

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, September 16, 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

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:****Pages:****Saathvik Kuppa – River City Science Academy****Isabella Kerr – FL Virtual School****Item/File No.****Title History****1. [2025-0172](#)****DEFER****(Previously
Continued to
10/7/25)****Applicant:
Cyndy Trimmer**

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
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
LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25
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

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2. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St -
DEFER (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
(Previously Apv)
Continued to (Small-Scale 2025-172)
10/7/25) 3/11/25 CO Introduced: LUZ
 3/18/25 LUZ Read 2nd & Rerefer
Applicant: 3/25/25 CO Read 2nd & Rerefer
Cyndy Trimmer 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
 LUZ PH - 4/15/25, 5/6/25, 6/3/25, 7/15/25, 8/19/25, 9/3/25, 10/7/25
 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
3. [2025-0176](#) ORD-Q Rezoning at 2600 Scarwin Ln, 12709 Lanier Rd & 0, 12653 & 12665
OPEN PH Sapp Rd, btwn Lanier Rd, Scarwin Ln, New Berlin Rd & Shims Rd - (22.43±
CONT PH Acres) – RR-Acre to PUD, to Permit Single-Family Dwellings, as Described in
10/7/25 the Scarwin PUD - Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer
 Wise-Ferry & Stephen Sattler for Mary Sattler, Trustee of the Sattler Family
(At request of Revocable Trust (R.E. # 106898-0030, 106929-0000, 106898-0080,
applicant) 106929-0400, 106929-0410 & 106898-0070) (Dist. 2-Gay) (Corrigan) (LUZ)
 (N CPAC Deny) (PD & PC Apv) (Ex-Parte CM Gay)
Applicant: 3/11/25 CO Introduced: LUZ
Cyndy Trimmer 3/18/25 LUZ Read 2nd & Rerefer
 3/25/25 CO Read 2nd & Rerefer
 4/8/25 CO PH Only
 7/15/25 LUZ PH Substitute/Rerefer 5-0
 7/22/25 CO Substitute/Rerefer 17-0
 8/26/25 CO PH Only
 LUZ PH - 4/15/25, 5/6/25, 5/20/25, 6/3/25, 6/17/25, 7/15/25 & 9/3/25, 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 8/26/25
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4. [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) (Ex Parte: CMs Johnson, Gaffney, Jr., White, Diamond, J. Carlucci)
- OPEN PH** 3/25/25 CO Introduced: LUZ
CONT PH 4/1/25 LUZ Read 2nd & Rerefer
10/7/25 4/8/25 CO Read 2nd & Rerefer

 4/22/25 CO PH Only
(At request of 6/17/25 LUZ PH Substitute/Rerefer 6-0
applicant) 6/24/25 CO Substitute/Rerefer 16-0

Applicant: 8/12/25 CO PH Only
Cyndy Trimmer LUZ PH - 5/6/25, 5/20/25, 6/17/25 & 8/19/25, 9/3/25, 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 8/12/25
5. [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)
- OPEN PH** (Rezoning 2025-243)
CONT PH 4/8/25 CO Introduced: LUZ
10/7/25 4/15/25 LUZ Read 2nd & Rerefer

 4/22/25 CO Read 2nd & Rerefer
NO PD/PC 5/13/25 CO PH Addnt'l 5/27/25
REPORTS 5/27/25 CO PH Cont'd 6/10/25
 6/10/25 CO PH Cont'd 7/22/25
 7/22/25 CO PH Cont'd 8/12/25
 8/12/25 CO PH Cont'd 8/26/25
 8/26/25 CO PH Cont'd 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
Applicant: LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25, 9/16/25
Michael Herzberg 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, 8/12/25, 8/26/25, 9/9/25, 9/23/25
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6. [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)
- OPEN PH** 4/8/25 CO Introduced: LUZ
CONT PH 4/15/25 LUZ Read 2nd & Rerefer
10/7/25 4/22/25 CO Read 2nd & Rerefer
NO PD/PC 5/13/25 CO PH Addnt'l 5/27/25
REPORTS 5/27/25 CO PH Cont'd 6/10/25
 6/10/25 CO PH Cont'd 7/22/25
 7/22/25 CO PH Cont'd 8/12/25
 8/12/25 CO PH Cont'd 8/26/25
 8/26/25 CO PH Cont'd 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
 LUZ PH - 5/20/25, 6/3/25, 7/15/25, 8/5/25, 8/19/25, 9/3/25, 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25,
 6/10/25, 7/22/25, 8/12/25, 8/26/25, 9/9/25, 9/23/25
7. [2025-0448](#) ORD-MC re Industrial & Commercial 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 & Commercial Development; Prov for Codification Instructions (Reingold) (Introduced by CM White) (PD Amd/Apv) (PC Apv)
- OPEN PH** 6/10/25 CO Introduced: NCSPHS, TEU, LUZ
CONT PH 6/16/25 NCSPHS Read 2nd & Rerefer
10/7/25 6/17/25 TEU Read 2nd & Rerefer
 6/17/25 LUZ Read 2nd & Rerefer
 6/24/25 CO PH Read 2nd & Rerefer
(At request of 8/4/25 NCSPHS Approve 6-0
CM White) 8/5/25 TEU Amend/Approve 5-0
 8/5/25 LUZ PH Amend/Approve 7-0
 8/12/25 CO Amend/Rerefer 18-0
 9/9/25 CO PH Only
 LUZ PH: 8/5/25 & 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/24/25 & 9/9/25
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8. [2025-0449](#) 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)
OPEN PH 6/24/25 CO Introduced: LUZ
CONT PH 7/15/25 LUZ Read 2nd & Rerefer
10/7/25 7/22/25 CO Read 2nd & Rerefer
NO PD/PC 8/12/25 CO PH Only
REPORTS LUZ PH: 8/19/25, 9/3/25, 9/16/25
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/12/25
Leah Goryl
9. [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)
DEFER (Rezoning 2025-488)
(Previously 7/22/25 CO Introduced: LUZ
Continued to 8/5/25 LUZ Read 2nd & Rerefer
10/7/25) 8/12/25 CO Read 2nd & Rerefer
Applicant: 8/26/25 CO PH Addnt'l 9/9/25
Cyndy Trimmer 9/9/25 CO PH Cont'd 10/14/25
 LUZ PH: 9/3/25, 10/7/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25 & 10/14/25
10. [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) (Ex Parte: CM Salem)
DEFER (Small-Scale 2025-487)
(Previously 7/22/25 CO Introduced: LUZ
Continued to 8/5/25 LUZ Read 2nd & Rerefer
10/7/25) 8/12/25 CO Read 2nd & Rerefer
Applicant: 8/26/25 CO PH Addnt'l 9/9/25
Cyndy Trimmer 9/9/25 CO PH Cont'd 10/14/25
 LUZ PH: 9/3/25, 10/7/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 10/14/25
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11. [2025-0493](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045
Comp Plan at 1550, 1560, 1580, & 1610 Jake Rd, East of Yellow Bluff Rd -
OPEN PH (6.00± Acres) - RR to LDR - Donaldson Investments, LLC (R.E. #
CONT PH 106150-0900, 106150-0910, 106150-1010 & 106151-0001) (Appl #
10/7/25 L-6042-25C) (Dist. 2-Gay) (Shuler) (LUZ) (PD & PC Apv)

(At request of (Rezoning 2025-494)
applicant) 7/22/25 CO Introduced: LUZ
 8/5/25 LUZ Read 2nd & Rerefer
Applicant: 8/12/25 CO Read 2nd & Rerefer
Brian Small 8/26/25 CO PH Addnt'l 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
 LUZ PH: 9/3/25, 9/16/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 8/26/25, 9/9/25 & 9/23/25
12. [2025-0494](#) ORD-Q Rezoning at 15605 Yellow Bluff Rd & 1530, 1550, 1560, 1580, &
1610 Jake Rd, East of Yellow Bluff Rd - (19.40± Acres) - RR-Acre &
OPEN PH RLD-100A to RLD-50 - Donaldson Investments, LLC (R.E. # 106150-0900,
CONT PH 106150-0910, 106150-1010, 106151-0001 & 106151-0061 & 106150-1020
10/7/25 (Portion)) (Appl # L-6042-25C) (Dist. 2-Gay) (Corrigan) (LUZ) (N CPAC
 Deny) (PD & PC Apv)
(At request of (Small-Scale 2025-493)
applicant) 7/22/25 CO Introduced: LUZ
 8/5/25 LUZ Read 2nd & Rerefer
Applicant: 8/12/25 CO Read 2nd & Rerefer
Brian Small 8/26/25 CO PH Addnt'l 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
 LUZ PH: 9/3/25, 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 &
 9/23/25
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- 13.** [2025-0495](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 860 & 1000 Riverside Ave & 1049 May St, btwn Lomax St & Post St - (1.90± Acres) - RPI to CGC - CLL Land I, LLC (R.E. # 090198-0000, 090204-0010, & 090211-0000) (Appl # L-6041-25C) (Dist. 7-Peluso) (Hinton) (LUZ)
OPEN PH (Rezoning 2025-496)
CONT PH 7/22/25 CO Introduced: LUZ
10/7/25 8/5/25 LUZ Read 2nd & Rerefer
NO PD/PC 8/12/25 CO Read 2nd & Rerefer
REPORTS 8/26/25 CO PH Addnt'l 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
 LUZ PH: 9/3/25, 9/16/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 8/26/25, 9/9/25 & 9/23/25
- 14.** [2025-0496](#) ORD-Q Rezoning at 860 & 1000 Riverside Ave & 1049 May St, btwn Lomax St & Post St - (1.90± Acres) - PUD (2017-10-E) to PUD, to Permit Hotels & Motels, Commercial Uses & Multi-Family Dwellings, as Described in the 1000 Riverside PUD - CLL Land I, LLC (R.E. # 090198-0000, 090204-0010, & 090211-0000) (Appl # L-6041-25C) (Dist. 7-Peluso) (Corrigan) (LUZ)
OPEN PH (Small-Scale 2025-495)
CONT PH 7/22/25 CO Introduced: LUZ
10/7/25 8/5/25 LUZ Read 2nd & Rerefer
NO PD/PC 8/12/25 CO Read 2nd & Rerefer
REPORTS 8/26/25 CO PH Addnt'l 9/9/25
 9/9/25 CO PH Cont'd 9/23/25
 LUZ PH: 9/3/25, 9/16/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25, 9/9/25 & 9/23/25
- Applicant:**
Cyndy Trimmer

- 15.** [2025-0498](#) ORD-Q Rezoning at 14420 & 14444 Beach Blvd, btwn San Pablo Rd S & Eunice Rd - (23.00± Acres) - PUD (1988-442-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 Beach Boulevard/San Pablo Road PUD - Intercoastal Plaza, LLC (R.E. # 177033-0200 & 177032-1000) (Dist. 13-Diamond) (Abney) (LUZ) (PD & PC Amd/Apv)
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 Only
LUZ PH: 9/3/25, 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Conditions)**
- Applicant:**
Hayden Phillips

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

- 1. There shall only be one vehicle access to and from the Eunice Road and the Subject Property.**
- 2. The location and design of any proposed vehicle access is subject to review and approval of the Traffic Engineer and the COJ Development Services Division.**
- 3. The Developer shall be responsible for any pedestrian safety improvement along their frontage as may be recommended by Traffic Engineering and the Development Services Division.**

- 16.** [2025-0499](#) ORD-Q Rezoning at 10850 Harts Rd, btwn Dunn Ave & Turtle Creek Dr S - (2.05± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor or Truck Parking & Commercial Uses, as Described in the A Class CDL Driving School PUD - Y & T Express, Inc. (R.E. # 044147-0070) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Amd/Apv)
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 Only
LUZ PH: 9/3/25, 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Condition)**
- Applicant:**
Josh Cockrell

PLANNING COMMISSION CONDITION:

- 1. A minimum 8 foot tall 95% opaque fence shall be provided and maintained along the southern, eastern and western property boundaries screening the storage area for trucks and trailers.**

PLANNING DEPARTMENT CONDITION:

- 1. A minimum 6 foot tall 95% opaque fence shall be provided and maintained along the southern, eastern and western property boundaries screening the storage area for trucks and trailers.**

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- 17. [2025-0515](#)** ORD-Q Rezoning at 6210 & 6211 Pernecia St, btwn 118th St & Joy Dr S - (4.99± Acres) - RR-Acre to RLD-60 - Jacob Parker (R.E. # 097885-0010 & 097885-0020) (Dist. 14-Johnson) (Cox) (LUZ) (SW CPAC Deny) (PD & PC Apv) (Ex Parte: CMs Salem, Boylan)
EX-PARTE 7/22/25 CO Introduced: LUZ
OPEN PH 8/5/25 LUZ Read 2nd & Rerefer
CLOSE PH 8/12/25 CO Read 2nd & Rerefer
MOVE 8/26/25 CO PH Only
Applicant: LUZ PH: 9/3/25, 9/16/25
Jacob Parker Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25
- 18. [2025-0516](#)** ORD-Q Rezoning at 5868 Lenox Ave, btwn Laclede Ave & Delmar St - (0.76± Acres) - CO to CCG-1 - Blue Nile, LLC (R.E. # 011733-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (SW CPAC Deny)
OPEN PH 7/22/25 CO Introduced: LUZ
CONT PH 8/5/25 LUZ Read 2nd & Rerefer
10/7/25 8/12/25 CO Read 2nd & Rerefer
NO PD/PC 8/26/25 CO PH Only
REPORTS LUZ PH: 9/3/25, 9/16/25
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/26/25
Solomon Siyoum
- 19. [2025-0578](#)** ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 4672 Sunbeam Rd, btwn Shellie Rd & Abby Glen Cir - (1.07± Acres) - RPI to BP - 4672 Sunbeam, LLC (R.E. # 149028-0000) (Appl # L-6045-25C) (Dist. 5-J. Carlucci) (Shuler) (LUZ) (PD & PC Apv) (Rezoning 2025-579)
OPEN PH 8/12/25 CO Introduced: LUZ
CLOSE PH 8/19/25 LUZ Read 2nd & Rerefer
MOVE 8/26/25 CO Read 2nd & Rerefer
Applicant: 9/9/25 CO PH Addnt'l 9/23/25
Folks Huxford LUZ PH: 9/16/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25
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20. [2025-0579](#) ORD-Q Rezoning at 4672 Sunbeam Rd, btwn Shellie Rd & Abby Glen Cir - (1.07± Acres) - CRO to PUD, to Permit Office, Warehouse, & Light Manufacturing Uses - 4672 Sunbeam, LLC (R.E. # 149028-0000) (Appl # L-6045-25C) (Dist. 5-J. Carlucci) (Jamieson) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2025-578)
EX-PARTE 8/12/25 CO Introduced: LUZ
OPEN PH 8/19/25 LUZ Read 2nd & Rerefer
CLOSE PH 8/26/25 CO Read 2nd & Rerefer
AMEND 9/9/25 CO PH Addnt'l 9/23/25
MOVE LUZ PH: 9/16/25
(w/Condition) Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25
Applicant:
Folks Huxford

AMENDMENT:

1. Attaches a Revised Exhibit 3 (Revised Written Description dated August 20, 2025).

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITION:

1. The Subject Property shall provide the required vehicular use area frontage trees along Sunbeam Road, as required by Section 656.1215 of current Zoning Code.

21. [2025-0580](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 & 3640 Hemlock St, W of Lem Turner Rd - (3.99± Acres) - RR to MDR - William Houston Stephens, as the Trustee of the William Houston Stephens Revocable Trust, Dated 6/18/25 (R.E. # 019476-0010 & 019476-0020) (Appl # L-6056-25C) (Dist. 8-Gaffney, Jr.) (Fogg) (LUZ) (PD & PC Apv) (Rezoning 2025-581)
OPEN PH 8/12/25 CO Introduced: LUZ
CONT PH 8/19/25 LUZ Read 2nd & Rerefer
10/7/25 8/26/25 CO Read 2nd & Rerefer
(At request of 9/9/25 CO PH Addnt'l 9/23/25
applicant) LUZ PH: 9/16/25
Applicant: Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
Brian Small 9/9/25 & 9/23/25

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- 22.** [2025-0581](#) ORD-Q Rezoning at 0 & 3640 Hemlock St, W of Lem Turner Rd - (3.99± Acres) - RR-Acre to RMD-A - William Houston Stephens, as the Trustee of the William Houston Stephens Revocable Trust, Dated 6/18/25 (R.E. # 019476-0010 & 019476-0020) (Appl # L-6056-25C) (Dist. 8-Gaffney, Jr.) (Jamieson) (LUZ) (N CPAC Deny) (PD & PC Apv)
OPEN PH (Small-Scale 2025-580)
CONT PH 8/12/25 CO Introduced: LUZ
10/7/25 8/19/25 LUZ Read 2nd & Rerefer

 8/26/25 CO Read 2nd & Rerefer
(At request of 9/9/25 CO PH Addnt'l 9/23/25
applicant) LUZ PH: 9/16/25

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

 Applicant:
 Brian Small
- 23.** [2025-0582](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 2828 12th St W & 0 Wickwire St, btwn St. Claire St & Huron St - (0.78± Acre) - LDR to LI - Southeast Freight, Inc. (R.E. # 048485-0000 (Portion), 048489-0050 & 048489-0100) (Appl # L-5919-24C) (Dist. 9-Clark-Murray) (Fogg) (LUZ) (PD & PC Apv)
OPEN PH (Rezoning 2025-583)
CLOSE PH 8/12/25 CO Introduced: LUZ

 8/19/25 LUZ Read 2nd & Rerefer
MOVE 8/26/25 CO Read 2nd & Rerefer

 9/9/25 CO PH Addnt'l 9/23/25
Applicant: LUZ PH: 9/16/25
Michael Herzberg Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25
-

24. [2025-0583](#) ORD-Q Rezoning at 2828 12th St W & 0 Wickwire St, btwn St. Claire St & Huron St - (3.13± Acres) - RLD-60 & IL to PUD, to Permit a Commercial Office, Including Associated Parking, Storage, & Maintenance of Company Tractors & Trailers - Southeast Freight, Inc. (R.E. # 048485-0000, 048489-0050, 048489-0100, 048489-0150, 048489-0200, 048489-0250, 048489-0300, 048489-0350, & 048489-0400) (Appl # L-5919-24C) (Dist. 9-Clark-Murray) (Cox) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2025-582)
- EX-PARTE** 8/12/25 CO Introduced: LUZ
8/19/25 LUZ Read 2nd & Rerefer
- OPEN PH** 8/26/25 CO Read 2nd & Rerefer
- CLOSE PH** 9/9/25 CO PH Addnt'l 9/23/25
- AMEND** LUZ PH: 9/16/25
- MOVE** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25
- (w/Conditions)**
- Applicant:**
- Michael Herzberg**

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

1. Parking shall be provided per Part 6 of the Zoning Code, unless otherwise approved by the Development Services Division.
2. All landscaping except uncomplimentary land use buffers shall be provided per Part 12 of the Zoning Code, unless otherwise approved by the Development Services Division.
3. A curbed cement driveway apron from Huron Street shall be constructed and maintained consistent with profile provided in the City of Jacksonville Land Development Procedures Manual.
4. The business owner shall confine their operation to the interior limits of the Subject Property.

25. [2025-0584](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 Claire Ln, btwn Scott Mill Rd & San Jose Blvd - (2.60± Acres) - RPI to CGC - Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr. (R.E. # 156026-0225 (Portion)) (Appl # L-6046-25C) (Dist. 6-Boylan) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2025-585)
- OPEN PH** 8/12/25 CO Introduced: LUZ
- CLOSE PH** 8/19/25 LUZ Read 2nd & Rerefer
- MOVE** 8/26/25 CO Read 2nd & Rerefer
- Applicant:** 9/9/25 CO PH Addnt'l 9/23/25
- Cyndy Trimmer** LUZ PH: 9/16/25
- Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25

26. [2025-0585](#) ORD-Q Rezoning at 0 Claire Ln, btwn Scott Mill Rd & San Jose Blvd - (3.07± Acres) - PUD (1980-352-E) to PUD, to Permit Retail & Office Uses & Commercial Condominiums & Personal Property Storage - Southbelt Park, Ltd., IGS Diamond S Inc., & Irving G. Snyder, Jr. (R.E. # 156026-0225) (Appl # L-6046-25C) (Dist. 6-Boylan) (Cox) (LUZ) (PD & PC Amd/Apv) (Small-Scale 2025-584)
EX-PARTE
OPEN PH
CLOSE PH
AMEND 8/12/25 CO Introduced: LUZ
MOVE 8/19/25 LUZ Read 2nd & Rerefer
(w/Conditions) 8/26/25 CO Read 2nd & Rerefer
 9/9/25 CO PH Addnt'l 9/23/25
Applicant: LUZ PH: 9/16/25
Cyndy Trimmer Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25

PLANNING DEPARTMENT & PLANNING COMMISSION CONDITIONS:

- 1. Veterinarians are prohibited.**
- 2. Unless waived by the Chief of Traffic Engineering or his or her designee, 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 his or her designee), and the Chief of Traffic Engineering (or his or her designee). The Subject Property shall be developed in accordance with the study.**

27. [2025-0586](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - (21.78± Acres & 12.7± Acres for Total 34.48± Acres) - MDR to CGC & MDR to CSV - RMFM RE, LLC (R.E. # 007485-0000 (Portion) & 007515-0000) (Appl # L-6034-25C) (Dist. 9-Clark-Murray) (Shuler) (LUZ) (PD & PC Apv) (Companion 2025-587 & 2025-588)
OPEN PH
CLOSE PH
MOVE 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 Addnt'l 9/23/25
Applicant: LUZ PH: 9/16/25
John Wallace Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/9/25 & 9/23/25

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- 28.** [2025-0587](#) ORD-Q Rezoning (34.48± Acre) at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - (21.78± Acres & 12.7± Acres for Total 34.48± Acres) - RMD-D to CCG-2 & RMD-D to CSV - RMFM RE, LLC (R.E. # 007485-0000 (Portion) & 007515-0000) (Appl # L-6034-25C) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (NW CPAC Deny) (PD & PC Apv) (Companion 2025-586 & 2025-588)
- EX-PARTE** 8/12/25 CO Introduced: LUZ
- OPEN PH** 8/19/25 LUZ Read 2nd & Rerefer
- CLOSE PH** 8/26/25 CO Read 2nd & Rerefer
- MOVE** 9/9/25 CO PH Addnt'l 9/23/25
- Applicant:** LUZ PH: 9/16/25
- John Wallace** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25
-
- 29.** [2025-0588](#) ORD-Q Apv Zoning Exception (Appl E-25-35) at 7046 & 7059 Ramona Blvd, btwn I-295 & Faith Memorial Dr - RMFM RE, LLC - Req an Automobile Storage Yard, in CCG-2 (R.E. # 007485-0000 (Portion) & 007515-0000) (Dist. 9-Clark-Murray) (Jamieson) (LUZ) (NW CPAC Deny) (PD & PC Apv) (Companion 2025-586 & 2025-587)
- EX-PARTE** 8/12/25 CO Introduced: LUZ
- OPEN PH** 8/19/25 LUZ Read 2nd & Rerefer
- CLOSE PH** 8/26/25 CO Read 2nd & Rerefer
- MOVE** 9/9/25 CO PH Addnt'l 9/23/25
- Applicant:** LUZ PH: 9/16/25
- John Wallace** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25 & 9/23/25
-

- 31. [2025-0590](#)**
OPEN PH
CONT PH
10/7/25

NO PD/PC
REPORTS

Applicant:
Cyndy Trimmer
- ORD-Q Rezoning at 0 Yellow Bluff Rd & 2726 Starratt Rd, at the SW Corner of the Intersection of Yellow Bluff Rd & Starratt Rd - (9.66± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings & Duplex Dwellings - Michael L. Mari, as Trustee of the Marilyn W. Mari Living Trust, Dated 11/29/07 (R.E. # 106168-0040 & 106168-0000) (Dist. 2-Gay) (Nagbe) (LUZ) (N CPAC Deny) (Ex-Parte: CMs Salem, Boylan)
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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 32. [2025-0591](#)**
EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Josh Cockrell
- ORD-Q Rezoning at 9590 Atlantic Blvd & 0 Mary Susan Dr, btwn Beacon Point Dr & Live Oak Dr - (2.30± Acres) - CCG-1 to CCG-2 - MNR Properties Jax, LLC (R.E. # 123041-0610, 123027-0450 & 123027-0400) (Dist. 4-Carrico) (Corrigan) (LUZ) (PD & PC Apv)
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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 33. [2025-0592](#)**
OPEN PH
CONT PH
10/7/25

(At request of
CM Gaffney, Jr.)

Applicant:
Mary Van Cleve
Miller
- 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) (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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

- 34.** [2025-0593](#)
OPEN PH
CONT PH
10/7/25
- (At request of
CM Gaffney, Jr.)
- Applicant:**
Mary Van Cleve
Miller
- 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)
(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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 35.** [2025-0594](#)
OPEN PH
CONT PH
10/7/25
- (At request of
CM Gaffney, Jr.)
- Applicant:**
Mary Van Cleve
Miller
- 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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 36.** [2025-0595](#)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
- Applicant:**
Kyle Davis
- ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-09) at 0 Philips Hwy, btwn I-95 & Mussells Acres Rd - Mariluz Lee - Req to Reduce the Min Rd Frontage Requirements from 35 ft to 0 ft in CCG-1 (R.E. # 155549-0505) (Dist. 11-Arias) (Nagbe) (LUZ) (PD Apv)
(Companion 2025-596)
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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

- 37.** [2025-0596](#)
EX-PARTE

OPEN PH
CLOSE PH

MOVE

Applicant:
Kyle Davis
- ORD-Q Granting Administrative Deviation (Appl AD-25-45) at 0 Philips Hwy, btwn I-95 & Mussells Acres Rd - Mariluz Lee - Req to 1) Reduce the Rear Required Yard from 10 ft to 0 ft; 2) Reduce the Min No. of Off-St Parking Spaces from 17 to 4; 3) Reduce the No. of Terminal Island Trees from 1 Terminal Island Tree Required to 0 Terminal Island Trees; 4) Reduce the Perimeter Landscape Buffer Area btwn Vehicle Use Area & Abutting Property from 5 ft Min Width Required Along the N, E & S Boundaries to 0 ft; & 5) Increase the Max Width of the Driveway Access from Keskin Ave from 24 ft Required to 44 ft, in CCG-1 (R.E. # 155549-0505) (Dist. 11-Arias) (Nagbe) (LUZ) (PD Apv)
(Companion 2025-595)
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
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 38.** [2025-0623](#)
DEFER
(PH Next Cycle
10/7/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 425 & 431 Stockton St, btwn Edison Ave & Lewis St - (0.45± Acre) - MDR to CGC - Florida Land Holders, LLC as Trustee of 425 Stockton Street Land Trust & 431 Stockton Street Land Trust (R.E. # 055840-0000 & 055841-0000) (Appl # L-6049-25C) (Dist. 7-Peluso) (Anderson) (LUZ)
(Rezoning 2025-624)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25

- 39.** [2025-0624](#)
DEFER
(PH Next Cycle
10/7/25)
- ORD-Q Rezoning at 425 & 431 Stockton St, btwn Edison Ave & Lewis St - (0.45± Acre) - RMD-A to PUD, to Generally Permit Commercial & Warehouse Uses, as Described in the 425-431 Stockton St PUD - Florida Land Holders, LLC as Trustee of 425 Stockton Street Land Trust & 431 Stockton Street Land Trust (R.E. # 055840-0000 & 055841-0000) (Appl # L-6049-25C) (Dist. 7-Peluso) (Corrigan) (LUZ)
(Small-Scale 2025-623)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25
- 40.** [2025-0625](#)
DEFER
(PH Next Cycle
10/7/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan by Changing the Future Land Use Designation at 0 Springrove St, at the NW Corner of Springrove St & 26th St W - (2.05± Acres) - LDR to LI - Habitat for Humanity of Jacksonville, Inc. (R.E. # 084371-0000) (Appl # L-6053-25C) (Dist. 10-Pittman) (Fogg) (LUZ)
(Rezoning 2025-626)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25
- 41.** [2025-0626](#)
DEFER
(PH Next Cycle
10/7/25)
- ORD-Q Rezoning at 0 Springrove St, at the NW Corner of Springrove St & 26th St W - (2.05± Acres) - RLD-60 to PUD, to Permit Light Industrial Uses as Described in the Springrove PUD - Habitat for Humanity of Jacksonville, Inc. (R.E. # 084371-0000) (Appl # L-6053-25C) (Dist. 10-Pittman) (Abney) (LUZ)
(Small-Scale 2025-625)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25

- 42.** [2025-0627](#)
DEFER
(PH Next Cycle
10/7/25)
- 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)
(Rezoning 2025-628)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 9/23/25 & 10/14/25
- 43.** [2025-0628](#)
DEFER
(PH Next Cycle
10/7/25)
- 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)
(Small-Scale 2025-627)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25 & 10/14/25
- 44.** [2025-0629](#)
DEFER
(PH Next Cycle
10/7/25)
- ORD-Q Rezoning at 0 Wakefield Ave, btwn 63rd St E & Bloxham Ave - (0.1± Acre) - CCG-1 to CRO - Hajrudin Mesic, as the Trustee of the Hajrudin Mesic Revocable Trust (R.E. # 033897-0110) (Dist. 10-Pittman) (Cox) (LUZ)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

- 45.** [2025-0630](#)
DEFER
(PH Next Cycle
10/7/25)
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)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
- 46.** [2025-0631](#)
DEFER
(PH Next Cycle
10/7/25)
ORD-Q Rezoning at 0 Woodley Rd, btwn Old Kings Rd & New Kings Rd - (1.5± Acres) - IBP to IL - Grover Cheshire, III (R.E. # 002519-0030) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO Read 2nd & Rerefer
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
- 47.** [2025-0632](#)
EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
(w/Condition)

Applicants:
Carter Angel
Christopher Stafford
ORD-Q Apv Zoning Exception (Appl E-25-36) at 9382 Arlington Expwy, btwn Southside Blvd & Atlantic Blvd - Blue Reef Group, 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 Thirteenth Floor Entertainment Group, LLC, d/b/a 13FEG Jacksonville Holdings, LLC, in CCG-1 (R.E. # 123031-0000) (Dist. 1-Amaro) (Mehta) (LUZ) (PD Amd/Apv)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO PH Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25

PLANNING DEPARTMENT CONDITION:

1. The Zoning Exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-25-08) pursuant to Section 656.133 of the zoning Code, is issued for the subject property.

48. [2025-0633](#) ORD-Q Apv Zoning Exception (Appl E-25-37) at 947 Edgewood Ave S, at the Intersection of Edgewood Ave S & Post St - Glocal Lee, LLC - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Shepherds Mary's, LLC, in CCG-1 (R.E. # 061377-0000) (Dist. 7-Peluso) (Abney) (LUZ) (PD Amd/Apv)
EX-PARTE 8/26/25 CO Introduced: LUZ
OPEN PH 9/3/25 LUZ Read 2nd & Rerefer
CLOSE PH 9/9/25 CO PH Read 2nd & Rerefer
AMEND LUZ PH: 9/16/25
MOVE Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
(w/Condition)
Applicant:
Brandon Stanko

PLANNING DEPARTMENT CONDITION:

1. The Zoning Exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance Requirements for Liquor License Location (WLD-25-09) pursuant to Section 656.133 of the zoning Code, is issued for the subject property.

49. [2025-0634](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-10) at 0 Collins Rd, btwn Cholo Trl & Westport Rd - Herbert Tatham - Req to Reduce the Min Rd Frontage Requirements from 80 ft to 30 ft in RR-Acre (R.E. # 016449-0010) (Dist. 14-Johnson) (Nagbe) (LUZ) (PD Apv)
EX-PARTE 8/26/25 CO Introduced: LUZ
OPEN PH 9/3/25 LUZ Read 2nd & Rerefer
CLOSE PH 9/9/25 CO PH Read 2nd & Rerefer
MOVE LUZ PH: 9/16/25
Applicant:
Barbara Erzinger

50. [2025-0635](#) ORD-Q Apv the Waiver of Min Required Rd Frontage (Appl WRF-25-11) at 6152 Catoma St, btwn 110th St & 118th St - Vera Kroening - Req to Reduce the Min Rd Frontage Requirements from 160 ft to 0 ft for 2 Dwellings in RR-Acre (R.E. # 103378-0050) (Dist. 14-Johnson) (Nagbe) (LUZ) (PD Apv)
EX-PARTE 8/26/25 CO Introduced: LUZ
OPEN PH 9/3/25 LUZ Read 2nd & Rerefer
CLOSE PH 9/9/25 CO PH Read 2nd & Rerefer
MOVE LUZ PH: 9/16/25
Applicant:
Barbara Erzinger

- 51. [2025-0636](#)**
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Patrick Joyce
- ORD-Q Apv Sign Waiver (Appl SW-25-03) at 3603 Blanding Blvd, at the SE Corner of Wilson Blvd & Blanding Blvd - Howard Acree, Jr. - Req to Reduce the Min Setback from 10 ft to 6 ft in CCG-1 (R.E. # 102902-0000) (Dist. 9-Clark-Murray) (Corrigan) (LUZ) (PD Apv)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO PH Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 52. [2025-0637](#)**
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Chuck Knight
- ORD-Q Apv Sign Waiver (Appl SW-25-04) at 2416 Dunn Ave, btwn Pine Estates Rd W & Pine Estates Rd E - 2416 Dunn Ave Holdings, LLC - Req to Reduce the Min Setback from 10 ft to 1 ft in CCG-1 (R.E. # 020530-0000) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD Apv)
8/26/25 CO Introduced: LUZ
9/3/25 LUZ Read 2nd & Rerefer
9/9/25 CO PH Read 2nd & Rerefer
LUZ PH: 9/16/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/9/25
- 53. [2025-0673](#)**
2ND READING
- ORD-Q Rezoning at 0 & 4920 San Pablo Rd S, at the SW Corner of the Intersection Between J. Turner Butler Blvd & San Pablo Road S - (29.77± Acres) - CO to PUD, to Permit Multi-Family Dwellings, Restaurants, Offices & Commercial Uses; as Described in the San Pablo Mixed-Use PUD - SP 1776, LLC (R.E. # 167766-0500 & 167766-0400) (Dist. 3-Lahnen) (Abney) (LUZ)
9/9/25 CO Introduced: LUZ
LUZ PH: 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
- 54. [2025-0674](#)**
2ND READING
- 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
LUZ PH: 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25

- 55. [2025-0675](#)**
2ND READING
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
LUZ PH: 10/21/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 10/14/25
- 56. [2025-0676](#)**
2ND READING
ORD-Q Apv Zoning Exception (Appl E-25-39) at 1571 University Blvd W, at the NE Corner of the Intersection of San Jose Blvd & University Blvd W - General Property Support, Inc., as Trustee of Lakewood North Land Trust - Req an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer & Wine for On-Premises Consumption, for Briseno Associates, LLC d/b/a Mr. Gordo's Tacos & Cantina, in CCG-1 (R.E. # 146418-0500 (Portion)) (Dist. 5-J. Carlucci) (Abney) (LUZ)
9/9/25 CO Introduced: LUZ
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
- 57. [2025-0677](#)**
2ND READING
ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-12) at 6864 East Alvin Rd - Byrobert Ordonio - Req to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 015510-0010) (Dist. 14-Johnson) (Mehta) (LUZ)
9/9/25 CO Introduced: LUZ
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
- 58. [2025-0678](#)**
2ND READING
ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-13) at 2917 Algonquin Ave, btwn Baltic St & Verona Ave - David P. & Katherine C. Hagar, as Trustees of the Hagar Trust, a Revocable Living Trust - Req to Reduce the Min Road Frontage Requirements from 72 ft to 50 ft in RLD-90 (R.E. # 101798-0000) (Dist. 7-Peluso) (Corrigan) (LUZ)
(Companion 2025-679)
9/9/25 CO Introduced: LUZ
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25

- 59.** [2025-0679](#) ORD-Q Granting Administrative Deviation (Appl AD-25-57) at 2917 Algonquin Ave, btwn Baltic St & Verona Ave - David P. & Katherine C. Hagar, as Trustees of the Hagar Trust, a Revocable Living Trust - Req to 1) Reduce the Required Min Lot Area from 9,900 sq ft to 7,500 sq ft, 2) Reduce the Side Yard Setback for an Accessory Dwelling Unit from 5 ft to 4 ft, & 3) Reduce the Rear Yard Setback for an Accessory Dwelling Unit from 10 ft to 7 ft, in RLD-90 (R.E. # 101798-0000) (Dist. 7-Peluso) (Corrigan) (LUZ) (Companion 2025-678)
9/9/25 CO Introduced: LUZ
LUZ PH: 10/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/23/25
- AMEND**
REREFER
- Applicant:**
Cyndy Trimmer

AMENDMENT:

- 1. Reduce the required lot width from 90 feet to 50 feet**

NOTE: The next regular meeting will be held Tuesday, October 7, 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.