

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda - Revised Marked

Tuesday, March 4, 2025

5:00 PM

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

Land Use & Zoning Committee

Kevin Carrico, Chair
Raul Arias, Vice Chair
Ken Amaro
Joe Carlucci
Rory Diamond
Reggie Gaffney, Jr.
Rahman Johnson

Legislative Assistant: Steven Libby
Legislative Assistant: Rebecca Bolton
Council Research: Colleen Hampsey
Office of General Counsel: Dylan Reingold, Deputy GC
Planning Dept.: Helena Parola
Planning Dept.: Erin Abney

Meeting Convened:

Meeting Adjourned:

Attendance:

Item/File No.	Title History
<p>1. 2024-0535 OPEN PH CONT PH 3/18/25</p> <p>NO PD/PC REPORTS</p> <p>Applicant: Paul Harden</p>	<p>ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd & Finch Ave - (2.6± Acres) - CCG-2 to PUD, to Permit Commercial Uses, as Described in the New Kings Road PUD - And Property, LLC (R.E. # 039967-0000) (Dist. 10-Pittman) (Cox) (LUZ) 7/23/24 CO Introduced: LUZ 8/6/24 LUZ Read 2nd & Rerefer 8/13/24 CO Read 2nd & Rerefer 8/27/24 CO PH Only</p> <p>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 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24</p>
<p>2. 2024-0539 DEFER</p> <p>(Previously continued to 6/17/25)</p> <p>Applicant: Emily Pierce</p>	<p>ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson) 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</p> <p>LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/23/25, 2/4/25, 2/19/25, 6/17/25 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24</p>

3. [2024-0611](#)
DEFER
 (Previously continued to 3/18/25)
 Applicant: Cyndy Trimmer
- ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
 8/13/24 CO Introduced: LUZ
 8/20/24 LUZ Read 2nd & Rerefer
 8/27/24 CO Read 2nd & Rerefer
 9/10/24 CO PH Cont'd 9/24/24
 9/24/24 CO PH Cont'd 10/22/24
 10/22/24 CO PH Cont'd 11/12/24
 11/12/24 CO PH Cont'd 1/28/25
 1/28/25 CO PH Cont'd 2/25/25
 2/25/25 CO PH Cont'd 3/11/25
 LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25, 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25, 2/25/25, 3/11/25
4. [2024-0851](#)
OPEN PH
CONT PH
 3/18/25
 (At request of CM Gay)
- ORD-MC Estab the Northeast Development Review Board; Identifying Legislative Purpose & Intent; Amend Sec 30.204 (Functions), Pt 2 (Planning Commission), Ch 30 (Planning & Development Department), Ord Code, to Provide that the Northeast Dev Review Brd Shall Review & Provide a Recommendation to the City Council Re Certain Rezoning Applications within the Northeast Development Area; Creating a New Pt 9 (Northeast Development Review Board), Ch 30 (Planning & Development Department), Ord Code, to Estab the Northeast Dev Review Brd...(Teal) (Introduced by CM Gay) (PD & PC Deny)
 10/22/24 CO Introduced: NCSPHS, R, LUZ
 11/4/24 NCSPHS Read 2nd & Rerefer
 11/4/24 R Read 2nd & Rerefer
 11/6/24 LUZ Read 2nd & Rerefer
 11/12/24 CO PH Read 2nd & Rerefer
 1/21/25 NCSPHS Amend/Approve 0-7 (Fail)
 LUZ PH - 1/7/25, 1/23/25, 2/4/25, 2/19/25, 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

5. [2024-0868](#) ORD Apv the Proposed 2024B Series Text Amendment to the FLUE of the 2045 Comp Plan of the City to Amend the Operative Provisions & the Low Density Residential (LDR) & Medium Density Residential (MDR) Categories Relating to Duplexes, Tri-plexes & Quad-plexes & Density in the Missing Middle & Adopting the Missing Middle Overlay Map, for Transmittal to the State of FL's Various Agencies for Review; Waiving the Requirements of Sec 650.405 (Planning Commission Advisory Recommendation & Public Hearing), Pt 4 (Amendments to the Comprehensive Plan), Ch 650 (Comprehensive Planning for Future Development), Ord Code, That the Planning Commission Hold a Public Hearing & Make a Recommendation to the City Council re This Legislation Prior to the Council Committee of Reference Reporting Its Recommendation to the City Council; Providing a Disclaimer That the Amdt Transmitted Herein Shall Not Be Construed as an Exemption From Any Other Applicable Laws (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (PD Amd/Apv)
11/12/24 CO Introduced: LUZ
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
1/14/25 CO PH Cont'd 2/11/25
2/11/25 CO PH Cont'd 3/11/25
LUZ PH - 1/7/25, 2/4/25, 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 12/10/24 & 1/14/25, 2/11/25, 3/11/25
- OPEN PH**
CONT PH
3/18/25
- (At request of**
CM Diamond)

6. [2024-0869](#)
DEFER
 (Previously continued to 4/1/25)
- ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), 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 Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land), Subpt C (Procedures for Rezoning & Amendments to the Zoning Code), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, That the PC Review & Prov an Advisory Recommendation to the City Council re This Legislation; Prov for Codification Instructions (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (PD Amd/Apv)
 11/12/24 CO Introduced: R, LUZ
 11/18/24 R Read 2nd & Rerefer
 11/19/24 LUZ Read 2nd & Rerefer
 11/26/24 CO Read 2nd & Rerefer
 12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
 1/14/25 CO PH Cont'd 4/8/25
 LUZ PH - 1/7/25, 4/1/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25, 4/8/25
7. [2024-0922](#)
EX-PARTE
OPEN PH
CLOSE PH
AMEND
MOVE
- ORD-Q Rezoning at 0 Townsend Blvd, at the SW Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (3.3± Acres) - CO & RLD-60 to RMD-B - Townsend Road, LLC (R.E. # 111359-0000) (Dist. 1-Amaro) (Nagbe) (LUZ) (PD & PC Apv) (Ex Parte: CM Salem)
 11/26/24 CO Introduced: LUZ
 12/3/24 LUZ Read 2nd & Rerefer
 12/10/24 CO Read 2nd & Rerefer
 1/14/25 CO PH Only
 LUZ PH - 1/23/25, 2/19/25, 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25
- Applicant:**
Folks Huxford
- AMENDMENT:**
 1. Changes the rezoning from CO & RLD-60 to RMD-B to CO & RLD-60 to RMD-A.

8. [2024-0980](#) ORD-Q Rezoning at 6210 & 6211 Pernecia St, btwn 118th St & Joy Dr S - (4.86± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Fishing Creek Properties PUD - Jacob Parker (R.E. # 097885-0010 & 097885-0020) (Dist. 14-Johnson) (Hetzl) (LUZ) (SW CPAC Deny) (PD Amd/Apv) (PC Deny) (Ex Parte: CM Johnson)
EX-PARTE
OPEN PH
CLOSE PH
AMEND
MOVE
(w/Conditions)
(Conflicting Recommendations)
- 12/10/24 CO Introduced: LUZ
1/7/25 LUZ Read 2nd & Rerefer
1/14/25 CO Read 2nd & Rerefer
1/28/25 CO PH Only
LUZ PH - 2/4/25, 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

Applicant:
Jacob Parker

PLANNING DEPARTMENT CONDITIONS:

1. Each dwelling shall be oriented on the lot so that its long axis is parallel with the street or internal drive aisle if the development is not subdivided and plated.
2. Each dwelling shall be placed on a subdivided lot or designated manufactured home space that meets the minimum lot width of 50 feet and lot area of 5,000 square feet.

9. [2025-0005](#) ORD-Q Rezoning at 7535 Fort Caroline Rd, btwn Townsend Blvd & Allenby Dr - (11.38± Acres) - RLD-90 to PUD, to Permit a Max of 69 Townhomes, as Described in the Fort Caroline Townhomes PUD - Fort Caroline Christian Church, Inc. (R.E. # 109044-0290) (Dist. 1-Amaro) (Lewis) (LUZ) (PD Apv) (PC Amd/Apv) (Ex Parte: CM Salem)
EX-PARTE
OPEN PH
CLOSE PH
AMEND
MOVE
(w/Condition)
Applicant:
Cyndy Trimmer
- 1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
2/11/25 CO PH Only
LUZ PH - 2/19/25, 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

PLANNING COMMISSION CONDITION:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

10. [2025-0006](#) ORD-Q Rezoning at 0 & 8691 Commonwealth Ave, 0 & 8600 Stocks Rd, btwn Bulls Bay Hwy & Jones Rd - (124.43± Acres) - AGR & RR-Acre to PUD, to Generally Permit Single Family Dwellings, as Described in the Commonwealth PUD - Georgia Lynn Hodges, Alan Barry Grosse & Douglas Brian Grosse, as Tenants in Common & as Trustees of the George R. Grosse Family Trust & Georgia Lynn Hodges (R.E. # 004737-0000, 004623-0000, 004548-0000, 004549-0010 & 004868-0010) (Dist. 12-White) (Corrigan) (LUZ) (PD/PC Amd/Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- (w/Conditions)**
- Applicant:**
- Cyndy Trimmer**
- 1/14/25 CO Introduced: LUZ
 1/23/25 LUZ Read 2nd & Rerefer
 1/28/25 CO Read 2nd & Rerefer
 2/11/25 CO PH Only
 LUZ PH - 2/19/25, 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated February 20, 2025).
2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated February 20, 2025).

CONDITIONS:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
2. The “Emergency Access” depicted on the site plan, if allowed, shall not be dedicated to the City of Jacksonville. Appropriate signage and/or pavement marking shall be used to identify this as an emergency access.

11. [2025-0053](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 11915 New Kings Rd, btwn Woodley Rd & Dunn Ave - (3.61± Acres) - CGC to LI - M. Gay Constructors, Inc. (R.E. # 003820-0125) (Appl # L-6006-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ) (PD & PC Apv)
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**
- Steve Diebenow**
- (Rezoning 2025-54)
 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
 2/11/25 CO Read 2nd & Rerefer
 2/25/25 CO PH Addnt'l 3/11/25
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

- 12.** [2025-0054](#) ORD-Q Rezoning at 0, 11863, 11915 New Kings Rd, btwn Woodley Rd & Dunn Ave - (14.38± Acres) - CCG-1 & PUD (2004-1090) to IL - M. Gay Constructors, Inc. (R.E. # 003820-0120, 002584-0010 & 003820-0125) (Appl # L-6006-24C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH (Small-Scale 2025-53)
MOVE 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
Applicant: 2/11/25 CO Read 2nd & Rerefer
Steve Diebenow 2/25/25 CO PH Addnt'l 3/11/25
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
- 13.** [2025-0055](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 27th St E, at the NW Corner of 27th St E & Buckman St - (0.11± Acres) - NC to LDR - Farrad Murphy & Rosalyn Gilbert (R.E. # 132535-0010) (Appl # L-6007-24C) (Dist. 10-Pittman) (Shuler) (LUZ) (PD & PC Apv)
OPEN PH
CLOSE PH (Rezoning 2025-56)
MOVE 1/28/25 CO Introduced: LUZ
Applicant: 2/4/25 LUZ Read 2nd & Rerefer
Rosalyn Gilbert 2/11/25 CO Read 2nd & Rerefer
 2/25/25 CO PH Addnt'l 3/11/25
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25
- 14.** [2025-0056](#) ORD-Q Rezoning at 0 27th St E, at the NW Corner of 27th St E & Buckman St - (0.11± Acres) - CN to RLD-60 - Farrad Murphy & Rosalyn Gilbert (R.E. # 132535-0010) (Appl # L-6007-24C) (Dist. 10-Pittman) (Abney) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH (Small-Scale 2025-55)
MOVE 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
Applicant: 2/11/25 CO Read 2nd & Rerefer
Rosalyn Gilbert 2/25/25 CO PH Addnt'l 3/11/25
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

15. [2025-0057](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 8265 Garden St, btwn Helmsley Blvd & Messer Rd - (3.15± Acres) - AGR to LDR - Randall Hamel & Madeline Combs-Hamel (R.E. # 002839-0020) (Appl # L-5991-24C) (Dist. 12-White) (Anderson) (LUZ) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
(Rezoning 2025-58)
Applicant: 1/28/25 CO Introduced: LUZ
Randall Hamel 2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
2/25/25 CO PH Addnt'l 3/11/25
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25
16. [2025-0058](#) ORD-Q Rezoning at 8265 Garden St, btwn Helmsley Blvd & Messer Rd - (3.15± Acres) - AGR to RLD-100A - Randall Hamel & Madeline Combs-Hamel (R.E. # 002839-0020) (Appl # L-5991-24C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv)
EX-PARTE
OPEN PH
CLOSE PH
(Small-Scale 2025-57)
MOVE 1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
Applicant: 2/25/25 CO PH Addnt'l 3/11/25
Randall Hamel LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
17. [2025-0059](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - LDR to MDR - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Read) (LUZ) (PD & PC Apv)
OPEN PH
CLOSE PH
MOVE
(Rezoning 2025-60)
Applicant: 1/28/25 CO Introduced: LUZ
Rebecca Davis 2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
2/25/25 CO PH Addnt'l 3/11/25
LUZ PH - 3/4/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

- 18.** [2025-0060](#) ORD-Q Rezoning at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - RLD-60 to RMD-B - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv) (Small-Scale 2025-59)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:** 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
 2/11/25 CO Read 2nd & Rerefer
Rebecca Davis 2/25/25 CO PH Addnt'l 3/11/25
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

19. [2025-0061](#) ORD-Q Rezoning at 0, 12511, 12515, 12523 & 12529 Aladdin Rd & 0 Julington Creek Rd, btwn Aladdin Rd, Tar Kiln Rd, Shady Creek Dr & Julington Creek Rd - (29.40± Acres) - RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the Aladdin Road PUD - Nanette J. Roccapriore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapriore & Robert A. Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston, Nanette J. Roccapriore, Individually, Kara Rock, Nashea Powell & Linda Powell (R.E. # 158204-1000 (Portion), 158204-0000 (Portion), 158204-0020, 158204-0030, 158195-0000 & 158194-0040) (Dist. 6-Boylan) (Lewis) (LUZ) (SE CPAC Deny) (PD & PC Amd/Apv)
EX-PARTE 1/28/25 CO Introduced: LUZ
OPEN PH 2/4/25 LUZ Read 2nd & Rerefer
CLOSE PH 2/11/25 CO Read 2nd & Rerefer
AMEND 2/25/25 CO PH Only
MOVE LUZ PH - 3/4/25
(w/Conditions) Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25
- Applicant:**
Hayden Phillips

AMENDMENT:

1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated February 18, 2025).
2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated February 12, 2025).
3. Updates the listed owners.

PLANNING COMMISSION CONDITIONS:

1. Section IV.L. (Sidewalks, Trails and Bikeways) of the Written Description provides that “no pedestrian access will be required or provided to Parcel B” as depicted on the Site Plan. However, if Parcel B is subdivided in the future with a new roadway, sidewalks will be required per Section 654.133, Ordinance Code.
2. If the entry road is a private road and gated, a public turnaround shall be provided prior to the gate.
3. If the entry road is a private road and gated, a queuing analysis shall be provided showing that the vehicles queuing at the gate will never extend to the through lane of Aladdin Road.

PLANNING DEPARTMENT CONDITIONS:

1. The centerline of the proposed entry road shall align with the centerline of Urbano Way.
2. Section IV.L. (Sidewalks, Trails and Bikeways) of the Written Description provides that “no pedestrian access will be required or provided to Parcel B” as depicted on the Site Plan. However, if Parcel B is subdivided in the future with a new roadway, sidewalks will be required per Section 654.133, Ordinance Code.
3. If the entry road is a private road and gated, a public turnaround shall be provided prior to the gate.
4. If the entry road is a private road and gated, a queuing analysis shall be provided showing that the vehicles queuing at the gate will never extend to the through lane of Aladdin Road.

20. [2025-0062](#) ORD-Q Rezoning at 0 Julington Creek & 12515 Aladdin Rd, btwn Aladdin Rd, Tar Kiln Rd, Shady Creek Dr & Julington Creek Rd - (15.8± Acres) - RR-Acre to CSV - Nanette J. Roccapriore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapriore & Robert A. Roccapriore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston & Nanette J. Roccapriore (R.E. # 158204-0000 (Portion) & 158204-1000 (Portion)) (Dist. 6-Boylan) (Cox) (LUZ) (PD & PC Apv)

EX-PARTE

OPEN PH

CLOSE PH

AMEND

MOVE

Applicant:

Hayden Phillips

1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
 2/11/25 CO Read 2nd & Rerefer
 2/25/25 CO PH Only
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

AMENDMENT:

1. Updates the listed owners.

21. [2025-0074](#)
OPEN PH
CONT PH
3/18/25
- ORD-MC Amend Various Secs of Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise Requirements for Drive-In & Drive Through Facilities as a Use Permissible by Exception in the Brooklyn, Northcore, Central Core, Sports & Entertainment, & Working Waterfront Dists (Hartung) (Introduced by CM White) (PD & PC Amd/Apv) (DIA & DDRB Apv)
1/28/25 CO Introduced: NCSPHS, R, LUZ
2/3/25 NCSPHS Read 2nd & Rerefer
2/3/25 R Read 2nd & Rerefer
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
2/25/25 CO PH Addnt'l 3/11/25
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
22. [2025-0083](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 11567 & 11585 Atlantic Blvd N., btwn Abess Rd Extension & Marketplace Dr - (11.98± Acres) - RPI to CGC - Property Management Support, Inc. As Trustee of Atlantic North Land Trust (Portions of R.E. # 167445-0215 & 167445-0194 & R.E. # 167445-0196) (Appl # L-5997-24C) (Dist. 2-Gay) (Shuler) (LUZ)
(Rezoning 2025-84)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/11/25 & 3/25/25
23. [2025-0084](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD-Q Rezoning at 0 Atlantic Blvd N., btwn Abess Rd Extension & Marketplace Dr - (1.77± Acres) - PUD (2018-701-E) to PUD, to Permit Outdoor Storage of New Vehicles for Sale, as Described in the Kernan West Auto Park PUD - Property Management Support, Inc. As Trustee of Atlantic North Land Trust (R.E. # 167445-0215(Portion)) (Appl # L-5997-24C) (Dist. 2-Gay) (Hetzl) (LUZ)
(Small-Scale 2025-83)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

- 24.** [2025-0085](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7900 Arlington Expy, btwn Arlington Rd N. & Century St - (2.04± Acres) - CGC to HDR - 8000 Realco, LLC - (R.E. # 142483-0040) (Appl # L-5990-24C) (Dist. 1-Amaro) (Roberts) (LUZ) (Rezoning 2025-86)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/11/25 & 3/25/25
- 25.** [2025-0086](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD-Q Rezoning at 7900 Arlington Expy, btwn Arlington Rd N. & Century St - (2.04± Acres) - CCG-2 to PUD, to Permit Multifamily Dwellings with Integrated Commercial & Office Uses, as Described in the 7900 Arlington Expy PUD - 8000 Realco, LLC - (R.E. # 142483-0040) (Appl # L-5990-24C) (Dist. 1-Amaro) (Corrigan) (LUZ) (GAB CPAC Deny) (Small-Scale 2025-85)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25
- 26.** [2025-0087](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7960 Arlington Expy, btwn Arlington Rd N. & Century St - (9.56± Acres) - CGC & RPI to HDR - 8000 Realco, LLC - (R.E. # 142483-0003) (Appl # L-5801-23C) (Dist. 1-Amaro) (Roberts) (LUZ) (Rezoning 2025-88)
2/11/25 CO Introduced: LUZ, JWC
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/11/25 & 3/25/25

27. [2025-0088](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD-Q Rezoning at 7820 & 7960 Arlington Expy, btwn Arlington Rd N. & Century St - (14.38± Acres) - CRO, CCG-2 & PUD (2020-295-E) to PUD, to Permit Multifamily Dwellings with Integrated Commercial & Office Uses, as Described in the Arlington Expy PUD - 8000-1, LLC & 8000 Realco, LLC (R.E. # 142483-0100 & 142483-0003) (Appl # L-5801-23C) (Dist. 1-Amaro) (Corrigan) (LUZ) (GAB CPAC Deny)
(Small-Scale 2025-87)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25
28. [2025-0089](#)
DEFER
(PH Next Cycle
3/18/25)
- 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, 11201 & 11203 Branan Field Rd & 0 Dawsons Creek Dr, W of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branan Field Rd - (79.33± Acres) - RR to LDR - Kay C. Hughes, Ryan C. Powell, 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)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/11/25 & 3/25/25
29. [2025-0090](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD Adopting Amendmnts to the 2045 Comp Plan of the COJ; Amend the Housing Element, the Future Land Use Element, the Public Schools Facilities Element, the Infrastructure Element, the Sanitary Sewer Svc Feasibility Analysis & Definitions, to incorporate Recommendations from the Evaluation & Appraisal Report as Appvd by Ord 2023-670-E (Parola) (LUZ)
2/11/25 CO Introduced: NCSPHS, LUZ
2/18/25 NCSPHS Read 2nd & Rerefer
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH- 3/18/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/11/25 & 3/25/25

- 30.** [2025-0091](#) ORD-Q Rezoning at 6113 Quiet Country Ln, btwn Braddock Rd & Simmons Rd - (22.01± Acres) - RR-Acre to RLD-70 - John and Angela Schultz (R.E. # 003794-0050 (Portion)) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Apv)
DEFER 2/11/25 CO Introduced: LUZ
(PH Next Cycle 2/19/25 LUZ Read 2nd & Rerefer
3/18/25) 2/25/25 CO Read 2nd & Rerefer
 LUZ PH- 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
- 31.** [2025-0092](#) ORD-Q Rezoning at 8110 & 8156 103rd Street, btwn Valdura Ave & California Ave - (1.16± Acres) - CO to CCG-2 - Serrano Commercial Properties, Inc. & Serrano Family Properties, LLC (R.E. # 013526-0000 & 013529-0020 (Portions)) (Dist. 9-Clark-Murray) (Abney) (LUZ)
DEFER 2/11/25 CO Introduced: LUZ
(PH Next Cycle 2/19/25 LUZ Read 2nd & Rerefer
3/18/25) 2/25/25 CO Read 2nd & Rerefer
 LUZ PH- 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
- 32.** [2025-0093](#) ORD-Q Rezoning at 1043 Walnut St, btwn 1st St E. & Phelps St - (0.25± Acres) - PUD (1985-757-E) to RMD-C - 1043 Walnut, LLC (R.E. # 072921-0000) (Dist. 7-Peluso) (Abney) (LUZ)
DEFER 2/11/25 CO Introduced: LUZ
(PH Next Cycle 2/19/25 LUZ Read 2nd & Rerefer
3/18/25) 2/25/25 CO Read 2nd & Rerefer
 LUZ PH- 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
- 33.** [2025-0094](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-1) at 0 Denny Rd, btwn Jones Rd & Manson Ln - Kenneth & Kelly Paulk - Requesting to Reduce the Min Road Frontage Requirements From 80 Ft to 0 Ft in RR-Acre (R.E. # 006284-0600) (Dist. 12-White) (Jamieson) (LUZ) (PD Apv)
EX-PARTE 2/11/25 CO Introduced: LUZ
OPEN PH 2/19/25 LUZ Read 2nd & Rerefer
CLOSE PH 2/25/25 CO PH Read 2nd & Rerefer
MOVE LUZ PH- 3/4/25
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25
Kenneth Paulk

- 34.** [2025-0102](#)
DEFER
(PH Next Cycle
3/18/25)
- ORD-MC Concerning Landscape & Tree Protection Regulations; Amend Sec 656.1206 (Permit Procedure & Criteria for Tree Removal, Relocation & Replacement of Protected Trees) & 656.1208 (Enforcement of this Subpart B; Violations & Penalties; Stopping Work, Correction of Violation, Settlement & Reduction of Fines Pursuant to Policy Criteria; Procedures), Subpt B (Tree Protection), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Address Calculation of Tree Mitigation Contributions to the Tree Protection & Related Expenses Trust Fund & Minimum Caliper-Inch Requirements for Replacement Trees in Keeping with Provisions of Article 25 of the City Charter, & to Prov for an Automatic Increase in Contribution Calculations when the Combined Total of Unallocated Funds within the Tree Protection & Related Expenses Trust Funds is Below \$5,000,000, or After 9/30/30, whichever Occurs Sooner; Prov for Codification Instructions (MacGillis) (Introduced by CM J. Carlucci)
2/11/25 CO Introduced: NCSPHS, R, F, LUZ
2/18/25 NCSPHS Read 2nd & Rerefer
2/18/25 R Read 2nd & Rerefer
2/19/25 F Read 2nd & Rerefer
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO Read 2nd & Rerefer
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
- 35.** [2025-0128](#)
2ND READING
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & LDR to MDR - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)
(Rezoning 2025-129)
2/25/25 CO Introduced: LUZ
LUZ PH - 4/1/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25

- 36.** [2025-0129](#)
2ND READING
- ORD-Q Rezoning at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & PUD (2003-1218-E) to PUD, to Permit a Max of 72 Multi-Family Dwelling Units, as Described in the Pecan Park Community Homes PUD - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (Small-Scale 2025-128)
2/25/25 CO Introduced: LUZ
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25
- 37.** [2025-0130](#)
2ND READING
- 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) (Rezoning 2025-131)
2/25/25 CO Introduced: LUZ
LUZ PH - 4/1/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25
- 38.** [2025-0131](#)
2ND READING
- 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) (Small-Scale 2025-130)
2/25/25 CO Introduced: LUZ
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25
- 39.** [2025-0132](#)
2ND READING
- ORD-Q Rezoning at 6426 Bowden Rd, btwn Victoria Park Rd & Salisbury Rd - (1.80± Acres) - PUD (2007-1084-E) to PUD, to Permit a Restaurant with On-Site Consumption of All Alcohol & Outside Sales & Svc, as Described in the Southpoint Plaza at Bowden Road PUD - 6426 Bowden ZCG, LLC, 6426 Bowden OE, LLC & 6426 Bowden MH, LLC (R.E. # 152571-0000) (Dist. 4-Carrico) (Nagbe) (LUZ)
2/25/25 CO Introduced: LUZ
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

40. [2025-0133](#)
2ND READING
ORD-Q Apv Zoning Exception (Appl E-25-1) at 1044 Park St, btwn Margaret St & Post St - Works of 5 Points, LLC - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption & Off-Premises Consumption, & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Busy Nesting, LLC d/b/a Birdies & 5 Points Liquor Lounge, in CCG-1 (R.E. # 090415-0000) (Dist. 7-Peluso) (Nagbe) (LUZ)
2/25/25 CO Introduced: LUZ
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
41. [2025-0134](#)
2ND READING
ORD-Q Apv Zoning Exception (Appl E-25-2) at 12911 Atlantic Blvd, btwn Girvin Rd & Hodges Blvd - JFCF Investments One, 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 & Off-Premises Consumption, for Shores FWS #22, Inc., in PUD (2002-272-E) (R.E. # 167129-0020) (Dist. 3-Lahnen) (Nagbe) (LUZ)
2/25/25 CO Introduced: LUZ
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
42. [2025-0159](#)
2ND READING
ORD-MC Amend Sec 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts) & Sec 656.320 (Purposes & Intent), Subpt D (Industrial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Prohibit Mobile Food Trucks From Preparing &/or Selling Food or Beverages on Any Propty in Commercial or Industrial Zoning Categories Which Sells Gasoline or Other Flammable Petroleum Products; Prov for Codification Instructions (Hartung) (Introduced by CM J. Carlucci)
2/25/25 CO Introduced: R, LUZ
3/3/25 R Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

NOTE: The next regular meeting will be held Tuesday, March 18, 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.