

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, April 1, 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, Chief
Office of General Counsel: Dylan Reingold, Deputy GC
Planning Dept.: Helena Parola
Planning Dept.: Erin Abney
Planning Dept.: Kaysie Cox*

Meeting Convened: 5:00 PM

Meeting Adjourned: 7:26 PM

Attendance:

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, 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER**Previously continued to 4/15/25**

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
3/11/25 CO PH Cont'd 4/8/25
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25, 3/18/25, 4/15/25
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, 4/8/25

DEFER

Previously continued to 4/15/25

4. [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
3/11/25 CO PH Cont'd 3/25/25
3/25/25 CO PH Cont'd 4/8/25
4/1/25 LUZ Withdraw 7-0
LUZ PH - 1/7/25, 2/4/25, 3/4/25, 3/18/25, 4/1/25
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, 3/25/25, 4/8/25

WITHDRAW

Motion/2nd move to withdraw: Diamond/J. Carlucci

Speakers (did not speak): Matthew Rowley (oppose), Franci Sheffield (oppose), Thomas Sheffield (oppose), Maria Heller (oppose), Alan Bott (oppose), Roger Taylor (oppose), Linda Hall (oppose), Terese Wical (oppose), Elena Hirsch (oppose), John McGuire (oppose), Wayne Van Doren (oppose), Audrey Apfelbaum (oppose), Rupert Hussey (oppose), Matthew Lawrence (oppose), Jacqueline Buckley (oppose), Ed Radloff (oppose), Don Hal (oppose), Patty Peterson (oppose), Willa Bierfreund (oppose), Clara Cross (oppose), Costell Cross (oppose), John Wical (oppose), Ted Emerson (oppose), Robert Brickman (oppose), Brenda Chandler (oppose), Keith Langenberg (oppose), Ingrid Hussey (oppose), Elise Brosch (oppose), Haley Riggs (oppose), Carl Shiffert (oppose), Alexandra Dell (oppose), Chrissy Bott (oppose), Xenia Norton (oppose), James Matchett (oppose), Laura Backus (oppose), Kristi Stowers (oppose), Nicole Dennen-Arce (oppose), Courtney Cockley (oppose), Bryan Tabler (oppose)

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

5. [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
4/1/25 LUZ PH Cont'd 4/15/25
4/1/25 LUZ Withdraw 7-0
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

WITHDRAW

Motion/2nd move to withdraw: Diamond/J. Carlucci

Speakers (did not speak): Terese Wical (oppose), John Wical (oppose), Jacqueline Buckley (oppose), Elise Brosch (oppose), Haley Riggs (oppose), Laura Backus (oppose), Courtney Cockley (oppose)

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

6. [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) (PD & PC Apv)
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
3/11/25 CO PH Addnt'l 3/25/25
3/25/25 CO PH Cont'd 4/8/25
4/1/25 LUZ PH Amend/Approve 7-0
LUZ PH - 3/18/25, 4/1/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
3/11/25 & 3/25/25, 4/8/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend to remove "missing middle" language: Arias/Johnson

Motion/2nd move to amend definitions in the bill: Amaro/Arias

Motion/2nd move to amend the amendment to add the word "local": Amaro/Arias

Amendments rolled together

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

Speakers: Ed Radloff (oppose), Linda Hall (oppose), James Matchett (oppose), Courtney Cockley (oppose, did not speak), Laura Backus (oppose, did not speak), Chrissy Bott (oppose, did not speak), Nicole Dennen-Arce (oppose, did not speak), Kristi Stowers (oppose, did not speak), Alan Bott (oppose, did not speak), Patty Peterson (oppose, did not speak), Don Hall (oppose, did not speak), Willa Bierfreund (oppose, did not speak), Brenda Chandler (oppose, did not speak), Robert Brickman (oppose, did not speak), Keith Langenberg (oppose, did not speak), Lisa Dirnberger (oppose, did not speak), Wayne Van Doren (oppose, did not speak), Jacqueline Buckley (oppose, did not speak), Elise Brosch (oppose, did not speak)

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

AMENDMENT:

Attaches a Revised Exhibit 1, Housing Element

Attaches a Revised Exhibit 6, Definitions

7. [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
 3/11/25 CO PH Only
 LUZ PH - 3/18/25, 4/1/25, 4/15/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH OPEN/CONT 4/15/25

No speakers

8. [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) (PD Deny) (PC Apv) (Co-Sponsor CM 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
3/11/25 CO PH Only
3/31/25 NCSPHS Substitute/Approve 7-0
3/31/25 R Substitute/Approve 7-0
4/1/25 F Substitute/Approve 8-0
4/1/25 LUZ PH Substitute/Approve 7-0
LUZ PH - 3/18/25, 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH SUBSTITUTE/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve the substitute: Arias/Amaro

Motion/2nd move to amend to include 5 year sunset language for the affordable housing developer fee waiver: J. Carlucci/Gaffney Jr.

Rolled together.

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

Speakers: Nancy Powell (support, Susan Grandin (support)

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

SUBSTITUTE**As substituted:**

- 1. Amends Sec. 111.760 (Tree Protection and Related Expenses Trust Fund) to:**
 - a. Allow Ordinance Code funds to be used for the salary and benefits of City landscape architects, arborists, and urban foresters who work exclusively on funded projects (Ordinance or Charter funding), with such positions being reviewed for necessity by the Tree Commission prior to forwarding a recommendation memo to the Mayor and City Council**
 - b. Allow Ordinance Code funds to be used for equipment necessary for the above listed positions to perform assigned duties related to tree planting projects and activities that utilize Ordinance or Charter funding, with equipment expenditures over \$75,000 being reviewed for necessity by the Tree Commission prior to forwarding a recommendation memo to the Mayor and City Council**
- 2. Amends Sec. 656.1206 (Permit procedure and criteria for tree removal, relocation and replacement of protected trees) to:**
 - a. Reduce the minimum size requirement for trees used to replace removed exceptional specimen trees or protected live oaks from 4 inch caliper to 2 inch caliper**
 - b. Allow for the grouping of smaller caliper-inch trees upon certification from the City Arborist or Urban Forester satisfactory to the Chief that each tree within the less-than ten foot spacing has a reasonably good chance of survival**
 - c. Provide for a waiver of Ordinance Code tree mitigation fees as an incentive for the development or redevelopment of affordable housing and/or workforce housing**
- 3. Amends Sec. 656.1208 (Enforcement of this Subpart B; violations and penalties; stopping work, correction of violation, settlement and reduction of fines pursuant to Policy criteria; procedures) to strike the requirement that replacement trees for illegally removed trees must be at least 4 caliper inches**
- 4. Include a sunset provision for a waiver of Ordinance Code tree mitigation fees as an incentive for the development or redevelopment of affordable housing and/or workforce housing, to be effective five years from the effective date of the legislation, subject to certain conditions.**
- 5. Correct Scrivener's errors.**

9. [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) (PD & PC Apv) (Rezoning 2025-129)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25

PH OPEN/CONT 4/15/25

10. [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) (PD Apv) (PC Amd/Apv) (Small-Scale 2025-128)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

PH OPEN/CONT 4/15/25

11. [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) (PD & PC Apv) (Rezoning 2025-131)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
4/1/25 LUZ PH Approve 6-0
4/1/25 LUZ Reconsider/Defer
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25

PH OPEN/CONT 4/15/25

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Aye: 6 - Carrico, Arias, Johnson, Diamond, Amaro and Carlucci

RECONSIDER/DEFER

Motion/2nd move to reconsider: Johnson/Diamond

Public hearing re-opened and continued to 4/15/25

12. [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) (PD & PC Apv) (Small-Scale 2025-130)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

PH OPEN/CONT 4/15/25

13. [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) (PD & PC Apv)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Only
4/1/25 LUZ PH Amend/Approve 6-0
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Amaro/Johnson

Motion/2nd move to approve as amended: Amaro/Gaffney Jr.

Speakers: Cyndy Trimmer (support), David Buffalino (support)

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

AMENDMENT:

- 1. Corrects the name of one of the owners in the bill.**

14. [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) (PD & PC Apv)
2/25/25 CO Introduced: R, LUZ
3/3/25 R Read 2nd & Rerefer
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
3/31/25 R Amend/Approve 5-1(Johnson)
4/1/25 LUZ PH Amend/Approve 4-3 (Johnson, Diamond, Gaffney, Jr.)
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to approve the Rules amendment: Johnson/Gaffney Jr. (approved 6-1, Johnson in opposition)

Motion/2nd floor amendment related to land use categories and delayed enforcement for 90 days: J. Carlucci/Amaro (approved 6-1, Johnson in opposition)

Amendments rolled together

Motion/2nd floor amendment to add language about 300 foot distance: Amaro/Arias (approved 4-3, J. Carlucci, Johnson, and Carrico in opposition)

Motion/2nd to amend the floor amendment to add language about 75 foot distance from a structure: Johnson/Gaffney Jr. (failed 3-4, Gaffney Jr., Johnson, Arias in support)

Motion/2nd floor amendment to exclude District 8: Gaffney Jr./J. Carlucci (failed 2-5, Gaffney Jr. and Diamond in support)

Motion/2nd floor amendment related to removing the language about the other heating element: J. Carlucci/Diamond (approved 6-1, Johnson in opposition)

Amendments rolled together

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

Speaker: James Matchett (oppose)

Aye: 4 - Carrico, Arias, Amaro and Carlucci

Nay: 3 - Johnson, Diamond and Gaffney Jr.

AMENDMENT:

1. Pg. 2, line 9 and pg. 3, line 18: after “vehicles” insert “which employ an open flame, propane, combustible fuel, or other heating element to prepare food”.
 2. Adds the prohibition language to the NC and PUD zoning categories in Chapter 656.
 3. Adds the prohibition language to Section 250.1201 of the Code.
 4. Includes the changes to the prohibition language approved by the Rules Committee in each instance it is inserted in the Code with the exception that it removes the reference to "other heating element" included in the Rules amendment.
 5. Provides a prospective effective date of July 21, 2025 for the Code amendments to become effective.
 6. Added language stating the prohibition pertains to the property but is limited to prevent food trucks from being located within 300 feet of the pump or other dispensing mechanism for the gasoline or petroleum product being dispensed for commercial sale.
15. [2025-0166](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 5355 Pickettville Rd, East of Old Kings Rd - (15.87± Acres) - LDR to LI - Smart & Son Investments, LLC (R.E. # 042197-0020) (Appl # L-5998-24C) (Dist. 10-Pittman) (Roberts) (LUZ) (Rezoning 2025-167)
3/11/25 CO Introduced: LUZ, JWC
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25

DEFER**Public hearing next cycle 4/15/25**

16. [2025-0167](#) ORD-Q Rezoning at 5355 Pickettville Rd, East of Old Kings Rd - (15.87± Acres) - RR-Acre to IL - Smart & Son Investments, LLC (R.E. # 042197-0020) (Appl # L-5998-24C) (Dist. 10-Pittman) (Nagbe) (LUZ) (Small-Scale 2025-166)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

DEFER**Public hearing next cycle 4/15/25**

17. [2025-0168](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 6535 General Lee Rd - (5.83± Acres) - LDR to MDR - Walter Steven Ratley, Connie Allen & Donna Jean Stanley (R.E. # 004368-0000) (Appl # L-6002-24C) (Dist. 10-Pittman) (Jamieson) (LUZ)
(Rezoning 2025-169)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

18. [2025-0169](#) ORD-Q Rezoning at 6535 General Lee Rd - (5.83± Acres) - RLD-60 to PUD, to Permit a Max of 55 Townhomes, as Described in the Selene Park PUD - Walter Steven Ratley, Connie Allen & Donna Jean Stanley (R.E. # 004368-0000) (Appl # L-6002-24C) (Dist. 10-Pittman) (Jamieson) (LUZ)
(Small-Scale 2025-168)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

19. [2025-0170](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pritchard Rd, at the SW Corner of Jones Rd & Pritchard Rd - (8.38± Acres) - LDR to MDR - David & Carolyn Woods (R.E. # 003362-0000) (Appl # L-6009-24C) (Dist. 12-White) (Hinton) (LUZ)
(Rezoning 2025-171)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

20. [2025-0171](#) ORD-Q Rezoning at 0 Pritchard Rd, at the SW Corner of Jones Rd & Pritchard Rd - (8.38± Acres) - RR-Acre to PUD, to Permit Single-Family & Multi-Family Dwellings & Townhomes, as Described in the Pritchard Road PUD - David & Carolyn Woods (R.E. # 003362-0000) (Appl # L-6009-24C) (Dist. 12-White) (Corrigan) (LUZ)
(Small-Scale 2025-170)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

21. [2025-0172](#) 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)
(Rezoning 2025-173)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

22. [2025-0173](#) ORD-Q Rezoning at 3062 Sunnybrook Ct, btwn Melson Ave & Detroit St - (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)
(Small-Scale 2025-172)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

23. [2025-0174](#) 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 Butch Baine Dr, West of I-95 & North of Pecan Park Rd - (344.60± Acres) - AGR to LDR & CSV - Bacardi Bottling Corp (R.E. # 019569-0000, 106123-0000 & 108113-0100) (Appl # L-6018-25A) (Dist. 8-Gaffney, Jr.) (Kelly) (LUZ)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25

DEFER

Public hearing next cycle 4/15/25

24. [2025-0175](#) ORD Adopt a Modification to the City's 2045 Comp Plan for the Purpose of Updating the 5-Yr Capital Improvements Schedule of Projs Within the Capital Improvements Element (Reingold) (Req of Mayor)
3/11/25 CO Introduced: F, LUZ
3/18/25 F Read 2nd & Rerefer
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

DEFER

Public hearing next cycle 4/15/25

25. [2025-0176](#) ORD-Q Rezoning at 2600 Scarwin Ln, 12709 Lanier Rd & 0, 12653 & 12665 Sapp Rd, btwn Lanier Rd, Scarwin Ln, New Berlin Rd & Shims Rd - (22.43± Acres) - RR-Acre to RLD-50 - Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer Wise-Ferry & Stephen Sattler for Mary Sattler, Trustee of the Sattler Family Revocable Trust (R.E. # 106898-0030, 106929-0000, 106898-0080, 106929-0400, 106929-0410 & 106898-0070) (Dist. 2-Gay) (Corrigan) (LUZ) (N CPAC Deny)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

DEFER

Public hearing next cycle 4/15/25

26. [2025-0177](#) ORD-Q Rezoning at 12605 & 12607 Gillespie Ave & 12536 Camden Rd, btwn New Berlin Rd & I-295 - (5.90± Acres) - RLD-60 to RLD-40 - Jacksonville Homes, LLC (R.E. # 106978-0000, 106978-0050 & 106978-0200) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (N CPAC Deny)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

DEFER

Public hearing next cycle 4/15/25

27. [2025-0178](#) ORD-Q Rezoning at 0 First Coast Technology Pkwy, btwn Glen Kernan Pkwy N & J. Turner Butler Blvd - (17.00± Acres) - IBP to PUD, to Permit Multi-Family Dwellings & Offices, as Described in the UNF Housing PUD - University of North Florida Foundation, Inc. (R.E. # 173970-0477, 173970-0485 & 173970-0495 (Portion)) (Dist. 3-Lahnen) (Abney) (LUZ)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

DEFER

Public hearing next cycle 4/15/25

28. [2025-0179](#) ORD-Q Apv Sign Waiver (Appl SW-25-01) at 10900 McCormick Rd, btwn Creekview Dr & Derringer Rd - Highlands United Presbyterian Church of Jacksonville, Inc. - Requesting to: (1) Reduce the Min Setback from 20 ft to 10 ft, & (2) Allow for Internal Illumination of Signs, in RLD-90 (R.E. # 161220-0000) (Dist. 2-Gay) (Abney) (LUZ) (PD Apv)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO PH Read 2nd & Rerefer
4/1/25 LUZ PH Approve 7-0
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speakers: Tom Sweeney (support), Don Hall (support)

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

29. [2025-0180](#) ORD-Q Apv Zoning Exception (Appl E-25-4) at 8206 Philips Hwy, Units 32-34, at the SW Corner of the Intersection of Philips Hwy & Baymeadows Rd - Beemer Associates XXIII, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption, for Legends Billiards, LLC d/b/a Legends Billiards, in IL (R.E. # 152664-0000) (Dist. 11-Arias) (Cox) (LUZ) (PD Apv) (Ex Parte: CM Arias)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO PH Read 2nd & Rerefer
4/1/25 LUZ PH Approve 7-0
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Arias

Speaker: Lawrence Yancy (support)

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

30. [2025-0208](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to LDR - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Roberts) (LUZ) (Rezoning 2025-209)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/22/25 & 5/13/25

READ 2ND & REREFER

31. [2025-0209](#) ORD-Q Rezoning at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to PUD, to Permit Single-Family Dwellings, as Described in the Garden Street PUD - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-208)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 5/13/25

READ 2ND & REREFER

32. [2025-0210](#) ORD-Q Rezoning at 6600 Corporate Center Pkwy, btwn I-95 & Salisbury Rd - (6.89± Acres) - IBP to PUD, to Permit Schools & Industrial Business Park Uses, as Described in the Premier Academy Jacksonville PUD - Jax Costa (Fl), LLC (R.E. # 152570-1200) (Dist. 4-Carrico) (Abney) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

33. [2025-0211](#) ORD-Q Rezoning at 10550 Deerwood Park Blvd, btwn Centurion Pkwy N & Gate Pkwy - (32.30± Acres) - PUD (2003-117-E) to PUD, to Permit Warehousing, Manufacturer's Agent & Display Rooms, Building Trades Contractor Offices, Retail Sales & Office Uses in Greystone PUD 3rd Amdt - Greystone Jacksonville LLC, 400 DWP LLC & 10550 Deerwood Park LLC (R.E. # 167742-2200, 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080 & 167742-2100) (Dist. 11-Arias) (Abney) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

34. [2025-0212](#) ORD-Q Rezoning at 0 Soutel Dr, btwn Norfolk Blvd & Scott Woods Dr W - (0.51± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor (But Not Trailer) & Truck Parking & Storage & Office & Commercial Uses, as Described in the DDT&L Inc PUD - DDT&L, Inc. (R.E. # 037542-0100 & 037542-0045) (Dist. 10-Pittman) (Nagbe) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

35. [2025-0213](#) ORD-Q Rezoning at 11759, 11777 & 11811 Armsdale Rd, North of Smith Pointe Dr - (17.21± Acres) - RR-Acre to RLD-40 - Leonard Liddell, Cassandra Meyer, Timothy Liddell & Brian Liddell (R.E. # 044238-0000, 044238-0100 & 044238-0200) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

36. [2025-0214](#) ORD-Q Rezoning at 7642 Woodley Rd, btwn Old Kings Rd & New Kings Rd - (2.0± Acres) -IBP to IL - D & D Roofing, LLC (R.E. # 002519-0020) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

37. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L. Plymill (R.E. # 106873-0010, 106869-7000, 106872-0000, 106874-0150, 106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, April 15, 2025.

*******Note: Items may be added at the discretion of the Chair.*******

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Minutes: Colleen Hampsey, Council Research

CHampsey@coj.net 904.255.5151

Posted: 4.7.25 5:00 pm