

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, March 18, 2025

5:00 PM

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

Land Use & Zoning Committee

Kevin Carrico, Chair

Raul Arias, Vice Chair - Excused

Ken Amaro - Excused

Joe Carlucci

Rory Diamond - Excused

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: 8:27 PM

Attendance:

CM Gay - 2024-851

CM Peluso - 2025-59 & 2025-60

CM Clark-Murray - Visiting

Present: 4 - Chair Kevin Carrico, Rahman Johnson, Joe Carlucci and Reggie Gaffney Jr.

Excused: 3 - Vice Chair Raul Arias, Rory Diamond and Ken Amaro

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

PH OPEN/CONT 4/15/25

No speakers

2. [2024-0539](#) ORD-Q Rezoning at 0 Stockton St, btwn College St & Myra St - (0.23± Acres) - PUD (2009-546-E) to PUD, to Permit Single Family Homes, as Described in the John Gorrie PUD - John Gorrie Investment Group, LLC (R.E. # 091197-0010) (Dist. 7-Peluso) (Lewis) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson)
7/23/24 CO Introduced: LUZ
8/6/24 LUZ Read 2nd & Rerefer
8/13/24 CO Read 2nd & Rerefer
8/27/24 CO PH Only
LUZ PH - 9/4/24, 10/1/24, 10/15/24, 1/23/25, 2/4/25, 2/19/25, 6/17/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER

Previously continued to 6/17/25

3. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 1/28/25
1/28/25 CO PH Cont'd 2/25/25
2/25/25 CO PH Cont'd 3/11/25
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

PH OPEN/CONT 4/15/25

No speakers

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) (Co-Sponsor CM Gaffney, Jr.)
 10/22/24 CO Introduced: NCSPHS, R, LUZ
 11/4/24 NCSPHS Read 2nd & Rerefer
 11/4/24 R Read 2nd & Rerefer
 11/6/24 LUZ Read 2nd & Rerefer
 11/12/24 CO PH Read 2nd & Rerefer
 1/21/25 NCSPHS Amend/Approve 0-7 (Fail)
 3/17/25 R Amend/Approve 4-3 (Howland, Carlucci, Johnson)
 3/18/25 LUZ PH Amend/Approve 1-3 (Fail) (Johnson, Carrico, J.Carlucci)
 3/18/25 LUZ PH Reconsider/Amend/Approve 0-4 (Fail)
 LUZ PH - 1/7/25, 1/23/25, 2/4/25, 2/19/25, 3/4/25, 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 11/12/24

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: Gaffney Jr./J. Carlucci

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

There was discussion on this bill related to the need and role of this review board, the unique ecosystem in the NE part of the city, and setting a precedent for other districts to replicate this review board.

Speakers: Marshall Adkison (support), Carol Russell (support), Joe McClure (support), Joseph Sodano Jr. (support, did not speak), Lisa Dirnberger (support, did not speak), Matre Sodano (support, did not speak), James Matchett (support), Austin Nicklas (oppose), Paul Aforte (support), Jeremiah Dirnberger (support), Mike Herzberg (support), Glenn Fowler (support, did not speak), Ruth Nelson-Peeples (support), Catherine Delre (support), Ron Russell (support, did not speak), Keith Langenberg (support, did not speak), Ron Beverly (support, did not speak)

Floor amendments

Motion/2nd move to amend: Johnson/Gaffney Jr. (sunset after 12 months, no creation of other review boards during that 12 months) Approved unanimously

Motion/2nd move to amend: Gaffney Jr./Johnson (revised map to include portion of district 8) Approved unanimously

Amendments rolled together

**Motion/2nd move to approve as amended: J. Carlucci/Johnson
Failed 1-3 (automatic deferral due to lack of 4 votes in either direction)**

Aye: 1 - Gaffney Jr.

Nay: 3 - Carrico, Johnson and Carlucci

Excused: 3 - Arias, Diamond and Amaro

PH RECONSIDER/AMEND/APPROVE

Motion/2nd move to reconsider: Johnson/J. Carlucci

Motion/2nd move to amend: Johnson/J. Carlucci

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

Failed with a vote of 0-4

Nay: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

AMENDMENT:

1. Revise composition of Northeast Development Review Board to include:

a. Five members who reside in the Northeast Development area appointed by the Mayor, with input from the District Council member(s) whose District(s) comprise the Northeast Development Area, and confirmed by the Council

b. Four current members of the Planning Commission, one of which being the current chair of the Planning Commission, appointed by the Mayor and confirmed by the Council

2. Include term length (initial appointments and thereafter) for all Northeast Development Review Board members:

a. Two members from the Northeast Development area will serve initial terms of two years and three members will serve initial terms of three years; thereafter all five members will serve three-year terms ending June 30

b. Four members from the Planning Commission will serve terms concurrent with their terms on the Planning Commission

3. Reflect that the chair of the Planning Commission shall serve as the chair of the Northeast Development Review Board rather than the chair being elected by the members

4. Revise meeting location to reflect meetings to be held after 5 p.m. at the same location as the Planning Commission meetings

5. Include language that the board will sunset after 12 months, subject to Council approval, and require all pending applications be addressed prior to the sunset

6. Prohibits creation of other review boards during sunset period

7. Revises the Northeast Development Area Map and description to include an area north of the river, east of I-95 and south of Zoo Parkway

8. Correct scrivener's errors

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

PH OPEN/CONT 4/1/25

Speakers: Al Bott (oppose), Steve Matchett (oppose), Herbert Ramsdell (oppose), Chrissy Bott (oppose), Keith Langenberg (oppose, did not speak), Florence Murray (oppose, did not speak), Richard Murray (oppose, did not speak), Jacqueline Buckley (oppose, did not speak), Jeremiah Dirnberger (oppose, did not speak), Marte Sodano (oppose, did not speak), Lisa Monell (oppose, did not speak), Chris Monell (oppose, did not speak), James Matchett (oppose) Joseph Sodano Jr. (oppose), Lisa Dirnberger (oppose), Laura Backus (oppose, did not speak), Patty Peterson (oppose, did not speak), Willa Bierfreund (oppose, did not speak), Linda Hall (oppose)

6. [2024-0869](#) ORD-MC Amend Secs 656.305 (Low Density Residential Category) & 656.306 (Medium Density Residential Category), Subpt B (Residential Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Provide for Duplexes, Tri-plexes & Quad-plexes as Permitted Uses in Certain Districts & Dev Areas; & Amend Secs 656.604 (Number of Off-Street Parking Spaces) & 656.607 (Design Standards for Off-Street, On-Street Parking & Loading Facilities), Subpt A (Off-Street Parking, On-Street Parking & Loading for Motor Vehicles), Pt 6 (Off-Street Parking, On-Street Parking & Loading Regulations), Ch 656 (Zoning Code), Ord Code, to Provide Parking Standards for Duplexes, Tri-plexes & Quad-plexes; Waiving the Requirement of Sec 656.129 (Advisory Recommendation on Amendment to Zoning Code or Rezoning of Land), Subpt C (Procedures for Rezoning & Amendments to the Zoning Code), Pt 1 (General Provisions), Ch 656 (Zoning Code), Ord Code, That the PC Review & Prov an Advisory Recommendation to the City Council re This Legislation; Prov for Codification Instructions (Reingold) (Introduced by CM Diamond) (GAB CPAC Deny) (SE CPAC Deny) (PD Amd/Apv)
11/12/24 CO Introduced: R, LUZ
11/18/24 R Read 2nd & Rerefer
11/19/24 LUZ Read 2nd & Rerefer
11/26/24 CO Read 2nd & Rerefer
12/10/24 CO PH Amend (FL)/Rerefer 17-2 (Carlucci, Pittman)
1/14/25 CO PH Cont'd 4/8/25
LUZ PH - 1/7/25, 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24 & 1/14/25, 4/8/25

DEFER

Previously continued to 4/1/25

7. [2025-0059](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - LDR to MDR - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Read) (LUZ) (PD & PC Apv) (Rezoning 2025-60)
 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
 2/11/25 CO Read 2nd & Rerefer
 2/25/25 CO PH Addnt'l 3/11/25
 3/11/25 CO PH Cont'd 3/25/25
 3/18/25 LUZ PH Approve 4-0
 LUZ PH - 3/4/25, 3/18/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 2/25/25 & 3/11/25, 3/25/25

PH APPROVE

Public hearing opened and closed.

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

Speakers: Silvia Almono (support, did not speak), Lorna Jones-Stutson (support, did not speak), Sharon Brown (support, did not speak), Lacy Neyer (support, did not speak), Natalie Collier (support, did not speak), Amy Decker (support), Alonza Anderson (support), Tarcevus Lurry (support), Monica Anderson (support, did not speak), Deborah Holmes (support, did not speak), Beth Mixson (support), Kyle Dorell (support), Danita Hurst (support, did not speak), Irkston Jackson (support, did not speak), Rosetta Taylor (support), Sonya Cronin (support), J.P. Mills (support, did not speak), Jeff Witt (support), Jackie KNight (support), Nadieal Ashe (support, did not speak), Maria Castellano Verde (support, did not speak), Ciera Van Hoose (support, did not speak), Julie Ann Traynor (support), Leann Chambers (support, did not speak), Octayvia Ingram (support, did not speak), Valerie Mills (support), Rebecca Davis (support)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

8. [2025-0060](#) ORD-Q Rezoning at 1665 9th St W & 1910 Grunthal St btwn 9th St W & 10th St W, West of Grunthal St - (0.40± Acres) - RLD-60 to RMD-B - Rebuilding Ex-Offenders Successfully Through Opportunities Rehabilitation & Education, Inc. & A.J. Anderson Construction, LLC (R.E. # 052293-0000 & 052293-0080) (Appl # L-6008-24C) (Dist. 7-Peluso) (Cox) (LUZ) (PD & PC Apv) (Ex-Parte: Johnson, Gaffney, Jr., Carrico)
 (Small-Scale 2025-59)
 1/28/25 CO Introduced: LUZ
 2/4/25 LUZ Read 2nd & Rerefer
 2/11/25 CO Read 2nd & Rerefer
 2/25/25 CO PH Addnt'l 3/11/25
 3/11/25 CO PH Cont'd 3/25/25
 3/18/25 LUZ PH Approve 4-0
 LUZ PH - 3/4/25, 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25, 3/25/25

PH APPROVE

Public hearing opened and closed.

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

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

Speakers: Silvia Almono (support, did not speak), Lorna Jones-Stutson (support, did not speak), Sharon Brown (support, did not speak), Lacy Neyer (support, did not speak), Natalie Collier (support, did not speak), Amy Decker (support, did not speak), Alonza Anderson (support, did not speak), Tarcevus Lurry (support, did not speak), Monica Anderson (support, did not speak), Deborah Holmes (support, did not speak), Beth Mixson (support, did not speak), Kyle Dorell (support, did not speak), Danita Hurst (support, did not speak), Irkston Jackson (support, did not speak), Rosetta Taylor (support, did not speak), Sonya Cronin (support, did not speak), J.P. Mills (support, did not speak), Jeff Witt (support, did not speak), Jackie Knight (support, did not speak), Nadieal Ashe (support, did not speak), Maria Castellano Verde (support, did not speak), Ciera Van Hoose (support, did not speak), Julie Ann Traynor (support, did not speak), Leann Chambers (support, did not speak), Octayvia Ingram (support, did not speak), Valerie Mills (support, did not speak), Rebecca Davis (support, did not speak)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

9. [2025-0083](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 11567 & 11585 Atlantic Blvd N., btwn Abess Rd Extension & Marketplace Dr - (11.98± Acres) - RPI to CGC - Property Management Support, Inc. As Trustee of Atlantic North Land Trust (Portions of R.E. # 167445-0215 & 167445-0194 & R.E. # 167445-0196) (Appl # L-5997-24C) (Dist. 2-Gay) (Shuler) (LUZ) (PD & PC Apv) (Rezoning 2025-84)
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 Addnt'l 3/25/25
3/18/25 LUZ PH Approve 4-0
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

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Johnson/J. Carlucci****Speaker: Mike Herzberg (support, questions only)****Aye:** 4 - Carrico, Johnson, Carlucci and Gaffney Jr.**Excused:** 3 - Arias, Diamond and Amaro

10. [2025-0084](#) ORD-Q Rezoning at 0 Atlantic Blvd N., btwn Abess Rd Extension & Marketplace Dr - (1.77± Acres) - PUD (2018-701-E) to PUD, to Permit Outdoor Storage of New Vehicles for Sale, as Described in the Kernan West Auto Park PUD - Property Management Support, Inc. As Trustee of Atlantic North Land Trust (R.E. # 167445-0215(Portion)) (Appl # L-5997-24C) (Dist. 2-Gay) (Hetzl) (LUZ) (PD & PC Apv) (Small-Scale 2025-83)
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 Addnt'l 3/25/25
3/18/25 LUZ PH Approve 4-0
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

PH APPROVE**Public hearing opened and closed.****Motion/2nd move to approve: Johnson/J. Carlucci****Speaker: Mike Herzberg (support, questions only)****Aye:** 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

11. [2025-0085](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7900 Arlington Expy, btwn Arlington Rd N. & Century St - (2.04± Acres) - CGC to HDR - 8000 Realco, LLC - (R.E. # 142483-0040) (Appl # L-5990-24C) (Dist. 1-Amaro) (Roberts) (LUZ) (PD & PC Apv) (Rezoning 2025-86)
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 Addnt'l 3/25/25
3/18/25 LUZ PH Approve 4-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

- 12. [2025-0086](#) ORD-Q Rezoning at 7900 Arlington Expy, btwn Arlington Rd N. & Century St - (2.04± Acres) - CCG-2 to PUD, to Permit Multifamily Dwellings with Integrated Commercial & Office Uses, as Described in the 7900 Arlington Expy PUD - 8000 Realco, LLC - (R.E. # 142483-0040) (Appl # L-5990-24C) (Dist. 1-Amaro) (Corrigan) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2025-85)
 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 Addnt'l 3/25/25
 3/18/25 LUZ PH Amend/Approve 4-0
 LUZ PH - 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: J. Carlucci/Johnson

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

Speaker: Michael Sittner (support, questions only)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

AMENDMENT:

- 1. **Attaches a Revised Exhibit 3 (revised PUD Written Description dated March 3, 2025).**
- 2. **Attaches a Revised Exhibit 4 (revised PUD Site Plan dated March 18, 2025).**

- 13. [2025-0087](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7960 Arlington Expy, btwn Arlington Rd N. & Century St - (9.56± Acres) - CGC & RPI to HDR - 8000 Realco, LLC - (R.E. # 142483-0003) (Appl # L-5801-23C) (Dist. 1-Amaro) (Roberts) (LUZ) (PD & PC Apv) (JWC Apv) (Rezoning 2025-88)
 2/11/25 CO Introduced: LUZ, JWC
 2/19/25 LUZ Read 2nd & Rerefer
 2/25/25 CO Read 2nd & Rerefer
 3/11/25 CO PH Addnt'l 3/25/25
 3/18/25 LUZ PH Approve 4-0
 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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Michael Sittner (support, questions only)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

- 14. [2025-0088](#) ORD-Q Rezoning at 7820 & 7960 Arlington Expy, btwn Arlington Rd N. & Century St - (14.38± Acres) - CRO, CCG-2 & PUD (2020-295-E) to PUD, to Permit Multifamily Dwellings with Integrated Commercial & Office Uses, as Described in the Arlington Expy PUD - 8000-1, LLC & 8000 Realco, LLC (R.E. # 142483-0100 & 142483-0003) (Appl # L-5801-23C) (Dist. 1-Amaro) (Corrigan) (LUZ) (GAB CPAC Deny) (PD & PC Amd/Apv) (Small-Scale 2025-87)
 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 Addnt'l 3/25/25
 3/18/25 LUZ PH Amend/Approve 4-0
 LUZ PH - 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25 & 3/25/25

PH AMEND/APPROVE

Public hearing opened and closed.

Motion/2nd move to amend: J. Carlucci/Gaffney Jr.

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

Speaker: Michael Sittner (support, questions only)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

AMENDMENT:

- 1. Attaches a Revised Exhibit 3 (revised PUD Written Description dated March 3, 2025).
- 2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated March 18, 2025).

- 15. [2025-0089](#) ORD Transmitting to the State of FL’s Various Agencies for Review, a Proposed Large-Scale Revision to the FLUM Series of the 2045 Comp Plan at 0, 11201 & 11203 Branam Field Rd & 0 Dawsons Creek Dr, W of Cecil Commerce Center Pkwy, btwn Cessna Blvd & Branam Field Rd - (79.33± Acres) - RR to LDR - Kay C. Hughes, Ryan C. Powell, Keith Faver as Personal Rep for the Estate of Dena H. Faver, Lynn Hope Domenech & Linda Jo Loudy (R.E. # 002327-0000, 002331-0000, 002332-0000, 002340-0000, 002341-0000, 002342-0000, & 002346-0100) (Appl # L-5996-24A) (Dist. 12-White) (Hinton) (LUZ) (PD & PC 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 Addnt'l 3/25/25
 3/18/25 LUZ PH Approve 4-0
 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

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Johnson
Speaker: Paul Harden (support)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

16. [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
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

PH OPEN/CONT 4/1/25

Speakers: Chris Monell (support, did not speak), Jeremiah Dirnberger (support, did not speak), Lisa Dirnberger (support, did not speak), Marte Sodano (support, did not speak), Jacqueline Buckley (oppose, did not speak), Florence MURray (oppose, did not speak), Richard Murray (oppose, did not speak), Lisa Monell (support, did not speak), Laura Backus (oppose, did not speak), Alan Bott (oppose, did not speak), Steve Matchett (oppose), Herbert Ramsdell (oppose), Chrissy Bott (oppose)

17. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH OPEN/CONT 4/1/25

Speaker: James Matchett (oppose)

- 18. [2025-0092](#) ORD-Q Rezoning at 8110 & 8156 103rd Street, btwn Valdura Ave & California Ave - (1.16± Acres) - CO to CCG-2 - Serrano Commercial Properties, Inc. & Serrano Family Properties, LLC (R.E. # 013526-0000 & 013529-0020 (Portions)) (Dist. 9-Clark-Murray) (Abney) (LUZ) (PD & PC 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
 3/18/25 LUZ PH Approve 4-0
 LUZ PH- 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Johnson
Speaker: Folks Huxford (support)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

- 19. [2025-0093](#) ORD-Q Rezoning at 1043 Walnut St, btwn 1st St E. & Phelps St - (0.25± Acres) - PUD (1985-757-E) to RMD-C - 1043 Walnut, LLC (R.E. # 072921-0000) (Dist. 7-Peluso) (Abney) (LUZ) (PD & PC 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
 3/18/25 LUZ PH Approve 4-0
 LUZ PH- 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH APPROVE

Public hearing opened and closed.
Motion/2nd move to approve: J. Carlucci/Johnson
Speaker: Desiree Ownby (support)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Excused: 3 - Arias, Diamond and Amaro

20. [2025-0102](#) ORD-MC Concerning Landscape & Tree Protection Regulations; Amend Sec 656.1206 (Permit Procedure & Criteria for Tree Removal, Relocation & Replacement of Protected Trees) & 656.1208 (Enforcement of this Subpart B; Violations & Penalties; Stopping Work, Correction of Violation, Settlement & Reduction of Fines Pursuant to Policy Criteria; Procedures), Subpt B (Tree Protection), Pt 12 (Landscape & Tree Protection Regulations), Ch 656 (Zoning Code), Ord Code, to Address Calculation of Tree Mitigation Contributions to the Tree Protection & Related Expenses Trust Fund & Minimum Caliper-Inch Requirements for Replacement Trees in Keeping with Provisions of Article 25 of the City Charter, & to Prov for an Automatic Increase in Contribution Calculations when the Combined Total of Unallocated Funds within the Tree Protection & Related Expenses Trust Funds is Below \$5,000,000, or After 9/30/30, whichever Occurs Sooner; Prov for Codification Instructions (MacGillis) (Introduced by CM J. Carlucci)
 2/11/25 CO Introduced: NCSPHS, R, F, LUZ
 2/18/25 NCSPHS Read 2nd & Rerefer
 2/18/25 R Read 2nd & Rerefer
 2/19/25 F Read 2nd & Rerefer
 2/19/25 LUZ Read 2nd & Rerefer
 2/25/25 CO Read 2nd & Rerefer
 3/11/25 CO PH Only
 LUZ PH - 3/18/25, 4/1/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH OPEN/CONT 4/1/25

No speakers

21. [2025-0128](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & LDR to MDR - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ)
 (Rezoning 2025-129)
 2/25/25 CO Introduced: LUZ
 3/4/25 LUZ Read 2nd & Rerefer
 3/11/25 CO Read 2nd & Rerefer
 LUZ PH - 4/1/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25

DEFER

Public hearing next cycle 4/1/25

22. [2025-0129](#) ORD-Q Rezoning at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & PUD (2003-1218-E) to PUD, to Permit a Max of 72 Multi-Family Dwelling Units, as Described in the Pecan Park Community Homes PUD - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (Small-Scale 2025-128)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

DEFER**Public hearing next cycle 4/1/25**

23. [2025-0130](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - LDR to MDR - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Kelly) (LUZ) (Rezoning 2025-131)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25

DEFER**Public hearing next cycle 4/1/25**

24. [2025-0131](#) ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - RR-Acre to RMD-A - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (Small-Scale 2025-130)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

DEFER**Public hearing next cycle 4/1/25**

25. [2025-0132](#) ORD-Q Rezoning at 6426 Bowden Rd, btwn Victoria Park Rd & Salisbury Rd - (1.80± Acres) - PUD (2007-1084-E) to PUD, to Permit a Restaurant with On-Site Consumption of All Alcohol & Outside Sales & Svc, as Described in the Southpoint Plaza at Bowden Road PUD - 6426 Bowden ZCG, LLC, 6426 Bowden OE, LLC & 6426 Bowden MH, LLC (R.E. # 152571-0000) (Dist. 4-Carrico) (Nagbe) (LUZ)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

DEFER**Public hearing next cycle 4/1/25**

26. [2025-0133](#) ORD-Q Apv Zoning Exception (Appl E-25-1) at 1044 Park St, btwn Margaret St & Post St - Works of 5 Points, LLC - Requesting 1) an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption & Off-Premises Consumption, & 2) Permanent Outside Sale & Svc, Meeting the Performance Standards & Dev Criteria Set Forth in Pt 4 of the Zoning Code, for Busy Nesting, LLC d/b/a Birdies & 5 Points Liquor Lounge, in CCG-1 (R.E. # 090415-0000) (Dist. 7-Peluso) (Nagbe) (LUZ) (PD Amd/Apv)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO PH Read 2nd & Rerefer
3/18/25 LUZ PH Amend/Approve (w/Cond) 4-0
LUZ PH - 3/18/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH AMEND/APPROVE (W/CONDITION)**Public hearing opened and closed.****Motion/2nd move to amend: J. Carlucci/Gaffney Jr.****Motion/2nd move to approve as amended: J. Carlucci/Johnson****Speakers: Molly Hansen (oppose), Cyndy Trimmer (support), Ryan Parde (oppose)****Aye:** 4 - Carrico, Johnson, Carlucci and Gaffney Jr.**Absent:** 3 - Arias, Diamond and Amaro

AMENDMENT:**1. Zoning Exception approved subject to 1 condition:**

(a) The zoning exception granted herein shall not be effective unless or until the required Waiver of Minimum Distance (WLD-25-01) pursuant to Section 656.133, Ordinance Code, is issued for the Subject Property.

2. Attaches a Revised Exhibit 2, Revised Planning Department Map

27. [2025-0134](#) ORD-Q Apv Zoning Exception (Appl E-25-2) at 12911 Atlantic Blvd, btwn Girvin Rd & Hodges Blvd - JFCF Investments One, LLC - Requesting an Establishment or Facility which Includes the Retail Sale & Svc of All Alcoholic Beverages Including Liquor, Beer or Wine for On-Premises Consumption & Off-Premises Consumption, for Shores FWS #22, Inc., in PUD (2002-272-E) (R.E. # 167129-0020) (Dist. 3-Lahnen) (Nagbe) (LUZ) (PD Apv)
 2/25/25 CO Introduced: LUZ
 3/4/25 LUZ Read 2nd & Rerefer
 3/11/25 CO PH Read 2nd & Rerefer
 3/18/25 LUZ PH Approve 4-0
 LUZ PH - 3/18/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: J. Carlucci/Gaffney Jr.

Speaker: Paul Harden (support, questions only)

Aye: 4 - Carrico, Johnson, Carlucci and Gaffney Jr.

Absent: 3 - Arias, Diamond and Amaro

28. [2025-0159](#) ORD-MC Amend Sec 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts) & Sec 656.320 (Purposes & Intent), Subpt D (Industrial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations), Ch 656 (Zoning Code), Ord Code, to Prohibit Mobile Food Trucks From Preparing &/or Selling Food or Beverages on Any Propty in Commercial or Industrial Zoning Categories Which Sells Gasoline or Other Flammable Petroleum Products; Prov for Codification Instructions (Hartung) (Introduced by CM J. Carlucci)
 2/25/25 CO Introduced: R, LUZ
 3/3/25 R Read 2nd & Rerefer
 3/4/25 LUZ Read 2nd & Rerefer
 3/11/25 CO Read 2nd & Rerefer
 LUZ PH - 4/1/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25

DEFER

Public hearing next cycle 4/1/25

29. [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
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

READ 2ND & REREFER

30. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

READ 2ND & REREFER

31. [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
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

READ 2ND & REREFER

32. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

READ 2ND & REREFER

33. [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
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

READ 2ND & REREFER

34. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

READ 2ND & REREFER

35. [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
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

READ 2ND & REREFER

36. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

READ 2ND & REREFER

37. [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
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

READ 2ND & REREFER

38. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

READ 2ND & REREFER

39. [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)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

READ 2ND & REREFER

40. [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)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

READ 2ND & REREFER

41. [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
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

READ 2ND & REREFER

42. [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)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

READ 2ND & REREFER

43. [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)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
LUZ PH - 4/1/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, April 1, 2025.

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

Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 3.24.25 5:00 pm