

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, May 6, 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 - Excused

Rory Diamond

Reggie Gaffney, Jr.

Rahman Johnson

Legislative Assistant: Steven Libby

Legislative Assistant: Rebecca Bolton

Council Research: Colleen Hampsey, Chief

Office of General Counsel: Dylan Reingold, Deputy GC

Planning Dept.: Helena Parola

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

Meeting Convened: 5:00 PM**Meeting Adjourned: 6:03 PM****Attendance:**

Present: 6 - Chair Kevin Carrico, Vice Chair Raul Arias, Rahman Johnson, Rory Diamond, Ken Amaro and Reggie Gaffney Jr.

Excused: 1 - Joe Carlucci

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, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

DEFER**Previously continued to 5/20/25**

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

DEFER**Previously continued to 6/17/25**

3. [2024-0611](#) ORD-Q Rezoning at 4218 & 4230 Ortega Blvd, btwn Manitou Ave & Corinthian Ave - (0.90± Acres) - CN to PUD, to Permit Multi-Family Residential & Commercial Uses, as Described in the Ortega Carriage House PUD - Bulls Dixon Equity Partners, LLC (R.E. # 101598-0000 & 101599-0000) (Dist. 7-Peluso) (Cox) (LUZ)
8/13/24 CO Introduced: LUZ
8/20/24 LUZ Read 2nd & Rerefer
8/27/24 CO Read 2nd & Rerefer
9/10/24 CO PH Cont'd 9/24/24
9/24/24 CO PH Cont'd 10/22/24
10/22/24 CO PH Cont'd 11/12/24
11/12/24 CO PH Cont'd 1/28/25
1/28/25 CO PH Cont'd 2/25/25
2/25/25 CO PH Cont'd 3/11/25
3/11/25 CO PH Cont'd 4/8/25
4/8/25 CO PH Only
LUZ PH - 9/17/24, 10/15/24, 11/19/24, 1/23/25, 2/19/25, 3/18/25, 4/15/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 9/10/24, 9/24/24, 10/22/24, 11/12/24, 1/28/25, 2/25/25, 3/11/25, 4/8/25

DEFER**Previously continued to 5/20/25**

4. [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
5/6/25 LUZ PH Substitute/Rerefer 6-0
LUZ PH - 3/18/25, 4/1/25, 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/11/25

PH SUBSTITUTE/REREFER

Public hearing opened and closed.

Motio/2nd to move the substitute: Arias/Johnson

Motion/2nd to re-refer as substituted: Arias/Johnson

No speakers

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

Excused: 1 - Carlucci

SUBSTITUTE

- 1. Changes the bill from a conventional rezoning to PUD.**
- 2. Attaches a Written Description dated April 29, 2025.**
- 3. Attaches a Site Plan dated April 17, 2025.**
- 4. Attaches a Revised Planning Department map**

5. [2025-0130](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - LDR to MDR - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Kelly) (LUZ) (PD & PC Apv) (Rezoning 2025-131)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
4/1/25 LUZ PH Approve 6-0
4/1/25 LUZ Reconsider/Defer
4/8/25 CO PH Cont'd 4/22/25
4/22/25 CO PH Cont'd 5/13/25
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25, 4/22/25, 5/13/25

PH OPEN/CONT 5/20/25**No speakers**

6. [2025-0131](#) ORD-Q Rezoning at 4370 Old Middleburg Rd, btwn 103rd St & Fouraker Rd - (1.68± Acres) - RR-Acre to RMD-A - Barati Enterprise, Inc. (R.E. # 013139-0020) (Appl # L-5882-23C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Apv) (Ex Parte: CM Johnson) (Small-Scale 2025-130)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
4/8/25 CO PH Cont'd 4/22/25
4/22/25 CO PH Cont'd 5/13/25
LUZ PH - 4/1/25, 4/15/25, 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25, 4/22/25, 5/13/25

PH OPEN/CONT 5/20/25**No speakers**

7. [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) (PD & PC Apv) (JWC Apv) (Rezoning 2025-167)
3/11/25 CO Introduced: LUZ, JWC
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
5/6/25 LUZ PH Approve 6-0
LUZ PH - 4/15/25, 5/6/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25, 5/13/25

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

8. [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) (PD & PC Apv) (Small-Scale 2025-166) (Ex Parte: CM Carrico)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
5/6/25 LUZ PH Approve 6-0
LUZ PH - 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25, 5/13/25

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

Excused: 1 - Carlucci

9. [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) (PD & PC Apv) (Rezoning 2025-173)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
LUZ PH - 4/15/25, 5/6/25, 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/8/25 & 4/22/25, 5/13/25

PH OPEN/CONT 6/3/25

No speakers

10. [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) (PD & PC Apv) (Small-Scale 2025-172)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Addnt'l 4/22/25
4/22/25 CO PH Cont'd 5/13/25
LUZ PH - 4/15/25, 5/6/25, 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25, 5/13/25

PH OPEN/CONT 6/3/25

No speakers

11. [2025-0176](#) ORD-Q Rezoning at 2600 Scarwin Ln, 12709 Lanier Rd & 0, 12653 & 12665 Sapp Rd, btwn Lanier Rd, Scarwin Ln, New Berlin Rd & Shims Rd - (22.43± Acres) - RR-Acre to RLD-50 - Jessica Johnson, Martin Sattler III, Jessica Driskell, Jennifer Wise-Ferry & Stephen Sattler for Mary Sattler, Trustee of the Sattler Family Revocable Trust (R.E. # 106898-0030, 106929-0000, 106898-0080, 106929-0400, 106929-0410 & 106898-0070) (Dist. 2-Gay) (Corrigan) (LUZ) (N CPAC Deny) (PD & PC Apv)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Only
LUZ PH - 4/15/25, 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH OPEN/CONT 5/20/25

No speakers

12. [2025-0177](#) ORD-Q Rezoning at 12605 & 12607 Gillespie Ave & 12536 Camden Rd, btwn New Berlin Rd & I-295 - (5.90± Acres) - RLD-60 to RLD-40 - Jacksonville Homes, LLC (R.E. # 106978-0000, 106978-0050 & 106978-0200) (Dist. 8-Gaffney, Jr.) (Cox) (LUZ) (N CPAC Deny) (PD & PC Apv)
3/11/25 CO Introduced: LUZ
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Only
5/6/25 LUZ PH Amend/Rerefer 6-0
LUZ PH - 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH AMEND/REREFER

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

Motion/2nd move to re-refer as amended: Arias/Johnson

Speakers: Kristen Reed (support, questions only), Steve Jarrett, (support, questions only)

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

Excused: 1 - Carlucci

AMENDMENT

- 1. Change the Subject Property description, Exhibit 1 (Legal Description) and Exhibit 2 (Planning Department map) to include an additional parcel.**

13. [2025-0208](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to LDR - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Roberts) (LUZ) (PD & PC Apv)
(Rezoning 2025-209)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Addnt'l 5/13/25
5/6/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Speaker: Hayden Phillips (support)

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

Excused: 1 - Carlucci

14. [2025-0209](#) ORD-Q Rezoning at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to PUD, to Permit Single-Family Dwellings, as Described in the Garden Street PUD - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Cox) (LUZ) (PD & PC Amd/Apv)
(Small-Scale 2025-208)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Cont'd 5/13/25
5/6/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 5/13/25

PH AMEND/APPROVE (W/ CONDITION)

Public hearing opened and closed.

Moton/2nd move to amend: Arias/Johnson

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

Speakers: Hayden Phillips (support), Harry Webster (undecided), Cassandra Clarke (undecided)

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

Excused: 1 - Carlucci

AMENDMENT

1. Rezoning approved subject to one condition:

a) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

2. Attaches a Revised Exhibit 3, Written Description, dated May 6, 2025

3. Attaches a Revised Exhibit 4, Site Plan, dated April 22, 2025

- 15. [2025-0210](#)** ORD-Q Rezoning at 6600 Corporate Center Pkwy, btwn I-95 & Salisbury Rd - (6.89± Acres) - IBP to PUD, to Permit Schools & Industrial Business Park Uses, as Described in the Premier Academy Jacksonville PUD - Jax Costa (FI), LLC (R.E. # 152570-1200) (Dist. 4-Carrico) (Abney) (LUZ) (PD & PC Amd/Apv) (Ex Parte: CM Carrico)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
5/6/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH AMEND/APPROVE (W/ CONDITION)

Public hearing opened and closed.

Motion/2nd move to amend: Arias/Johnson

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

Ex parte declaration: CM Carrico

Speaker: Folks Huxford (support)

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

Excused: 1 - Carlucci

AMENDMENT

1. Rezoning approved subject to one condition:

a) 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).

16. [2025-0211](#) ORD-Q Rezoning at 10550 Deerwood Park Blvd, btwn Centurion Pkwy N & Gate Pkwy - (32.30± Acres) - PUD (2003-117-E) to PUD, to Permit Warehousing, Manufacturer's Agent & Display Rooms, Building Trades Contractor Offices, Retail Sales & Office Uses in Greystone PUD 3rd Amdt - Greystone Jacksonville LLC, 400 DWP LLC & 10550 Deerwood Park LLC (R.E. # 167742-2200, 167742-2020, 167742-2040, 167742-2400, 167742-2060, 167742-2080 & 167742-2100) (Dist. 11-Arias) (Abney) (LUZ) (PD & PC Apv) (Ex Parte: CM Arias)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
5/6/25 LUZ PH Approve 6-0
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Arias

Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Carlucci

17. [2025-0212](#) ORD-Q Rezoning at 0 Soutel Dr, btwn Norfolk Blvd & Scott Woods Dr W - (0.51± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor (But Not Trailer) & Truck Parking & Storage & Office & Commercial Uses, as Described in the DDT&L Inc PUD - DDT&L, Inc. (R.E. # 037542-0100 & 037542-0045) (Dist. 10-Pittman) (Nagbe) (LUZ) (PD Deny) (PC Amd/Apv) (Ex Parte: CM Johnson)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
LUZ PH - 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH OPEN/CONT 5/20/25

Ex parte declaration: CM Johnson

No speakers

18. [2025-0213](#) ORD-Q Rezoning at 11759, 11777 & 11811 Armsdale Rd, North of Smith Pointe Dr - (17.21± Acres) - RR-Acre to RLD-40 - Leonard Liddell, Cassandra Meyer, Timothy Liddell & Brian Liddell (R.E. # 044238-0000, 044238-0100 & 044238-0200) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
5/6/25 LUZ PH Approve 6-0
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Gaffney Jr.

Speaker: Cyndy Trimmer (support)

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

Excused: 1 - Carlucci

19. [2025-0214](#) ORD-Q Rezoning at 7642 Woodley Rd, btwn Old Kings Rd & New Kings Rd - (2.0± Acres) -IBP to IL - D & D Roofing, LLC (R.E. # 002519-0020) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ) (PD & PC Apv) (Ex Parte: CM Gaffney, Jr.)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
5/6/25 LUZ PH Approve 6-0
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH APPROVE

Public hearing opened and closed.

Motion/2nd move to approve: Arias/Johnson

Ex parte declaration: CM Gaffney Jr.

Speaker: Carla Bahri (support)

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

Excused: 1 - Carlucci

20. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L. Plymill (R.E. # 106873-0010, 106869-7000, 106872-0000, 106874-0150, 106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ) (PD & PC Apv)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
4/22/25 CO PH Only
LUZ PH - 5/6/25, 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

PH OPEN/CONT 5/20/25

Speakers: Audra Williams (oppose, did not speak), Henry Cannon (oppose, did not speak), Robert Williams (oppose), Geanne Cannon (oppose)

21. [2025-0238](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Nathan Hale Rd & Manning Cemetery Rd - (20.81± Acres) - AGR to RPI - Hoose Homes & Investments, LLC (R.E. # 002320-0020) (Appl # L-6026-25C) (Dist. 12-White) (Anderson) (LUZ) (Rezoning 2025-239)
4/8/25 CO Introduced: LUZ, JWC
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

22. [2025-0239](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Nathan Hale Rd & Manning Cemetery Rd - (20.81± Acres) - AGR to CRO - Hoose Homes & Investments, LLC (R.E. # 002320-0020) (Appl # L-6026-25C) (Dist. 12-White) (Abney) (LUZ) (Small-Scale 2025-238)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

23. [2025-0240](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Hyatt Rd, btwn Hyatt Rd, Hyatt Ln, Main St & Max Leggett Pkwy - (0.49± Acres) - RPI to CGC - Brunello Group, LLC (R.E. # 106266-0050) (Appl # L-6022-25C) (Dist. 8-Gaffney, Jr.) (Read) (LUZ)
 (Rezoning 2025-241)
 4/8/25 CO Introduced: LUZ
 4/15/25 LUZ Read 2nd & Rerefer
 4/22/25 CO Read 2nd & Rerefer
 LUZ PH - 5/20/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

24. [2025-0241](#) ORD-Q Rezoning at 0 Hyatt Rd, btwn Hyatt Rd, Hyatt Ln, Main St & Max Leggett Pkwy - (0.49± Acres) - PUD (2022-77-E) to PUD, to Permit a Service Garage for Minor & Major Repairs & Commercial & Office Uses, as Described in the Max Leggett PUD (R.E. # 106266-0050) (Appl # L-6022-25C) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
 (Small-Scale 2025-240)
 4/8/25 CO Introduced: LUZ
 4/15/25 LUZ Read 2nd & Rerefer
 4/22/25 CO Read 2nd & Rerefer
 LUZ PH - 5/20/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

25. [2025-0242](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34± Acres) - LDR to MDR - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Anderson) (LUZ)
 (Rezoning 2025-243)
 4/8/25 CO Introduced: LUZ
 4/15/25 LUZ Read 2nd & Rerefer
 4/22/25 CO Read 2nd & Rerefer
 LUZ PH - 5/20/25
 Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code -
 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

26. [2025-0243](#) ORD-Q Rezoning at 0 Owen Ave, btwn the End of Owen Ave & Winton Dr - (5.34± Acres) - RLD-60 to PUD, to Permit a Max of 96 Apartments, as Described in the McMillan Apartments PUD - Christiana Forest SJ, LLC (R.E. # 027729-0000) (Appl # L-6019-25C) (Dist. 10-Pittman) (Cox) (LUZ) (Small-Scale 2025-242)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

27. [2025-0244](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 7403 Argyle Forest Blvd, btwn Brooks Dr & Rampart Rd - (6.73± Acres) - LDR to CGC & CSV - Argyle Property Group, Inc. (R.E. # 016488-0010) (Appl # L-6016-25C) (Dist. 14-Johnson) (Read) (LUZ) (Rezoning 2025-245)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

28. [2025-0245](#) ORD-Q Rezoning at 7403 Argyle Forest Blvd, btwn Brooks Dr & Rampart Rd - (6.73± Acres) - PUD (2007-34-E) to PUD, to Permit Personal Storage Facilities & Office & Retail Uses, as Described in the Argyle Forest Storage PUD - Argyle Property Group, Inc. (R.E. # 016488-0010) (Appl # L-6016-25C) (Dist. 14-Johnson) (Hetzl) (LUZ) (Small-Scale 2025-244)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

DEFER

Public hearing next cycle 5/20/25

29. [2025-0246](#) ORD-Q Rezoning at 2107 Hendricks Ave, btwn Alford Pl & Mitchell Ave - (0.12± Acres) - CCG-1 to PUD, to Permit Restaurants & Commercial & Office Uses, Including the Sale & Service of All Alcoholic Beverages, Including Liquor, Beer & Wine, for On-Premises Consumption & Off-Premises Consumption on Property Located Less than 1,500 ft from a Church without the Requirement to Obtain a Waiver of Min Distance for a Liquor License Location Pursuant to Sec 656.805, Ord Code, as Described in the 2107 Hendricks PUD - D&M Associates, LLC (R.E. # 081710-0000) (Dist. 5-J. Carlucci) (Abney) (LUZ)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

DEFER

Public hearing next cycle 5/20/25

30. [2025-0247](#) ORD-Q Rezoning at 0 Broward Rd, at the SE Corner of the Intersection of Broward Rd & Zoo Pkwy - (3.52± Acres) - CO to PUD, to Permit Storage of Recreational Vehicles, Boats Trucks, Trailers & Similar Items & Commercial Uses; as Described in the Broward Road PUD - A-B Distributors, Inc. (R.E. # 022106-0000 & 022125-0000 (Portion)) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

DEFER

Public hearing next cycle 5/20/25

31. [2025-0248](#) ORD-Q Rezoning at 0 & 729 Edgewood Ave S, btwn Quincy St & Falmouth St - (1.02± Acres) - CCG-1 to PUD, to Permit Multi-Family Dwellings & Commercial & Office Uses, as Described in the Edgewood PUD - 729 Edge, LLC (R.E. # 061878-0000, 061879-0000, 061880-0000 & 061881-0000) (Dist. 7-Peluso) (Corrigan) (LUZ)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

DEFER

Public hearing next cycle 5/20/25

32. [2025-0249](#) ORD-Q Rezoning at 4901 Gate Pkwy, on the NE Corner of Gate Pkwy & J. Turner Butler Blvd - (13.91± Acres) - PUD (2000-228-E) to PUD, to Permit a Fuel Facility & Commercial Uses in the Costco PUD - Costco Wholesale Corp (R.E. # 167727-1700) (Dist. 3-Lahnen) (Abney) (LUZ)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

DEFER

Public hearing next cycle 5/20/25

33. [2025-0255](#) ORD-MC Amend Sec 656.313 (Community/General Commercial Category), Subpt C (Commercial Use Categories & Zoning Districts), Pt 3 (Schedule of District Regulations) & Sec 656.805 (Distance Limitations), Pt 8 (Alcoholic Beverages), Ch 656 (Zoning Code), Ord Code, to Revise Various Regulations Related to Alcoholic Beverages; Prov for Codification Instructions (Reingold) (Introduced by CMs Pittman & Gaffney, Jr.) (Co-Sponsor CM Clark-Murray)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
4/22/25 CO PH Read 2nd & Rerefer/Addnt'l 5/13/25
LUZ PH- 5/6/25, 5/20/25
Public Hearing Pursuant to Sec 166.041(3)(c), F.S. & CR 3.601 - 4/22/25 & 5/13/25

PH OPEN/CONT 5/20/25

No speakers

34. [2025-0267](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0, 10050 & 10144 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (37.86± Acres) - ROS to LDR - Noroad Development, LLC (R.E. # 012955-0010, 012956-0000, 012960-0000, 012961-0100, 012970-0100, 012971-0100, & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Hinton) (LUZ)
(Rezoning 2025-268)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25

READ 2ND & REREFER

35. [2025-0268](#) ORD-Q Rezoning at 0 Rancho Rd, 4743 & 4779 Iron Forge Ln, 0, 3116, 3120, 3124 & 3126 Stratton Rd, 0, 10040, 10050, 10111, 10144, 10160 & 10185 Noroad, 0 103rd St & 0 Connie Jean Rd, btwn 103rd St & Stratton Rd, West of Monroe Smith Rd - (118.718± Acres) - PUD (1987-871-E) & PUD (2023-360-E) & RR-Acre to PUD, to Permit Single Family Dwellings, as Described in the 103rd & Noroad Property PUD - William E. Taylor, Tammy L. Taylor, Loni E. Taylor, Heather N. Nolan, Robert E. Nolan Jr., Barbara E. Nolan, Hellen A. Ferrell, Edmond L. Stratton, Troy B. Cooner, Cathy A. Cooner, Hellen A. Ferrell as Personal Representative of the Estate of Wealthy A. Stratton & Noroad Development, LLC (R.E. # 012952-0000, 012953-0000, 012953-0010, 012954-0000, 012954-0010, 012954-0020, 012954-0030, 012955-0010, 012956-0000, 012958-0000, 012959-0000, 012960-0000, 012961-0000, 012961-0100, 012962-0000, 012962-0010, 012962-0020, 012963-0000, 012970-0100, 012971-0100 & 012974-0055) (Appl # L-6024-25C) (Dist. 12-White) (Cox) (LUZ)
(Small-Scale 2025-267)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25

READ 2ND & REREFER

36. [2025-0269](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - LI to MDR - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Shuler) (LUZ)
(Rezoning 2025-270)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25

READ 2ND & REREFER

37. [2025-0270](#) ORD-Q Rezoning at 612 Florence St, btwn Phyllis St & Waller St - (0.09± Acres) - IL to RMD-A - BCEL 10D, LLC (R.E. # 063783-0000 (Portion)) (Appl # L-6030-25C) (Dist. 7-Peluso) (Corrigan) (LUZ)
(Small-Scale 2025-269)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25

READ 2ND & REREFER

38. [2025-0271](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR in the Rural Dev Area to LDR in the Suburban Dev Area; Including a Revision to the Dev Areas Map - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Read) (LUZ) (Rezoning 2025-272)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 5/27/25 & 6/10/25

READ 2ND & REREFER

39. [2025-0272](#) ORD-Q Rezoning at 0 Normandy Blvd, btwn Manning Cemetery Rd & Bicentennial Dr - (46.54± Acres) - AGR to PUD, to Permit Single-Family Dwellings & Townhomes, as Described in the Griffis Normandy PUD - Henry G. Griffis, Jr., Individually, & Henry G. Griffis, Jr., John P. Stevens & Ronald D. Mosley, Jr. as Trustees of the Ida Griffis 1996 Trust f/b/o Diana G. Nazario (R.E. # 002314-0000 (Portion)) (Appl # L-6023-25C) (Dist. 12-White) (Corrigan) (LUZ) (Small-Scale 2025-271)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25 & 6/10/25

READ 2ND & REREFER

40. [2025-0273](#) ORD-Q Rezoning at 0 & 36 6th St W, btwn Laura St N & Main St N - (0.33± Acres) - CCG-S to CRO-S - Harmony Family Group, LLC (R.E. # 071238-0010 & 071238-0020) (Dist. 7-Peluso) (Abney) (LUZ)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 6/3/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/27/25

READ 2ND & REREFER

41. [2025-0274](#) ORD-Q Apv the Waiver of Min Required Road Frontage (Appl WRF-25-2) at 12094 Acosta Rd, at the End of Acosta Rd - Emily Marie Hoffman - Requesting to Reduce the Min Road Frontage Requirements from 80 ft to 0 ft in RR-Acre (R.E. # 158904-0030) (Dist. 6-Boylan) (Jamieson) (LUZ)
4/22/25 CO Introduced: LUZ
5/6/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, May 20, 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: 5.9.25 5:00 pm