

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, April 15, 2025

5:00 PM

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

Land Use & Zoning Committee

Kevin Carrico, Chair - Excused

Raul Arias, Vice Chair

Ken Amaro

Joe Carlucci

Rory Diamond

Reggie Gaffney, Jr.

Rahman Johnson

Legislative Assistant: Steven Libby

Legislative Assistant: Rebecca Bolton

Council Research: Colleen Hampsey, Chief

Office of General Counsel: Dylan Reingold, Deputy GC

Planning Dept.: Helena Parola

Planning Dept.: Erin Abney

Planning Dept.: Kaysie Cox

Meeting Convened: 5:00 PM**Meeting Adjourned: 6:03 PM****Attendance:****CP White - Visiting****CM Lahnen - 2025-178**

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

Excused: 1 - Chair Kevin Carrico

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

PH OPEN/CONT 5/20/25**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
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

PH OPEN/CONT 5/20/25

No speakers

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
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 OPEN/CONT 5/6/25

No speakers

5. [2025-0128](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & LDR to MDR - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Hinton) (LUZ) (PD & PC Apv) (Rezoning 2025-129)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
4/8/25 CO PH Cont'd 4/22/25
4/15/25 LUZ PH Approve 6-0
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25, 4/22/25

PH APPROVE

Public hearing opened and closed.

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

Speaker: Melesia Ziller (support)

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

Excused: 1 - Carrico

6. [2025-0129](#) ORD-Q Rezoning at 0 Pecan Park Rd & 0 Mason Lakes Dr, btwn Pecan Park Rd & Mason Lakes Dr - (4.20± Acres) - AGR & PUD (2003-1218-E) to PUD, to Permit a Max of 72 Multi-Family Dwelling Units, as Described in the Pecan Park Community Homes PUD - Nilay Patel (R.E. # 108114-0060, 108114-0110 & 108116-0500) (Appl # L-6015-25C) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ) (PD Apv) (PC Amd/Apv) (Ex Parte: CM Gaffney, Jr.)
(Small-Scale 2025-128)
2/25/25 CO Introduced: LUZ
3/4/25 LUZ Read 2nd & Rerefer
3/11/25 CO Read 2nd & Rerefer
3/25/25 CO PH Addnt'l 4/8/25
4/8/25 CO PH Cont'd 4/22/25
4/15/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 4/1/25, 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25, 4/22/25

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/Gaffney Jr.

Ex parte declaration: CM Gaffney Jr.

Speaker: Melesia Ziller (support)

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

Excused: 1 - Carrico

AMENDMENT:

Rezoning approved subject to one condition:

- 1. The development shall provide an 8-foot vinyl fence along the western property boundary adjacent to all existing single-family dwellings as depicted in the Revised Exhibit 4 Site Plan.**
- 2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated April 15, 2025).**

7. [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
LUZ PH - 4/1/25, 4/15/25, 5/6/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 3/25/25 & 4/8/25, 4/22/25

PH OPEN/CONT 5/6/25

Public hearing opened. Item was tabled. Public hearing continued until the next meeting 5/6/25.

Speakers: Patrick Honore (support), Roger Luxford (oppose)

8. [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
LUZ PH - 4/1/25, 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 3/25/25 & 4/8/25, 4/22/25

PH OPEN/CONT 5/6/25

Ex parte declaration: CM Johnson

Speakers (did not speak): Patrick Honore (support), Roger Luxford (oppose)

9. [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
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

PH OPEN/CONT 5/6/25

No speakers

10. [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)
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
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

PH OPEN/CONT 5/6/25

No speakers

11. [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) (PD & PC Apv) (Rezoning 2025-169)
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
4/15/25 LUZ PH Approve 5-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Curtis Hart (support)

Aye: 5 - Arias, Diamond, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Carrico

12. [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) (PD & PC Amd/Apv) (Ex Parte: CM Arias) (Small-Scale 2025-168)
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
4/15/25 LUZ PH Amend/Approve 5-0
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

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/Gaffney Jr.

Ex parte declaration: CM Arias

Speaker: Curtis Hart (support)

Aye: 5 - Arias, Diamond, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Carrico

AMENDMENT:

1. Corrects date of written description in the bill to February 5, 2025.

2. Attaches a Revised Exhibit 4 (revised PUD Site Plan dated March 27, 2025).

- 13. [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) (PD & PC Apv) (Rezoning 2025-171)
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
4/15/25 LUZ PH Approve 5-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: Hayden Phillips (support)

Aye: 5 - Arias, Diamond, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Carrico

14. [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) (PD & PC Amd/Apv) (Small-Scale 2025-170)
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
4/15/25 LUZ PH Amend/Approve (w/Cond) 5-0
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25 & 4/22/25

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/Gaffney Jr.

Speaker: Hayden Phillips (support, questions only)

Aye: 5 - Arias, Diamond, Amaro, Carlucci and Gaffney Jr.

Excused: 1 - Carrico

AMENDMENT:

Rezoning approved subject to one condition:

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).

15. [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
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

PH OPEN/CONT 5/6/25

Speaker: Warren Jones (oppose)

16. [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
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

PH OPEN/CONT 5/6/25

Speaker: Warren Jones (oppose, did not speak)

17. [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) (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 Addnt'l 4/22/25
4/15/25 LUZ PH Approve 6-0
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

PH APPROVE

Public hearing opened and closed.

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

Speaker: T.R. Hainline (support)

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

Excused: 1 - Carrico

18. [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) (PD & PC Apv)
3/11/25 CO Introduced: F, LUZ
3/18/25 F Read 2nd & Rerefer
3/18/25 LUZ Read 2nd & Rerefer
3/25/25 CO Read 2nd & Rerefer
4/8/25 CO PH Only
4/15/25 F Amend/Approve 7-0
4/15/25 LUZ PH Amend/Approve 5-0
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

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

Aye: 5 - Arias, Johnson, Diamond, Amaro and Carlucci

Excused: 1 - Carrico

AMENDMENT:

1. Attach Revised Exhibit 1 (Capital Improvements Element) to correct schedules

19. [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
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH OPEN/CONT 5/6/25

No speakers

20. [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
LUZ PH - 4/15/25, 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH OPEN/CONT 5/6/25

Speakers: Tania Luddy (oppose), Caroline Fulton (support, questions only)

21. [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) (PD & PC Amd/Apv) (Ex Parte: CM Lahnen)
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
4/15/25 LUZ PH Amend/Approve (w/Cond) 6-0
LUZ PH - 4/15/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/8/25

PH AMEND/APPROVE (W/ CONDITION)

Public hearing opened and closed.

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

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

Ex parte declaration: CM Lahnen

Speaker: Steve Diebenow (support)

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

Excused: 1 - Carrico

AMENDMENT:

Rezoning approved subject to one condition:

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).

22. [2025-0208](#) ORD Adopting a Small-Scale Amendmnt to the FLUM Series of the 2045 Comp Plan at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to LDR - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Roberts) (LUZ) (Rezoning 2025-209)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Sec 163.3187, F.S. & Ch 650, Pt 4, Ord Code - 4/22/25 & 5/13/25

DEFER

Public hearing next cycle 5/6/25

23. [2025-0209](#) ORD-Q Rezoning at 9239, 9321 & 9325 Garden St, btwn Jones Rd & Golden Bamboo Dr - (16.13± Acres) - AGR to PUD, to Permit Single-Family Dwellings, as Described in the Garden Street PUD - William Cecil Glover, Pearl Helen Boles, Jennie Ruth Atkinson & Marilyn Carol Atkinson (R.E. # 002870-0000, 002870-0010 & 002870-0020 (Portion)) (Appl # L-6020-25C) (Dist. 12-White) (Cox) (LUZ) (Small-Scale 2025-208)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25 & 5/13/25

DEFER

Public hearing next cycle 5/6/25

24. [2025-0210](#) ORD-Q Rezoning at 6600 Corporate Center Pkwy, btwn I-95 & Salisbury Rd - (6.89± Acres) - IBP to PUD, to Permit Schools & Industrial Business Park Uses, as Described in the Premier Academy Jacksonville PUD - Jax Costa (Fl), LLC (R.E. # 152570-1200) (Dist. 4-Carrico) (Abney) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

DEFER

Public hearing next cycle 5/6/25

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

DEFER

Public hearing next cycle 5/6/25

26. [2025-0212](#) ORD-Q Rezoning at 0 Soutel Dr, btwn Norfolk Blvd & Scott Woods Dr W - (0.51± Acres) - CCG-1 to PUD, to Permit Bus, Semi-Tractor (But Not Trailer) & Truck Parking & Storage & Office & Commercial Uses, as Described in the DDT&L Inc PUD - DDT&L, Inc. (R.E. # 037542-0100 & 037542-0045) (Dist. 10-Pittman) (Nagbe) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

DEFER

Public hearing next cycle 5/6/25

27. [2025-0213](#) ORD-Q Rezoning at 11759, 11777 & 11811 Armsdale Rd, North of Smith Pointe Dr - (17.21± Acres) - RR-Acre to RLD-40 - Leonard Liddell, Cassandra Meyer, Timothy Liddell & Brian Liddell (R.E. # 044238-0000, 044238-0100 & 044238-0200) (Dist. 8-Gaffney, Jr.) (Abney) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

DEFER

Public hearing next cycle 5/6/25

28. [2025-0214](#) ORD-Q Rezoning at 7642 Woodley Rd, btwn Old Kings Rd & New Kings Rd - (2.0± Acres) -IBP to IL - D & D Roofing, LLC (R.E. # 002519-0020) (Dist. 8-Gaffney, Jr.) (Corrigan) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

DEFER

Public hearing next cycle 5/6/25

29. [2025-0215](#) ORD-Q Rezoning at 0, 1326, 1340, 1344, & 1354 Starratt Rd, btwn Duval Station Rd & Dunn Creek Rd - (34.13± Acres) - RR-Acre & RLD-100B to RMD-A - Lupoli Properties, LLC, Ming Chi Chan & Ronnie C. & Joyce L. Plymill (R.E. # 106873-0010, 106869-7000, 106872-0000, 106874-0150, 106874-0200 & 106871-0000) (Dist. 2-Gay) (Cox) (LUZ)
3/25/25 CO Introduced: LUZ
4/1/25 LUZ Read 2nd & Rerefer
4/8/25 CO Read 2nd & Rerefer
LUZ PH - 5/6/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 4/22/25

DEFER

Public hearing next cycle 5/6/25

30. [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
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

READ 2ND & REREFER

31. [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
 LUZ PH - 5/20/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

READ 2ND & REREFER

32. [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
 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

READ 2ND & REREFER

33. [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
 LUZ PH - 5/20/25
 Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

READ 2ND & REREFER

34. [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
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

READ 2ND & REREFER

35. [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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

READ 2ND & REREFER

36. [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
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

READ 2ND & REREFER

37. [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) (Hetzel) (LUZ)
(Small-Scale 2025-244)
4/8/25 CO Introduced: LUZ
4/15/25 LUZ Read 2nd & Rerefer
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25 & 5/27/25

READ 2ND & REREFER

38. [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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

READ 2ND & REREFER

39. [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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

READ 2ND & REREFER

40. [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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

READ 2ND & REREFER

41. [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
LUZ PH - 5/20/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/13/25

READ 2ND & REREFER

42. [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
LUZ PH- 5/6/25
Public Hearing Pursuant to Sec 166.041(3)(c), F.S. & CR 3.601 - 4/22/25 & 5/13/25

READ 2ND & REREFER

NOTE: The next regular meeting will be held Tuesday, May 6, 2025.

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

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

Minutes: Colleen Hampsey, Council Research
CHampsey@coj.net 904.255.5151
Posted: 4.18.25 5:00 pm