

City of Jacksonville

117 W. Duval Street
Jacksonville, FL 32202



Agenda Minutes

Wednesday, February 19, 2025

5:00 PM

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

Land Use & Zoning Committee

Kevin Carrico, Chair

Raul Arias, Vice Chair

Ken Amaro

Joe Carlucci

Rory Diamond

Reggie Gaffney, Jr.

Rahman Johnson

Legislative Assistant: Steven Libby

Legislative Assistant: Rebecca Bolton

Council Research: Colleen Hampsey

Office of General Counsel: Dylan Reingold, Deputy GC

Planning Dept.: Helena Parola

Planning Dept.: Erin Abney

Attendance: CMs Carrico, Arias and Amaro

Also: Helena Parola 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 eleven (11) items ready for action, fourteen (14) items marked for deferral; thirteen (13) items marked second and re-refer; and seven (7) items marked public hearing continued.

Meeting Convened:**Meeting Adjourned:****Attendance:****Item/File No.****Title History**1. [2024-0535](#)**OPEN PH****CONT PH****3/4/25****NO PD/PC****REPORTS****Applicant:****Paul Harden**

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

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

2. [2024-0539](#)**OPEN PH****CONT PH****6/17/25****(At request of
applicant)****Applicant:****Emily Pierce**

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

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

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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)
- OPEN PH** 8/13/24 CO Introduced: LUZ
CONT PH 8/20/24 LUZ Read 2nd & Rerefer
3/18/25 8/27/24 CO Read 2nd & Rerefer

NO PD/PC 9/10/24 CO PH Cont'd 9/24/24
REPORTS 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
 LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25
 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
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)
- OPEN PH** 10/22/24 CO Introduced: NCSPHS, R, LUZ
CONT PH 11/4/24 NCSPHS Read 2nd & Rerefer
3/4/25 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
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24
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5. [2024-0868](#)

DEFER

**(Previously
continued to
3/4/25)**

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

6. [2024-0869](#)**DEFER****(Previously
continued to
4/1/25)**

ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land), Subpt C (Procedures for Rezoning & Amendments to the Zoning Code), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, That the PC Review & Prov an Advisory Recommendation to the City Council re This Legislation; Prov for Codification Instructions (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (PD Amd/Apv)

11/12/24 CO Introduced: R, LUZ

11/18/24 R Read 2nd & Rerefer

11/19/24 LUZ Read 2nd & Rerefer

11/26/24 CO Read 2nd & Rerefer

12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)

1/14/25 CO PH Cont'd 4/8/25

LUZ PH - 1/7/25, 4/1/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25, 4/8/25

7. [2024-0922](#)**OPEN PH****CONT PH****3/4/25****(At request of
applicant)****Applicant:
Folks Huxford**

ORD-Q Rezoning at 0 Townsend Blvd, at the SW Corner of the Intersection of Townsend Blvd & Ft Caroline Rd - (3.3± Acres) - CO & RLD-60 to RMD-B - Townsend Road, LLC (R.E. # 111359-0000) (Dist. 1-Amaro) (Nagbe) (LUZ) (PD & PC Apv) (Ex Parte: CM Salem)

11/26/24 CO Introduced: LUZ

12/3/24 LUZ Read 2nd & Rerefer

12/10/24 CO Read 2nd & Rerefer

1/14/25 CO PH Only

LUZ PH - 1/23/25, 2/19/25

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

8. [2024-0974](#)
OPEN PH
CLOSE PH
MOVE
Applicant:
Cyndy Trimmer
- ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 3674, 3746, 3751, 3774, 3791, 3797, 3827, & 3838 Hemlock St, West of Lem Turner Rd - (27.19± Acres) - RR to LDR - Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel (R.E. # 019451-0055, 019451-0040, 019451-0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060 & 019452-0000) (Appl # L-5993-24C) (Dist. 8-Gaffney, Jr.) (Anderson) (LUZ) (PD & PC Apv) (Rezoning 2024-975)
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 Addnt'l 2/11/25
2/11/25 CO PH Cont'd 2/25/25
LUZ PH - 2/4/25, 2/19/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 1/28/25 & 2/11/25, 2/25/25
9. [2024-0975](#)
EX-PARTE
OPEN PH
CLOSE PH
MOVE
Applicant:
Cyndy Trimmer
- ORD-Q Rezoning at 0, 3674, 3746, 3751, 3774, 3791, 3797, 3827, & 3838 Hemlock St, West of Lem Turner Rd - (27.19± Acres) - RR-Acre to RLD-40 - Eva Fowler, Claudia Biser PA, John Combs, John Hunt & Kathleen Plymel (R.E. # 019451-0055, 019451-0040, 019451-0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060 & 019452-0000) (Appl # L-5993-24C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (N CPAC Deny) (PD & PC Apv) (Small-Scale 2024-974)
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 Addnt'l 2/11/25
2/11/25 CO PH Cont'd 2/25/25
LUZ PH - 2/4/25, 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25 & 2/11/25, 2/25/25

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10. [2024-0980](#)
DEFER

(Previously
continued to
3/4/25)

Applicant:
Jacob Parker
- 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) (Hetzel) (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
LUZ PH - 2/4/25, 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25
11. [2025-0003](#)
OPEN PH
CLOSE PH

MOVE

Applicant:
Paul Harden
- ORD Adopting a Large-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Baymeadows Rd, 0 Freedom Commerce Pkwy, 0, 8375, 8381 Dix Ellis Trl; 8900, 8928, 8935 Prominence Pkwy; 8875 Liberty Ridge Dr; 8880 Freedom Commerce Trl, btwn Baymeadows Rd, Philips Hwy & I-95 - (71.76± Acres) - MU Subject to FLUE Site Specific Policy 4.3.6 & CGC to RPI - Adopting Sign Posting Plan; DFH Prominence, LP (R.E. # 152683-0005, 152683-0280, 152683-0290, 152683-0580, 152683-0700, 152690-0092, 152690-0096, 152690-0280, 152690-0290, 152690-0600, 152690-0650, 152690-0700, 152690-0800, 152690-0900 & 152690-0950) (Appl # L-5967-24A) (Dist. 11-Arias) (Parola) (LUZ) (PD & PC Apv) (Rezoning 2025-4)
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 Addnt'l 2/25/25
LUZ PH - 2/19/25
Public Hearing Pursuant to Sec 163.3184 (3), F.S. & Ch 650, Pt 4, Ord Code - 2/11/25 & 2/25/25
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14. [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)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
2/11/25 CO PH Only
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25
- OPEN PH**
CONT PH
3/4/25
- NO PD/PC**
REPORTS
- Applicant:**
Cyndy Trimmer
15. [2025-0007](#) ORD-Q Rezoning at 0 Philips Hwy, 11374 Etown Pkwy & 11100 Domain Dr, Southwest of the Intersection of I-295 & SR9B - (237.46± Acres) - CCG-1 to PUD, to Permit Office, Institutional, Commercial, Multiple-Family, Entertainment, Communication Towers & Recreational Uses, as Described in the E Town West PUD - Westland Timber, LLC & AP ETDE, LLC (R.E. # 167871-0030, 168060-0260, 168060-0270, 168060-0240, 168060-0250, 168060-0155 & 167871-0050) (Dist. 11-Arias) (Abney) (LUZ) (PD & PC Amd/Apv)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
2/11/25 CO PH Only
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25
- EX-PARTE**
- OPEN PH**
CLOSE PH
- AMEND**
MOVE
(w/Conditions)
- Applicant:**
Paul Harden

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) and shall include the Florida Department of Transportation.
2. The parking reduction percentage allowed per Section E (1)(b) of the Written Description shall be established and reviewed for approval by the Planning and Development Department once the listed infrastructure or services are available.
3. For Sign A Zone, as depicted in the Site Plan, Exhibit 4, Project Identity Pole/Pylon Signs on State Road (SR) 9B shall be limited to a maximum height of 65 feet and 300 square feet in area.

16. [2025-0009](#) ORD-MC Amend Sec 656.399.7 (Overlay Development Standards), Subpt M (San Marco Overlay Zone), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Amend Sub-Subsec 656.399.7(b)(8) Re Bldg Restriction Lines for the Alford Park Subdivision to Reflect Historic Development Conditions (Teal) (Introduced by CM J. Carlucci) (PD & PC Apv)
OPEN PH 1/14/25 CO Introduced: R, LUZ
CLOSE PH 1/21/25 R Read 2nd & Rerefer
AMEND 1/23/25 LUZ Read 2nd & Rerefer
MOVE 1/28/25 CO Read 2nd & Rerefer
 2/11/25 CO PH Only
 2/18/25 R Amend/Approve 6-0
 LUZ PH - 2/19/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

AMENDMENT:

1. Pg. 1, line 17: insert subpart and chapter titles
2. Pg. 2, line 23: strike “Arcadia Avenue” and insert “Arcadia Place”

- Amends Code Sec. 656.399.7 (Overlay Development Standards) to revise the front and side yard setback requirements for the Alford Park subdivision within the San Marco Overlay Zone
- The Planning Commission recommended approval of this bill at their 2/6/25 meeting

17. [2025-0015](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Desig the Commercial Bldg at 29 E Adams St, btwn N Main St & Ocean St, as a Local Landmark - Plaka Main Street, Inc.; Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 073589-0000) (Dist. 7-Peluso) (Lopera) (Req of JHPC) (PD Apv)
EX-PARTE 1/14/25 CO Introduced: LUZ
OPEN PH 1/23/25 LUZ Read 2nd & Rerefer
CLOSE PH 1/28/25 CO Read 2nd & Rerefer
MOVE 2/11/25 CO PH Only
 LUZ PH - 2/19/25
Applicant: Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25
Jack Shad

18. [2025-0026](#) ORD-Q re Ch 307 (Historic Preservation & Protection), Ord Code; Incorporating Recitals; Desig the Residential Bldg Known as the Henry C. Arpen House at 3747 Linjohn Rd, btwn Hagan Grant Ln & Aladdin Rd, as a Local Landmark - Bordan Development LLC (Building Owner) & Thalan Holdings LLC (Property Owner); Statement of Landmark Criteria Satisfied; Identifying those Activities which Require the Issuance of a COA; Directing the Chief of Legislative Svcs to Notify the Applicant, the Bldg Owner, the Property Owner, & the Property Appraiser of the Local Landmark Desig, & to Record the Local Landmark Desig in the Official Records of Duval County; Directing the Zoning Administrator to Enter the Local Landmark Desig on the Zoning Atlas (R.E. # 159095-0090) (Dist. 6-Boylan) (Lopera) (Req of JHPC) (PD Apv)
- EX-PARTE**
- OPEN PH**
- CLOSE PH**
- MOVE**
- Applicant:**
Historic Preservation Commission
- 1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
2/11/25 CO PH Only
LUZ PH - 2/19/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

19. [2025-0030](#)
**SUBSTITUTE
MOVE**
- ORD-MC re the Mayor's Reorg of the Executive Branch Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Recitals; Repealing in their Entirety Pt 5 (Development Services Division) & Pt 6 (Building Inspection Division), Ch 30 (Planning & Development Department), Pt 6 (Solid Waste Division), Ch 32 (Public Works Department) & Pt 4 (Environmental Quality Division), Ch 34...(Reingold) (Req of Mayor)
1/14/25 CO Introduced: NCSPHS, R, F, TEU, LUZ
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/18/25 NCSPHS Substitute/Approve 7-0
2/18/25 R Substitute/Approve 6-0
2/19/25 F Substitute/Approve 7-1 (Diamond)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

As substituted,

- Incorporates additional changes to various Code sections to reflect the revised Department, Division, or Office name as appropriate
- Attaches a Revised Exhibit 2 (1cloud Center List) to correct an error
- Attaches a Revised Exhibit 3 (Organizational Chart) to remove movement of 4 positions from the Environmental Quality Division to the Public Works Department and correct position movement counts
- Corrects scrivener's errors

20. [2025-0034](#)
**EX-PARTE
OPEN PH
CLOSE PH
WITHDRAW**
- RESO-Q Concerning the Appeal of a Final Order of the Jax Historic Preservation Commission Denying Appl for COA, as Requested by Heather M. Reynolds, Esq., on Behalf of the Owner, U.S. Business & Military Realty, LLC, Seeking an Alteration, After-the-Fact Masonry Painting, on a Contributing Structure in the Riverside/Avondale Historic Dist at 3697 Hedrick St, Pursuant to Ch 307 (Historic Preservation & Protection), Pt 2 (Appellate Procedure), Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (COA-24-31485) (R.E. # 092416-0000) (Dist. 7-Peluso) (Reingold) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/4/25, 2/19/25

- 21. [2025-0035](#)**
EX-PARTE

OPEN PH
CLOSE PH

AMEND
MOVE
- RESO-Q Concerning an Appeal Filed by Bordan Development, LLC, Re the Jax Historic Preservation Commission's Decision to Deny the Demolition Permit Appl for the Structure Located at 3747 Linjohn Rd, which is Listed on the National Register of Historic Places, Pursuant to Sec 320.407, Ord Code; Adopting Recommended Findings & Conclusions of the LUZ Committee (Reingold) (LUZ)
1/14/25 CO Introduced: LUZ
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
LUZ PH - 2/19/25
- AMENDMENT:**
Grant the Appeal
or
Deny the Appeal
- 22. [2025-0053](#)**
DEFER
(PH Next Cycle
3/4/25)
- 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)
(Rezoning 2025-54)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
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
- 23. [2025-0054](#)**
DEFER
(PH Next Cycle
3/4/25)
- 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)
(Small-Scale 2025-53)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

- 24.** [2025-0055](#)
DEFER
(PH Next Cycle
3/4/25)
- 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) (Rezoning 2025-56)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
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
- 25.** [2025-0056](#)
DEFER
(PH Next Cycle
3/4/25)
- 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) (Small-Scale 2025-55)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
- 26.** [2025-0057](#)
DEFER
(PH Next Cycle
3/4/25)
- 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) (Rezoning 2025-58)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
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

27. [2025-0058](#)
DEFER
(PH Next Cycle
3/4/25)
- 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)
(Small-Scale 2025-57)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
28. [2025-0059](#)
DEFER
(PH Next Cycle
3/4/25)
- 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)
(Rezoning 2025-60)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
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
29. [2025-0060](#)
DEFER
(PH Next Cycle
3/4/25)
- 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)
(Small-Scale 2025-59)
1/28/25 CO Introduced: LUZ
2/4/25 LUZ Read 2nd & Rerefer
2/11/25 CO Read 2nd & Rerefer
LUZ PH - 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

30. [2025-0061](#)**DEFER****(PH Next Cycle
3/4/25)**

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)

1/28/25 CO Introduced: LUZ

2/4/25 LUZ Read 2nd & Rerefer

2/11/25 CO Read 2nd & Rerefer

LUZ PH - 3/4/25

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

31. [2025-0062](#)**DEFER****(PH Next Cycle
3/4/25)**

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)

1/28/25 CO Introduced: LUZ

2/4/25 LUZ Read 2nd & Rerefer

2/11/25 CO Read 2nd & Rerefer

LUZ PH - 3/4/25

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

- 32. [2025-0074](#)**
DEFER
(PH Next Cycle
3/4/25)
- ORD-MC Amend Various Secs of Subpt H (Downtown Overlay Zone & Downtown District Use & Form Regulations), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Revise Requirements for Drive-In & Drive Through Facilities as a Use Permissible by Exception in the Brooklyn, Northcore, Central Core, Sports & Entertainment, & Working Waterfront Dists (Hartung) (Introduced by CM White)
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
LUZ PH: 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25
- 33. [2025-0083](#)**
2ND READING
- 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
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
- 34. [2025-0084](#)**
2ND READING
- 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
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

- 35. [2025-0085](#)**
2ND READING
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
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
- 36. [2025-0086](#)**
2ND READING
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)
(Small-Scale 2025-85)
2/11/25 CO Introduced: LUZ
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25
- 37. [2025-0087](#)**
2ND READING
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
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
- 38. [2025-0088](#)**
2ND READING
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)
(Small-Scale 2025-87)
2/11/25 CO Introduced: LUZ
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

- 39. [2025-0089](#)**
2ND READING
- ORD Transmitting to the State of FL's Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0, 11201 & 11203 Branan Field Rd & 0 Dawsons Creek Dr, W of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branan Field Rd - (79.33± Acres) - RR to LDR - Kay C. Hughes, Ryan C. Powell, Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000, & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Hinton) (LUZ)
2/11/25 CO Introduced: LUZ
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
- 40. [2025-0090](#)**
2ND READING
- 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
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
- 41. [2025-0091](#)**
2ND READING
- 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
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
- 42. [2025-0092](#)**
2ND READING
- 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
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

43. [2025-0093](#)
2ND READING
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
LUZ PH- 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25
44. [2025-0094](#)
2ND READING
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)
2/11/25 CO Introduced: LUZ
LUZ PH- 3/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25
45. [2025-0102](#)
2ND READING
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
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

NOTE: The next regular meeting will be held Tuesday, March 4, 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: 2/24/25 5:00 pm