

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Agenda - 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*

Attendance: CMs Carrico, J. Carlucci and Amaro

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

Chairman Carrico called the meeting to order and reviewed the marked agenda which contained ten (10) items ready for action, sixteen (16) items marked for deferral; eight (8) items marked second and re-refer; and three (3) items marked public hearing continued.

**Meeting Convened:**

**Meeting Adjourned:**

**Attendance:**

<b>Item/File No.</b>	<b>Title History</b>
<p>1.     <a href="#">2024-0535</a>  <b>DEFER</b>   <b>(Previously continued to 4/15/25)</b>   <b>Applicant:</b>  <b>Paul Harden</b></p>	<p>ORD-Q Rezoning at 8374 New Kings Rd, btwn Gilchrist Rd &amp; 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 &amp; Rerefer  8/13/24 CO Read 2nd &amp; 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. &amp; C.R. 3.601 - 8/27/24</p>
<p>2.     <a href="#">2024-0539</a>  <b>DEFER</b>   <b>(Previously continued to 6/17/25)</b>   <b>Applicant:</b>  <b>Emily Pierce</b></p>	<p>ORD-Q Rezoning at 0 Stockton St, btwn College St &amp; 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 &amp; PC Apv) (Ex Parte: CM Johnson)  7/23/24 CO Introduced: LUZ  8/6/24 LUZ Read 2nd &amp; Rerefer  8/13/24 CO Read 2nd &amp; 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. &amp; C.R. 3.601 - 8/27/24</p>

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)
- DEFER**
- (Previously continued to 4/15/25)**
- Applicant:**  
**Cyndy Trimmer**
- 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

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  
 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

**TECHNICAL AMENDMENT:**

1. Attach a revised exhibit which references the Ordinance number at the top of the first page and deletes the reference to the "(Map \_\_\_\_)" in first paragraph on the first page.
2. Amend the ordinance to remove the bold of "the Planning and Development Department" on the first page and reference the Missing Middle Overlay Map into the "Future Land Use Element Map Series".

5. [2024-0869](#)  
**OPEN PH**  
**CONT PH**  
**4/15/25**
- 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
6. [2025-0090](#)  
**OPEN PH**  
**CONT PH**  
**4/15/25**
- At request of the Administration**
- 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  
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

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)  
**OPEN PH** 2/11/25 CO Introduced: LUZ  
**CONT PH** 2/19/25 LUZ Read 2nd & Rerefer  
**4/15/25** 2/25/25 CO Read 2nd & Rerefer  
**NO PD/PC** 3/11/25 CO PH Only  
**REPORTS** LUZ PH - 3/18/25, 4/1/25  
**Applicant:** Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25  
**Hayden Phillips**
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)  
**OPEN PH** 2/11/25 CO Introduced: NCSPHS, R, F, LUZ  
**CLOSE PH** 2/18/25 NCSPHS Read 2nd & Rerefer  
**SUBSTITUTE** 2/18/25 R Read 2nd & Rerefer  
**MOVE** 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  
 LUZ PH - 3/18/25, 4/1/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

**NCSPHS 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**

9.     [2025-0128](#)     ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045  
**OPEN PH**           Comp Plan at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd &  
**CLOSE PH**         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.  
**MOVE**             8-Gaffney, Jr.) (Hinton) (LUZ) (PD & PC Apv)  
                           (Rezoning 2025-129)  
**Applicant:**       2/25/25 CO Introduced: LUZ  
**Nilay Patel**       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  
                           Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -  
                           3/25/25 & 4/8/25





- 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)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- Applicant:**
- Cyndy Trimmer**
- 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  
 LUZ PH - 4/1/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

**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)
- OPEN PH**
- CLOSE PH**
- AMEND**
- MOVE**
- 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)  
 LUZ PH - 4/1/25  
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

**RULES 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”**

15. [2025-0166](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
16. [2025-0167](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
17. [2025-0168](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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

- 18.**     [2025-0169](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 19.**     [2025-0170](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 20.**     [2025-0171](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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

- 21.**     [2025-0172](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 22.**     [2025-0173](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 23.**     [2025-0174](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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 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

- 24.**     [2025-0175](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 25.**     [2025-0176](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 26.**     [2025-0177](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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

- 27.**     [2025-0178](#)  
**DEFER**  
**(PH Next Cycle**  
**4/15/25)**
- 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
- 28.**     [2025-0179](#)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Thomas Sweeney**
- 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  
LUZ PH - 4/1/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25
- 29.**     [2025-0180](#)  
**EX-PARTE**  
  
**OPEN PH**  
**CLOSE PH**  
  
**MOVE**  
  
**Applicant:**  
**Lawrence Yancy**
- 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)  
3/11/25 CO Introduced: LUZ  
3/18/25 LUZ Read 2nd & Rerefer  
3/25/25 CO PH Read 2nd & Rerefer  
LUZ PH - 4/1/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

- 30.**     [2025-0208](#)  
**2ND READING**
- 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  
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
- 31.**     [2025-0209](#)  
**2ND READING**
- 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 5/13/25
- 32.**     [2025-0210](#)  
**2ND READING**
- 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25
- 33.**     [2025-0211](#)  
**2ND READING**
- 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25



34. [2025-0212](#)  
**2ND READING** 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25
35. [2025-0213](#)  
**2ND READING** 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25
36. [2025-0214](#)  
**2ND READING** 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25
37. [2025-0215](#)  
**2ND READING** 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  
LUZ PH - 5/6/25  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

**NOTE: The next regular meeting will be held Tuesday, April 15, 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: 4.7.25 5:00 pm