

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

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 - Excused Early Departure

Reggie Gaffney, Jr.

Rahman Johnson - Excused Late Arrival 5:01 PM

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: 5:00 PM

Meeting Adjourned: 11:14 PM

Attendance:

CP White - 2025-6 & 2025-94

CM Salem 2024-922 & 2025-5

CM Boylan - 2025-61 & 2025-62

Present: 7 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Rory Diamond, Ken Amaro, Joe Carlucci and Reggie Gaffney Jr.

Item/File No. Title History

1. [2024-0535](#) 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
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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

PH OPEN/CONT 3/18/25

No speakers

2. [2024-0539](#) 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
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

DEFER

Previously continued to 6/17/25

3. [2024-0611](#) 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

DEFER**Previously continued to 3/18/25**

4. [2024-0851](#) 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, 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH OPEN/CONT 3/18/25**Speaker: James Matchett (support)**

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, 3/18/25
 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

PH OPEN/CONT 3/18/25

Speakers: Courtney Cockley (oppose), Ernest Smith (support), Elise Brosch (oppose), Jacqueline Buckley (oppose), Steve Matchett (oppose), Laura Backus (oppose), Alan Bott (oppose), Chrissy Bott (oppose), Lisa Dirnberger (oppose, did not speak)

6. [2024-0869](#) 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

DEFER

Previously continued to 4/1/25

7. [2024-0922](#) 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: CMs Salem, Diamond, Amaro, Johnson, Arias, J. Carlucci, Gaffney, Jr. & Carrico)
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
3/4/25 LUZ PH Amend/Approve 5-1 (Amaro)
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

AMEND/APPROVE

Public hearing opened and closed.

There was discussion as to the suitability of this development in this area.

Motion/2nd move to amend: Arias/J. Carlucci (5 -1 Amaro in opposition)

Motion/2nd move to approve as amended: Arias/J. Carlucci

Ex parte declarations: CMs J. Carlucci, Amaro, Arias, Gaffney Jr. Johnson, Carrico and Diamond

Speakers: Folks Huxford (support), Ted Emerson (oppose, did not speak), Keith Martin (oppose), Wayne Van Doren (oppose), Lynn Thompson (oppose), Paulette Curry (oppose), Francisco Martinez (oppose), Mike Herzberg (support), Charles Crabtree (oppose, did not speak), Candaladia Peepers (oppose, did not speak), Ted Short (oppose, did not speak), Richard Norton (oppose, did not speak), Craig Wolf (oppose, did not speak), David Minn (oppose, did not speak) Elizabeth Wells (oppose, did not speak), Cecil Curry (oppose, did not speak), Fred Thomas (oppose, did not speak), Joanne McIntosh (oppose, did not speak), Deborah Gelwicks (oppose, did not speak), Eleni Derke (oppose, did not speak), Feng Martin (oppose, did not speak), Michael Bobbin (oppose, did not speak), Edward Berlin (oppose, did not speak), Judi McKinney (oppose, did not speak), Michael Cardy (oppose, did not speak), Mary Anna Teele (oppose, did not speak), Ralph Clutter (oppose, did not speak), Julie Fales (oppose, did not speak), Karyn Poole (oppose, did not speak), Tracy Huckaba (oppose, did not speak), Roberta Huckaba (oppose, did not speak), Mike Huckaba (oppose, did not speak), Erin Pegram (oppose, did not speak), Sherry Coates (oppose, did not speak), Melvin Peepers (oppose, did not speak), Judy Crabtree (oppose), James Hammond (oppose), Barbara O'Connell (oppose), (oppose, did not speak), Catherine Corbin (oppose, did not speak), Carol Marcovsky (oppose), Lisa Dirnberger (oppose), Austin Wells (oppose), Ed Radloff (oppose), John Mayer (oppose, did not speak), Karen Mayer (oppose, did not speak), Nancy Mason (oppose, did not speak), Carole Emerson (oppose), Debi Garner (oppose, did not speak), Scott Norton (oppose, did not speak), Dustin Chapin (oppose, did not speak), Krist Stowers (oppose, did not speak), Nicole Denneen-Arce (oppose, did not speak), Tina Elmore (oppose, did not speak), Kirsten Montenari (oppose, did not speak), Emily Norton (oppose, did not speak), Julie Randolph (oppose, did not speak), Julie Clubb (oppose, did not speak), Steven Elmore

(oppose, did not speak), Thomas Moore (oppose, did not speak)

Aye: 5 - Carrico, Arias, Johnson, Carlucci and Gaffney Jr.

Nay: 1 - Amaro

Excused: 1 - Diamond

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)
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
3/4/25 LUZ PH Amend (Deny)/Approve 6-0
LUZ PH - 2/4/25, 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

PH AMEND (DENY)/APPROVE

Public hearing opened and closed.

There was discussion about manufactured homes and the use of this property.

Motion/2nd move to amend to deny: Arias/Johnson

Motion/2nd move as amended: Arias/Johnson

Ex parte declaration: CM Johnson

Speakers: Paul Staley (oppose, did not speak), Jo Maruca (oppose, did not speak), Elizabeth Reyes (oppose), Ann Staley (oppose), Michael Cochran (oppose), JoAnn Prescott (oppose), Penny Dunkley (oppose), Ann Myers (oppose), Shelly Ray (oppose), Kaylee Nelson (oppose), Debbie Douglas (oppose, did not speak), Kathy Wright (oppose), Ken Alderman (oppose), Gerry Heatherington (oppose), Beverly Dozier (oppose) Carroll Carson (oppose), Markham Joseph (oppose), Fran Heatherington (oppose), Deborah Lowe (oppose), Jacob Parker (support)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

AMENDMENT:

Denies the PUD rezoning.

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: CMs Salem, Diamond, Amaro, Johnson, Arias, J. Carlucci, Gaffney, Jr. & Carrico)
 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
 3/4/25 LUZ PH Amend (Deny)/Approve 6-1 (Diamond)
 3/4/25 LUZ PH Reconsider/Amend (Deny)/Approve 7-0
 LUZ PH - 2/19/25, 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

PH AMEND (DENY)/APPROVE

Public hearing opened and closed.

There was discussion about the location and the impact of this development in this area.

Council Member Salem spoke on this item.

Motion/2nd move to amend to deny: Arias/Johnson

Motion/2nd move as amended: Arias/Johnson

Ex Parte declarations: CMs Diamond, Amaro, Johnson, Arias, J. Carlucci, Gaffney Jr., and Carrico

Speakers: Cyndy Trimmer (support), Ted Emerson (oppose, did not speak), Keith Martin (oppose), Wayne Van Doren (oppose, did not speak), Lynn Thompson (oppose), Paulette Curry (oppose, did not spe), Francisco Martinez (oppose), Mike Herzberg (support), Charles Crabtree (oppose, did not speak), Candaladia Peepers (oppose, did not speak), Ted Short (oppose, did not speak), Richard Norton (oppose, did not speak), Craig Wolf (oppose, did not speak), David Minn (oppose, did not speak), Elizabeth Wells (oppose, did not speak), Cecil Curry (oppose, did not speak), Fred Thomas (oppose, did not speak), Joanne McIntosh (oppose, did not speak), Deborah Gelwicks (oppose), Eleni Derke (oppose, did not speak), Feng Martin (oppose) Michael Bobbin (oppose, did not speak), Edward Berlin (oppose, did not speak), Judi McKinney (oppose, did not speak), Michael Cardy (oppose, did not speak), Mary Anna Teele (oppose, did not speak), Ralph Clutter (oppose, did not speak), Julie Fales (oppose, did not speak), Karyn Poole (oppose, did not speak), Tracy Huckaba (oppose, did not speak), Roberta Huckaba (oppose, did not speak), Mike Huckaba (oppose, did not speak), Erin Pegram (oppose, did not speak), Sherry Coates (oppose, did not speak), Melvin Peepers (oppose, did not speak), Judy Crabtree (oppose), James Hammond (oppose), Barbara O'Connell (oppose), (oppose, did not speak), Catherine Corbin (oppose, did not speak), Carol Marcovsky (oppose), LIsa Dirnberger (oppose), Austin Wells (oppose), Ed Radloff (oppose), John Mayer (oppose, did not speak), Karen Mayer (oppose, did not speak), Nancy Mason (oppose, did not speak), Carole Emerson (oppose), Debi Garner (oppose), Scott Norton (oppose, did not speak), Dustin Chapin (oppose, did not speak), Krist Stowers (oppose, did not speak), Nicole

Denneen-Arce (oppose, did not speak), Tina Elmore (oppose, did not speak), Kirsten Montenari (oppose, did not speak), Emily Norton (oppose, did not speak), Julie Randolph (oppose, did not speak), Julie Clubb (oppose, did not speak), Steven Elmore (oppose, did not speak), Thomas Moore (oppose, did not speak), Eddie McKinney (oppose, did not speak), Lonnie Enz (oppose), Pamela Sand (oppose), Blair Fonde (support)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Nay: 1 - Diamond

RECONSIDER AMEND(DENY)/APPROVE

This item was reconsidered because CM Diamond voted in opposition but he intended to vote in the affirmative.

Aye: 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and Gaffney Jr.

AMENDMENT:

Deny the PUD rezoning.

- 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: CMs White, Johnson, J. Carlucci & Carrico)
 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
 3/4/25 LUZ PH Amend/Approve (w/Conds) 7-0
 LUZ PH - 2/19/25, 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declarations: CMs White, J. Carlucci, Johnson, Carrico

Speakers: Mike Sittner (support), Keith Russell (oppose), Dale Cason (oppose), Dana Breedon (oppose), Guy LaChapelle (oppose), Cyndy Trimmer (support, questions only)

Aye: 7 - Carrico, Arias, Johnson, Amaro, Carlucci, Gaffney Jr. and White

Excused: 1 - Diamond

AMENDMENT:

The rezoning is approved subject to 2 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.

Attaches a Revised Exhibit 3, Written Description, dated March 3, 2025

Attaches a Revised Exhibit 4, Site Plan, dated February 28, 2025

- 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) (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
 3/4/25 LUZ PH Approve 6-0
 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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Michael Sittner (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

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: Gaffney, Jr.)
 (Small-Scale 2025-53)
 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
 3/4/25 LUZ PH Approve 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Ex parte declaration: CM Gaffney Jr.****Speaker: Michael Sittner (support, questions only)****Aye:** 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.**Excused:** 1 - Diamond

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) (Rezoning 2025-56)
 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
 3/4/25 LUZ PH Approve 6-0
 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

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/Johnson****Speaker: Rosalyn Gilbert (support, questions only)****Aye:** 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.**Excused:** 1 - Diamond

- 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)
 (Small-Scale 2025-55)
 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
 3/4/25 LUZ PH Approve 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/J.Carlucci

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

- 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)
 (Rezoning 2025-58)
 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
 3/4/25 LUZ PH Approve 6-0
 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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Randall Hamel (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

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)
 (Small-Scale 2025-57)
 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
 3/4/25 LUZ PH Approve 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Randall Hamel (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

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)
 (Rezoning 2025-60)
 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, 3/18/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25

PH OPEN/CONT 3/18/25

Public hearing was opened.

There was discussion about consistency with the surrounding density and the use for the property.

The public hearing was continued to 3/18/25.

Speakers: Andy Turevel (oppose), Rebecca Davis (support), Qunnia Hatch (oppose, did not speak), Hakim Abdullah (oppose)

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)
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, 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

PH OPEN/CONT 3/18/25

Speakers: Andy Turevel (oppose), Rebecca Davis (support), Qunnia Hatch (oppose, did not speak), Hakim Abdullah (oppose)

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. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston, Nanette J. Roccapiore, 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: Carrico, Gaffney, Jr., Amaro, Johnson, Arias)
 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
 3/4/25 LUZ PH Amend/Approve (w/Conds) 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

PH AMEND/APPROVE (W/CONDITIONS)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Motion/2nd move to amend with an additional condition regarding landscape area:

Arias/J. Carlucci

Amendments rolled together.

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

Ex parte declarations: CMs Carrico, Gaffney Jr., Amaro, Johnson and Arias

Speakers: Hayden Phillips (support), Rajesh Chindalur (support, did not speak), Mary Pelletier (support), Jimmy Tomazins (oppose), Nanette Roccapiore (support), Robert Roccapiore (support), Jason Crews (support)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

AMENDMENT:

Rezoning is approved subject to 4 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.

(4) Excluding the upland buffer shown on the Site Plan, the northern boundary of Parcel A shall contain a landscaped area with a minimum width of 10 feet. Such area shall contain one (1) 4” caliper evergreen tree for each 50 feet of required landscaped area.

Attaches a Revised Exhibit 3, Written Description, dated February 18, 2025

Attaches a Revised Exhibit 4, Site Plan, dated February 18, 2025

Updates the listed owners

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. Roccapiore, as Trustee of the Residuary Trust u/w of Crawford L. Johnston, Nanette J. Roccapiore & Robert A. Roccapiore, Jr., as Co-Trustees of the Residuary Trust u/w of A. Leona Johnston, AKA Ada Leona Johnston & Nanette J. Roccapiore (R.E. # 158204-0000 (Portion) & 158204-1000 (Portion)) (Dist. 6-Boylan) (Cox) (LUZ) (PD & PC Apv) (Ex-Parte: Johnson, Amaro)
 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
 3/4/25 LUZ PH Amend/Approve 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declarations: CMs Johnson and Amaro

Speaker: Hayden Phillips (support, questions only)

Aye: 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Diamond

AMENDMENT:**1. Updates the listed owners.**

21. [2025-0074](#) 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
 3/4/25 LUZ PH Amend/Approve 6-0
 LUZ PH - 3/4/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

PH AMEND/APPROVE**Public hearing opened and closed.****Motion/2nd move to amend: Arias/Johnson****Motion/2nd move to approve as amended: Arias/Johnson****Aye:** 6 - Carrico, Arias, Johnson, Amaro, Carlucci and Gaffney Jr.**Excused:** 1 - Diamond**AMENDMENT:**

1. Strike "commercial surface lot" and insert "Commercial Surface Parking Lot" throughout the bill.
2. On page 2, line 16, page 3, lines 6 and 27, page 4, line 17 and page 5, line 8, after "ii." insert "when in conjunction with an existing, multi-use building".
3. Correct Scrivener's errors.

22. [2025-0083](#) 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

DEFER**Public hearing next cycle 3/18/25**

23. [2025-0084](#) 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

DEFER**Public hearing next cycle 3/18/25**

24. [2025-0085](#) 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

DEFER

Public hearing next cycle 3/18/25

25. [2025-0086](#) 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

DEFER

Public hearing next cycle 3/18/25

26. [2025-0087](#) 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

DEFER

Public hearing next cycle 3/18/25

27. [2025-0088](#) 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

DEFER**Public hearing next cycle 3/18/25**

28. [2025-0089](#) 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 Branam Field Rd & 0 Dawsons Creek Dr, W of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branam 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

DEFER**Public hearing next cycle 3/18/25**

29. [2025-0090](#) 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

DEFER

Public hearing next cycle 3/18/25

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)
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

DEFER

Public hearing next cycle 3/18/25

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)
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

DEFER

Public hearing next cycle 3/18/25

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)
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

DEFER**Public hearing next cycle 3/18/25**

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:
CM White)
2/11/25 CO Introduced: LUZ
2/19/25 LUZ Read 2nd & Rerefer
2/25/25 CO PH Read 2nd & Rerefer
3/4/25 LUZ PH Approve 7-0
LUZ PH- 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Arias/J. Carlucci****Ex parte declaration: CM White****Speaker: Kenneth Paulk (support, questions only)****Aye:** 7 - Carrico, Arias, Johnson, Diamond, Amaro, Carlucci and White

34. [2025-0102](#) 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

DEFER**Public hearing next cycle 3/18/25**

35. [2025-0128](#) 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
3/4/25 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

36. [2025-0129](#) 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
3/4/25 LUZ 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

READ 2ND & REREFER

37. [2025-0130](#) 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
3/4/25 LUZ Read 2nd & Rerefer
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

READ 2ND & REREFER

38. [2025-0131](#) 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
3/4/25 LUZ 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

READ 2ND & REREFER

39. [2025-0132](#) 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
3/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

READ 2ND & REREFER

40. [2025-0133](#) 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
3/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

41. [2025-0134](#) 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
3/4/25 LUZ Read 2nd & Rerefer
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

READ 2ND & REREFER

42. [2025-0159](#) 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
3/4/25 LUZ 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

READ 2ND & REREFER

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.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 3.7.25 5:00 pm