriage Crossing Dr - Denisse Herrera - Requesting to Reduce the Min Rd Frontage Requirements from 72 ft to 25 ft in RLD-90 (R.E. # 158087-0040) (Dist. 6-Boylan) (Nagbe) (LUZ)
(Companion 2025-451)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25
- 33. [2025-0453](#)**
2ND READING
ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-6) at 1991 Faye Rd, btwn Guinn Rd & Longreene Rd - Brian Johnson - Requesting to Reduce the Min Rd Frontage Requirements from 160 ft to 120 ft for 2 Lots in RR-Acre (R.E. # 110914-0000) (Dist. 2-Gay) (Nagbe) (LUZ)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

- 34. [2025-0454](#)**
2ND READING
ORD-Q Apv Zoning Exception (Appl E-25-24) at 9239 Merrill Rd, btwn Wompi Dr & Business Pl - Megaland 2, 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 Pepes Hacienda, in CCG-1 (R.E. # 112982-0045) (Dist. 2-Gay) (Abney) (LUZ)
(Companion 2025-455)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25
- 35. [2025-0455](#)**
AMEND
REREFER
Applicant:
Michael Herzberg
ORD-Q Granting Administrative Deviation (Appl AD-25-36) at 9239 Merrill Rd, btwn Wompi Dr & Business Pl - Megaland 2, LLC - Requesting to Reduce the Required Min Number of Off-Street Parking Spaces from 65 to 33 in CCG-1 (R.E. # 112982-0045) (Dist. 2-Gay) (McKissick-Hawley) (LUZ)
(Companion 2025-454)
6/24/25 CO Introduced: LUZ
LUZ PH: 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

AMENDMENT:

- 1. Reduce the number of terminal island trees from 7 terminal islands required to 6 terminal islands.**
- 2. Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to 57 feet.**

- 36. [2025-0460](#)**
2ND READING
ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located in Council Dist 7 at 38 Monroe St W, btwn Laura St N & Main St N (R.E. # 073698-0000), Owned by Historic Urban Core, LLC, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (Lopera) (Req of JHPC)
6/24/25 CO Introduced: LUZ
LUZ PH - 8/5/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

37. [2025-0461](#)

2ND READING

ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg Located in Council Dist 7 at 231 Laura St N, btwn Monroe St W & Adams St (R.E. # 073696-0000), Owned by Historic Urban Core, LLC, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (Lopera) (Req of JHPC)

6/24/25 CO Introduced: LUZ

LUZ PH - 8/5/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

38. [2025-0464](#)

2ND READING

ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Institutional Bldg Located in Council Dist 9 at 964 St. Clair St, btwn Commonwealth Ave & Lowell Ave (R.E. # 057905-0000), Owned by the DCSB, as a Local Landmark; Statement of Landmark Criteria Satisfied; Identifying Those Activities which Require the Issuance of a Certificate of Appropriateness; Directing the Chief of Legislative Svcs to Notify the Applicant, the Propty Owner, & the Propty Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Admin to Enter the Local Landmark Desig on the Zoning Atlas (Lopera) (Req of JHPC)

6/24/25 CO Introduced: LUZ

LUZ PH - 8/5/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

39. [2025-0470](#)

2ND READING

ORD Pertaining to a Final Order Issued by the DDRB; Incorporating Recitals as Findings of the City Council; Apv & Auth a 3-Yr Extension to the Final Order Issued by the DDRB on 8/24/23, Granting Final Dev Appvl, Special Exception Appvl, & Deviation Appvls for DDRB Appl 2023-003, for the Proj Commonly Referred to as the "Daily's Mixed-Use Project", with Said Appvls Originally Set to Exp on 8/24/24, as Subsequently Extended by DDRB Staff Pursuant to Sec 656.361.7.1 (Application & Review Procedure to DDRB & Council; Appeals), Ord Code, for an Add'l 1 Yr Period to Exp on 8/24/25, to Provide for a New Expiration Date of 8/24/28 (Staffopoulos) (Introduced by CM Carrico)

6/24/25 CO Introduced: LUZ

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 7/22/25

NOTE: The next regular meeting will be held Tuesday, August 5, 2025.

*******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: 7.18.25 5:00 pm